



## Planning Statement

Project: Proposed single storey dwellings, garages and associated access

Address: Land to the rear of The Willows  
Wetherden

Client: Mr & Mrs K. Eastham

Job Number: 548

Document Ref: 548-PS01

### Introduction

This statement accompanies the full planning application and associated documentation for the proposed new dwellings and associated works at the rear of The Willows, Park Road, Wetherden.

The proposed development site is currently domestic garden land servicing The Willows. The Willows will retain a sizable garden.

### Setting

The Willows is a large detached single storey dwelling owned by the applicants. The site property has a large garden to the rear and an existing driveway to the rear garden. The property has an existing vehicular access to the highway.

The Willows fronts to the highway with an existing mature hedge present severancing view into/out of the site. The site has neighbours on both sites with just a single neighbour to the North (St. Hellier) with two to the South (Hill Crest & Tree Tops). To the East of the site is an agricultural field.

The property is located to the South of centre of the village of Wetherden with the main crossroad being located circa. 100m to the North. The site is located wholly within the settlement boundary.

The proposed development site previously has a large building present which housed a swimming pool and other functions. This building has since been removed.

There has been a number of adjacent properties have developed land to the rear of their properties (backland development) with 5 no. new dwellings created to the South of the proposed development site with the properties being a mix of 1 and 1.5 storey dwellings.

### Constraints

Heritage Assets – The site is located South of centre of the village of Wetherden. There are heritage assets located to the North of the development site notably 'The Maypole' 60m, 'The Cottage' 55m & 'Goshawks' 80m. Whilst these properties are in reasonable proximity to the proposed development there is a significant amount of built fabric between the proposed development and the heritage assets. The proposed single storey dwellings have minimized their scale and will have no adverse effect on the heritage assets.

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Flooding – The submitted planning flood map demonstrates that the development site is located wholly within flood zone 1, and area with a low risk of flooding.

Social/Affordance Housing – The proposed development does not meet with the relevant threshold for any social/affordable housing contribution. The proposed development will be subject to CIL contributions.

History - The proposed development site has not been subject to any prior planning applications seeking to develop the application site. As noted previously, the neighbouring properties have applied and been subsequently granted planning approval for dwellings within their domestic gardens (backland development) setting a very strong precedent for development.

### Proposals

The submitted application proposes 2 no. detached 2 bedroom single storey dwellings with associated single garages. The properties have been designed to minimise impact on neighbours by limiting the scale to a single storey. The properties have been designed with hipped roofs. The properties are replicas of each other with differing roof finish materials.

The scale of the proposed dwellings have been minimised through design with the GI floor areas of each dwelling being 62m<sup>2</sup> and proposed maximum ridge heights of circa. 51.00 over 1m lower than the adjacent dwelling (Hillcrest).

The size of the proposed development (2 no. detached 2 bedroom dwellings) sit comfortably on the development site with an ample sized garden retained for The Willows.

The proposed development site is proposed to be accessed from a new DM01 shared vehicular access splay (to Suffolk County Council Highways approval). The existing vehicular access is to be retained for the sole use of the existing property (The Willows). The proposed access will have the required 90m visibility splays in both directions.

### Conclusion

The proposed development has been very sensitively designed with the relevant constraints heavily influencing the submitted design.

The properties surrounding the application site set a very strong planning precedent of back land development and adds significant weight in favour of the proposed development.

The site is located wholly within the village settlement boundary.

For the reasons noted within this document the application should be considered favourable.

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