

## PLANNING STATEMENT

### DEMOLITION OF EXISTING GARAGE AND ERECTION OF ANCILLARY RESIDENTIAL ANNEXE AT WINDY RIDGE, BURSTALL LANE, SPROUGHTON, IPSWICH IP8 3DJ FOR MR SHAUN EAGLE

#### 1.0 Introduction

1.1 This Planning Statement accompanies a Planning Application at Windy Ridge, Burstall Lane, Sproughton IP8 3DJ for the erection of ancillary annexed accommodation following the demolition of the existing garage

1.2 The Application confirms that the ancillary accommodation is solely for purposes incidental and ancillary to the principal dwelling known as Windy Ridge and will not form a separate household

#### 2.0 Background and Planning History

2.1 A formal Pre App Enquiry (DC/23/03778) was submitted and a meeting on site held on 23 August 2023 with Planning Officer Isaac Stringer

2.2 The written response was favourable provided that certain revisions were made to the design of the ancillary residential annexe in order to reduce its scale.

2.3 All of the suggestions made by the Officer have been incorporated into the design which forms the basis of this Planning Application

#### 3.0 Design and Access Statement

3.1 The aim of the proposal is to demolish the existing garage (which is not used for car parking) and to erect a new building providing ancillary accommodation which members of the Applicant's family can enjoy.

3.2 **Use** – the proposed building is to form ancillary accommodation to the principal dwelling known as Windy Ridge. The accommodation will not form a separate household.

3.3 **Amount** – the proposed footprint will measure 10.950 x 5.100 externally and the building will have a ridge height of 6.080 measured from DPC level.

3.4 **Layout** – the front of the proposed building will be in the same position as the front of the existing garage to be removed. The building will be sited further from the common boundary with "The Views" than the existing garage already is.

3.5 **Scale** – the proposed scale is 1.5 storeys in height

3.6 **Landscaping** – no new landscaping is proposed for this building

3.7 **Appearance** – the design and materials are traditional and will fit in well in this rural setting:-

- 1) Clay terracotta rooftiles
- 2) Pale yellow/cream coloured render

3) Red facing bricks

4) Black stained timber boarding

3.8 Access – the existing vehicular access is unaffected by the proposals

4.0 Conclusion

4.1 The proposal is for a replacement building of a scale and design to ensure that it is in keeping with surrounding development and respects the amenity of its neighbours

4.2 The development proposes a use that meets the needs of the homeowners without any material impact on the setting