

## DESIGN AND ACCESS STATEMENT

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PROPOSED ERECTION OF REPLACEMENT DWELLING AND DETACHED GARAGE  
WITH ROOM OVER INCLUDING NEW VEHICULAR ACCESS AND ASSOCIATED  
EXTERNAL WORKS

at

9 MANOR ROAD, ELMSETT, SUFFOLK, IP7 6PN

for

MR. S. GOODCHILD



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## **1.0 INTRODUCTION**

1.1 This Design and Access Statement accompanies a planning application at 9 Manor Road, Elmsett, Suffolk, IP7 6PN for:

- Erection of a replacement dwelling.
- Erection of detached garage with room over
- New vehicular access
- Associated external works

1.2 The Design & Access element of the statement sets out the design principles and concepts which have informed the proposed development.

## 2.0 EXISTING SITE

2.1 The application site is 0.13 hectares. It is occupied by a dwelling and several stores previously used as agricultural stores (see images below):



Figure 1.  
Front of existing dwelling and adjacent dwelling (no. 10)



Figure 2.  
Dwelling and existing store (view from Manor Rd)



Figure 3.  
Looking west at stores to rear of dwelling



Figure 4.  
Looking south at rear of existing dwelling

2.2 There is an existing vehicular access serving both the existing dwelling and the barns and stores to the rear.

- 2.3 The land to the rear contains several other barns and stores.
- 2.4 The existing dwelling is of a poor quality and in need of significant work to upgrade it to a dwelling which will provide a comfortable standard of living.
- 2.5 There are several existing dwellings along Manor Road that are 1.5 storeys in height. See images below:



Figure 9.  
Looking north at no.10 Manor Road (adjacent)



Figure 10.  
Looking at no 7 Manor Road from highway



Figure 11.  
Looking at no 6 Manor Road from highway

- 2.6 The site is not in a conservation area and none of the buildings are listed.

### **3.0 DESIGN AND ACCESS STATEMENT**

#### **Use**

- 3.1 The proposed replacement dwelling continues the use of the site as residential. There are residential dwellings to the north and the south.

#### **Amount**

- 3.2 The proposal replaces an existing dwelling with a new 4 bedroom dwelling and garage with room over.

#### **Layout**

- 3.3 The new dwelling retains a frontage to the west of the site, respecting the built development line along Manor Road.
- 3.4 The layout shown on the submitted drawings respects the amenity areas of surrounding neighbours.

#### **Scale**

- 3.5 The main ridge height is 7.4m and the eaves height is 3.3m. This height is considered appropriate within the street scene (see existing 1.5 storey dwellings in section 2.5).

#### **Landscaping**

- 3.6 A new hedgerow and fence are proposed to separate the dwelling from land to the rear. Where possible existing boundary trees and hedgerows will be retained.

#### **Appearance**

- 3.7 The design and materials are traditional and will fit in well in this rural setting.

#### **Access**

- 3.8 The existing vehicular access is retained for the access to the stores/barns to the rear of the site.
- 3.9 A new vehicular access is proposed to serve the replacement dwelling.
- 3.10 The bin collection point for the new dwelling will be situated close to the roadside edge.

#### **4.0 CONCLUSION**

- 4.1 The proposal is for the replacement of an existing dwelling of a scale and design which would be in keeping with the existing pattern of development and respect the amenity of existing dwellings.
- 4.2 The development makes efficient use of an area of land without any material impact on the setting.