



PLANNING & DESIGN STATEMENT
IN SUPPORT OF FULL PLANNING APPLICATION

AT

BROCKFORD GARAGE
NORWICH ROAD
THWAITE
STOWMARKET
SUFFOLK
IP14 5PF

KKR PLANNING & DESIGN LTD

Oasis Business Centres Ltd
468 Church Lane
Kingsbury
London
NW9 8UA
www.kkrpd.co.uk
Tel: 020 8200 2360

PROJECT No: KKR - 1485

OCT 2023

Project: BROCKFORD GARAGE, NORWICH ROAD IP14 5PF

Introduction

The Brockford Garage is an existing petrol filling station on the Norwich Road in Thwaite, Stowmarket. The property comprises of both BP petrol filling station, a retail shop selling supplies and a hand car wash together with a car showroom and vehicle workshops and MOT bay.

The garage is located on the Eastern side of Norwich Road/A140 and there are residential properties to the south with countryside to the northeast and west.

The site is designated as countryside and there are no landscape or heritage designations affecting the site, nor is the site at risk of flooding from any sources.

Site Photos







PROPOSAL

Construction of new part front extension to accommodate new customer toilet and alterations to the main pitch roof to form shallow pitch roof and accommodate first floor construction for the storage and manager's office.

Relevant Planning Policies:

- 1) Mid Suffolk Local Plan (adopted 1998) saved policies.
- 2) Core Strategy (adopted 2008) Policies
- 3) Core Strategy Focused Review together with the NPPF (2023)
- 4) Emerging Joint Local Plan (JLP)

Assessment of proposal:

As the applicant site is within the countryside locations, the development should support the rural economy, community needs and provide renewable energy.

The proposed development seeks to provide a small extension to an existing community facility and therefore would not be in direct conflict with Policy CS02-Development in the Countryside & Countryside Villages under Core Strategy 2008.

The scale of the proposed development is very modest; therefore, a Retail Impact Assessment will not be required.

DESIGN /SCALE

The proposal is for single storey front extension to the existing retail store to measure c. 6.5x3.0m. The proposed extension would provide part retail area, a storeroom as well as a customer toilet at ground floor level. Alterations to the main pitch roof are also proposed to form a shallow pitch roof and accommodate first floor construction for the additional storage and manager's office.

The part roof over the customer toilet would be a flat roof with the eaves height same as existing height.

The scale and form of the proposal is considered acceptable to the existing development on site. the proposed front extension would not impede the use of the petrol station and forecourt.

The roof forms a pitch roof at front to match the height of existing retail front roof followed by a shallow pitch flat roof. The top of flat roof would meet below the ridge of the original roof.

The roof and vertical face claddings are matching with the existing vehicle workshop and MOT bay building at rear of the applicant site.

HIGHWAY, ACCESS AND PARKING

The existing site entrance and exit remains unaltered.

The submitted proposed site layout accommodate 12 number parking spaces with 2 bays offer electric vehicle charging infrastructure. The site also includes 3 number covered secured cycle parking for the employees.

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October 2023