



**VISION**  
DESIGN & PLANNING CONSULTANTS

## **Planning Statement**

On Behalf of Mrs McDonald

**Erection of single storey front extension**

**10 Church Meadows, Henley**

October 2023





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## **1.0 Introduction**

- 1.1 This Planning Statement has been prepared on behalf of Mrs McDonald to support a planning application for the erection of a ground floor front extension.
- 1.2 This report describes the proposals and the planning history of the site. It outlines planning policy relevant to the proposal and explores the material planning considerations.

## **2.0 The Site and Surroundings**

- 2.1 The subject property of 10 Church Meadows takes the form of a detached two-storey dwelling on a corner plot with Church Meadows and Ashbocking Road. Surrounding properties are of similar design and character.
- 2.2 The front of the plot is dominated by vegetation to to both Church Meadows and Ashbocking Road.

## **3.0 Planning History**

### **Application Site**

- 3.1 There is no pertinent planning history on the site

## 4.0 The Proposal

- 4.1 Planning permission is sought for the erection of ground floor front extension. It will be finished with a pitched roof and materials to match existing.

## 5.0 Planning Policy

### **National Planning Policy Framework (NPPF)**

- 5.1 The overarching aim of the NPPF is to encourage sustainable development within the range of issues that impact upon a particular development proposal. It will be demonstrated further within this statement that the development proposal is able to deliver sustainable development in a number of key areas and is in harmony with the ethos of the NPPF.

### **Development Plan Document (DPD)**

- 5.2 The policies of the Mid Suffolk Local Plan pertinent to the development proposal are identified as follows:

#### Mid Suffolk Focused Review (2012)

FC01 - Presumption In Favour Of Sustainable Development

FC01\_1 - Mid Suffolk Approach To Delivering Sustainable Development

#### Mid Suffolk Local Plan (1998)

GP01 - Design and layout of development

H15 - Development to reflect local characteristics

H16 - Protecting existing residential amenity

H18 - Extensions to existing dwellings

#### Mid Suffolk Core Strategy (2008)

CS05 - Mid Suffolk's Environment

#### Emerging Babergh and Mid Suffolk Joint Local Plan

LP03 - Residential Extensions and Conversions

LP24 - Design and Residential Amenity

## 6.0 Material Planning Considerations

- 6.1 The proposed extension will be to the front of the dwelling. The character of the plot is such that it is provided with mature landscaping around its boundaries to Church Meadows and Ashbocking Road. Below is an extract from Google Maps Street View to show the landscaping in situ. The location of the proposed front extension would be completely screened from public vantage points.



- 6.2 The design of the extension is such that it would blend in with the character and appearance of the host dwelling. There would be no disruption to the existing character and setting of the immediate surrounding area.
- 6.3 The proposed extension is significant distanced from neighbour properties to ensure there would be no loss of amenity.
- 6.4 The development proposal would not cause any material harm and is in accordance with development plan policies.