

## Planning Design & Access Statement

Project Title: Netherlee, Elmsett  
Project Number: 1837 / 17.01  
Date / Revision: 25.10.23 / \_

### 1.00 Introduction

This statement has been prepared to assist with the understanding of the proposals for the above site which are currently submitted to Babergh District Council for determination under a householder planning application.

This document should be read in conjunction with the further supporting documentation submitted for consideration.

### 2.00 The Site

The application site comprises the private residential curtilage of Netherlee, Hadleigh Road, Elmsett. The property sits to the western side of Hadleigh Road which itself runs roughly north-north-east towards the centre of the village, and the junction with The Street, and Whatfield Road.

At this point, development along Hadleigh Road is largely a single depth of ribbon development on the western flank, with arable land beyond. Directly opposite Netherlee is further arable land, extending south and east, though immediately north lies a new development site for some 44 new dwellings in a relatively ubiquitous deep plan, dense format.



*Contemporary aerial image with application site highlighted*

The site curtilage extends to some 890m<sup>2</sup>, with a plot depth of circa 35m. The house itself is set approximately 12m back from the edge of the highway, in what is a strong building line. This area in front of the property is set over to a graveled parking and turning area with dual in and out, and a small section of landscape wall between.



*View of Netherlee from the north-east*



*View of Netherlee from the south*

Originally a simple single storey rectilinear form, with ridge line running parallel to the road, the dwelling has been extended a number of times, and now includes a one and a half storey gabled element running back to front, which projects forwards of the main building line, and similarly rearwards. To the rear of the existing kitchen, which is part of the original building form, is a small lean-to upvc conservatory.

The property is constructed in a dark red multi brick, typical of the 1960's, under a profiled concrete tile. The first floor gabled element includes timber cladding. The original bungalow is quite plain, with modest eaves detail, and without bargeboards etc, though brick soldier courses are included over openings, with a brick corbel detail to finish the eaves line, and a rendered surround to the front door. Windows are white upvc.





*View of the rear elevation and conservatory from the north east*



*View of the rear elevation and conservatory from the south west*

The following planning history is available on the BMS planning pages.

- B/88/00378 Provision of first floor above existing side extension and double garage. Approved 15.04.1988
- B/16/01091 Erection of single storey side extension, conversion of garage to additional living accommodation, and insertion of sun tubes into existing roof slope. Approved 26.10.1016

The conservatory indicated above appears to have been erected under permitted development rules.

### 3.00 Proposal

The proposal comprises the following elements;

#### 3.01 Removal of existing single storey rear conservatory

This element of work is proposed to allow further works noted below.

#### 3.02 Erection of a new single storey rear extension, in lieu of the existent conservatory, as part of an enlarged kitchen and dining room.

At present the kitchen and dining room are cellular, and quite constrained, and are cut off visually and physically from the rear garden by the existing conservatory. Internally, it is proposed to remove the dividing wall between the existing kitchen and dining room to create a single large open plan family space, comprising kitchen, dining and living room, which will create the heart of the house and family. It is proposed that this will open out onto the rear garden, and create a firm interactive relationship with the same. As part of this aspiration, it is proposed to create a new rear extension in lieu of the conservatory, and of a similar internal footprint; this new element will create the transitional space between the kitchen and garden.

As noted, the new space will be of an internal footprint to match the existing conservatory, but will be constructed in insulated cavity masonry to improve heat loss and carbon efficiency. The overall form and height is created by matching the existing roof pitch, which would generate a ridge level over 4m high, which pushes the proposal beyond the realms of permitted development. The proposed rear gable is intended to create a counterpoint to the existing north western gable, as well as allowing the insertion of a larger glazed element to blur the boundary between inside and out, and also to throw more borrowed light back into the body of the kitchen beyond. This is enhanced further by additional windows in the flank walls.

Materials will match the existing property.

