



## Planning Statement

Project: Proposed extensions and conversion/extension to garage to form ancillary accommodation  
Address: Jamita, Oak Lane, Elmswell  
Client: Mr A. Goodwin & Miss F. Vickerstaff  
Job Number: 559  
Document Ref: 559-PS01

### Introduction

This statement accompanies the householder planning application and associated documentation for the proposed extensions and associated works at Jamita, Oak Lane, Elmswell.

### Setting

Jamita is an existing 3 bedroom, two storey residential dwelling comprising of both brick and render and has a concrete pantiled roof. The property is located towards the front (North) of the plot with the detached single garage and garden store to the West of the dwelling and parking to both the Easterly and Western sides of the property. The property has been extended with single storey flat roof extensions to the North, South and East of the main 2 storey structure.

The property is located on a generous plot with a substantial domestic garden to the South. A recent residential development has been built to the South of the plot with many new two storey dwellings being built to the rear of the back garden of Jamita. The property is also flanked by two storey neighbouring properties.

The property is accessed directly off Oak Lane which leads to/from Ashfield Road to the North of the village and following the recent neighbouring residential development to the rear has physically connected Oak Lane to the village of Elmswell and all its relevant services albeit there was an extant footpath connect present.

### Constraints

Heritage Assets – The site is not directly connected to any heritage assets with the nearest listed building (Oak Farm) being located to West of the property with other properties being located between the development and the listed building. The proposed development would have no adverse impact on any heritage assets.

Flooding – Jamita is located wholly within flood zone 1, an area with a low risk of flooding.

Social/Affordance Housing – The proposed development does not meet with the relevant threshold for any social/affordable housing contribution.

History - The proposed development site has not been subject to any prior planning applications seeking to undertake any works to the property. As noted previously, a recent housing development has been built to the South of the application site, comprising of many two storey dwellings.

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## Proposals

The submitted application proposes to extend the existing residential dwelling and increase the number of bedrooms from 3 to 4. The extensions would comprise of a main 2 storey side extension with single storey extensions to the front and rear following the removal of the existing single storey extensions along with the conversion/extension of the existing garage and garden store to create ancillary accommodation. The proposals will also comprise of works to the front of the property by creating space for up to 5 no. vehicles to the East and West of the property formed in permeable resin bound aggregate. The existing dilapidated and dated brick wall to the front of the site will be removed and replaced with a new post and rail fence with native hedgerow to the front.

The property has been designed to update the existing tired appearance and provide a new lease of life into the property. The proposals utilise a simple palette of materials comprising of brick and render which will replace those of the existing. Existing roof tiles will be replaced with new concrete pantiles and new doors and windows throughout.

The conversion and extension of the existing garage building will create an ancillary 1 bedroom facility for guests and utilises the same material palette and the main dwelling house.

The scale of the proposed two storey extension is slightly larger than that of the existing dwelling with the existing property with the proposed ridge height being raised above the existing ridge by circa 400mm.

## Conclusion

The proposed development has been sensitively designed with the constraints (albeit limited) influencing the submitted design. The proposals are generally very much in keeping within the street scene and neighbouring properties beyond. The property occupies a large plot and would not adversely impact any neighbours.