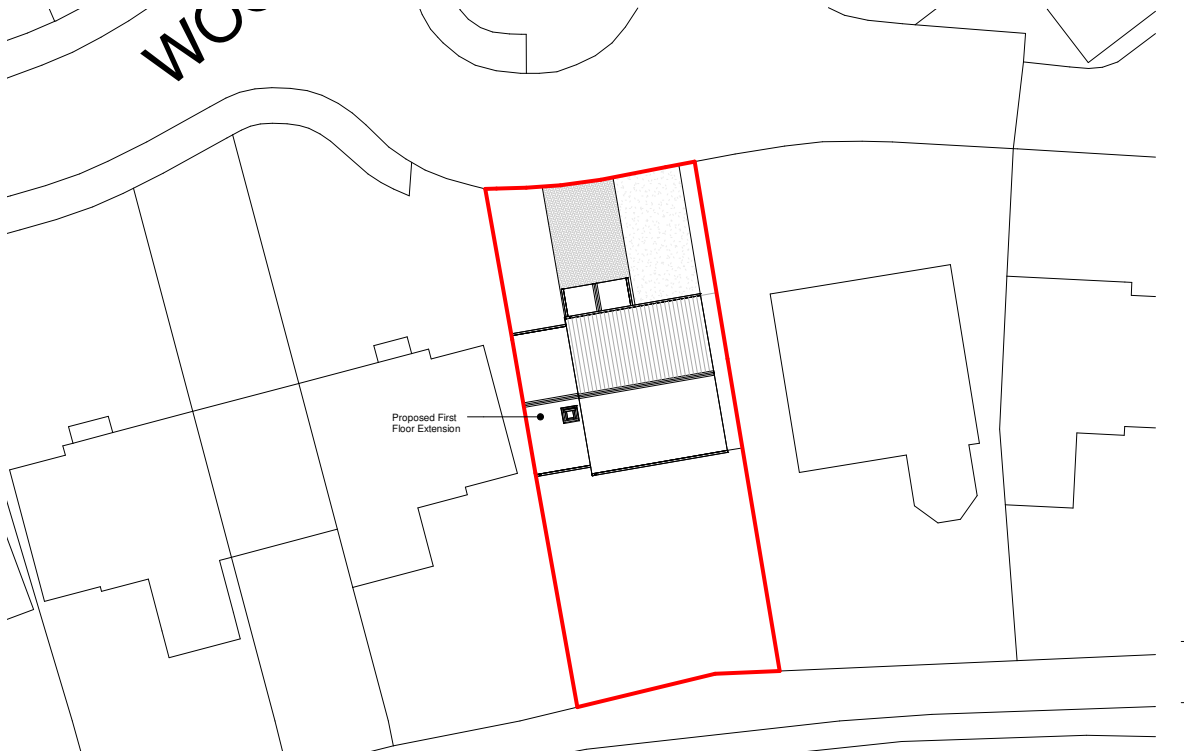


18 Combs Wood Drive, Stowmarket, IP14 2RJ
0253-0001-P01-Planning Statement



Site

18 Combs wood drive is currently a detached 3 bed, two storey dwelling situated on the edge of Combs Ford. The site is surrounded by residential properties of similar style and backs onto Church Road and farmland.

Access

No new access is proposed from the highway, ensuring there will be no alterations or modifications to the existing access or the highway connecting to the site.

Design & Layout

The proposal is to build over the existing garage, taking advantage of the vertical space. The road has several examples of this house type that have already completed similar works. The extension will provide a master bedroom and en-suite over the garage space. The proposal will also provide an integrated porch to the front elevation replacing the existing lean to porch. Lastly the all the existing windows will be replaced to match existing.

Materials

The materials used will be horizontal feather-edge cladding, matching brickwork, matching pantiles to the roof, matching uPVC fascias, soffits, gutters and downpipes and matching white uPVC windows.