#### 3.03 Additional associated works.

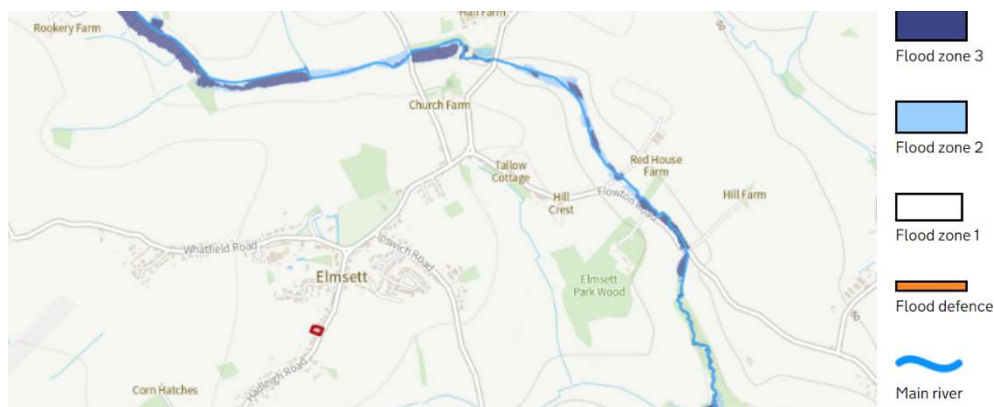
As part of the works to open up the kitchen and dining room, the existing fireplace will be removed, and as such the chimney above will be redundant. It is therefore proposed that this be removed, full height.

With new kitchen layout planned, within a larger open plan space, wall area is at a premium, and it is therefore proposed to infill the existing kitchen window in the south west gable to allow placement of full height units such as oven and fridge freezer etc, where their visual impact internally will be reduced.

### 4.00 Planning Policy

The existing property is not listed or in close proximity to listed assets. It is not within a conservation area, or other protected landscape.

Reference to the Environment Agency website (illustrated below) indicates that the site is within Flood Zone 1, and accordingly is not considered to be at risk of flooding.



The Babergh and Mid Suffolk Joint Local Plan will provide a framework future development until the year 2037.

Following the Examination, it was proposed in December 2021 that the Joint Local Plan be split into two parts (the Part 1 Plan and the Part 2 Plan). In September 2023, the Appointed Inspectors concluded that the Joint Local Plan, with its recommended Main Modifications, is sound and capable of adoption. Part 1 of the Joint Local Plan will be considered for adoption at Full Council meetings in November 2023.

Whilst not yet formally adopted, the current position means that considerable weight may be applied to the new JLP.

Part 1 of the new JLP addresses objectives, and strategic policies, whereas Part 2 outlines development management policies. Due to the nature of this proposal, Part 1 of the JLP is of little relevance.

Relevant policies within JLP Part 2 are as set out below;

#### LP03 Residential Extensions and Conversions.

Notes that proposals should;

- Be in keeping with the size, scale, mass, design and materials of the existing dwelling and wider setting.
- Not result in over-development of the plot or within the curtilage or create an incongruous impact.
- Incorporate good quality design which maintains or enhances character and appearance of the building, and surroundings
- Will not detrimentally affect the amenities of neighbouring properties
- Would not cause the felling of or any damage to any significant trees.
- Will provide safe vehicular access, and sufficient parking space.

With regard to LP03, the proposal will be demonstrably in keeping with the size, scale and materials of the host, taking its design referencing from the existing. It will also be subservient to the existing, and invisible from the public realm. Further, the extension will not result in over development, with large private garden retained, and will not represent an over powering element in proximity to neighbours. A review against the applicable criteria within The BRE Guide to Daylighting confirms that the proposal will not impact upon neighbours in this regard, and being only single storey will not result in overlooking or loss of privacy to neighbours either.

## 5.00 Conclusion

The promotion of sustainable development is the golden thread running through the National Planning Policy Framework policy document. The clear direction is for LPA's to approve development as the default in making development management decisions.

By referencing the existing building, and responding to key influencing factors including the applicants brief, environmental conditions, and site specific constraints and considerations, the proposal demonstrably incorporates good quality design, and enhances the character of the existing and its setting.

In light of the above, and reference to LP03, the proposal is clearly in line with Babergh District Council planning policies, and the emerging Joint Local Plan. It represents no harmful impact upon character, setting, neighbouring properties or residential amenity.

In consideration of the above policies, we believe the proposal to be suitable and appropriate for approval.