

# **JDH Building Design**

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## **Design Statement**

**Proposed Residential Development  
Land Adjacent to Brick Kiln Road Mildenhall  
For  
Tri Mochlyn Bach Limited**

This design statement is to accompany the planning application for the above proposed development.

### **The Site**

The site is land adjacent to Brick Kiln Road in Mildenhall at the northern end where there is a turning and parking head. It is bounded on its western side by the road, on its northern side by a single storey dwelling, Brick Kiln Bungalow, with established boundary between and on its eastern and southern sides by public footpaths. To the east is an area of public open space. There is a 2m high close boarded fence on all sides to make the plot secure.

### **Proposal**

The proposal is to build a modest two bedroomed dwelling, making suitable use of this currently unutilised space.

### **Design**

There has been a previous Planning Application made on the site (F/2005/0557/OUT) which resulted in a refusal. There was a subsequent Planning Appeal made (APP/H3510/A/05/1196843). The design of this new proposal takes into consideration the reasons given for the previous refusal and the findings of the Planning Inspectorate's Appeal findings.

There were three issues that lead to the refusal of the Planning Application broadly being:

1. Loss of existing parking and turning area at the end of Brick Kiln Road
2. A cramped and obstructive form being an over development of the site.
3. Reduction of the amenity area of Brick Kiln Bungalow.

The Planning Inspectorate stated in his findings that the loss of existing parking within the turning head of Brick Kiln Road would not be unacceptable (item 12 of the Appeal Decision).

This new proposal takes into consideration the criticism of the previous design by the Planning Dept and The Planning Inspectorate. It is located away from Brick Kiln Bungalow eliminating overlooking issues and blending better into the position of a transitional property between the existing two storey dwellings to the south and the bungalow to the north. Eaves are positioned to face the existing footpath to the south minimising mass impact along that boundary.

The new design is very modest but retains sufficient living space to make it a viable home with adequate amenity space, vehicle parking with electric charging point, bicycle storage and bin storage. In order to satisfy requirements for noise reduction all new windows will have a dB reduction level of min. 38.

The new proposal does not impinge on the established amenity space of Brick Kiln Bungalow at all.

### **Over view**

As the concerns and findings of the Planning Dept in their refusal of the previous application and the that of the Planning Directorate, it is considered that this new proposal has all the merit to be approved.

Although the site currently is securely fenced on all sides and over grown with brambles, there is potential for access to be gained and for it to become a site for anti-social behaviour and therefore is in need of positive usage.

The Planning Inspectorate highlighted the Local Authority's Development Plan which, with carefully considered design, support 'infill development' of this kind.