



Planning Statement

For

Extensions and alterations

15 West View
Stowmarket
Suffolk IP14 1SD



Prepared by Tim Moll Architecture Ltd

INTRODUCTION

This planning statement accompanies an application to extend a dwelling.

The statement has been written to meet the requirements of Article 4C of the town and Country Planning (General Development Procedure) Order 1995 (as amended).

As this is a proposal for extensions, some aspects such as the social and economic context are of limited applicability.

PLANNING HISTORY

N/a – there is no recent planning history

SITE ANALYSIS AND EVALUATION

The site is occupied with a detached dwelling with a good sized rear garden.

There are no listed buildings either on the Site or within close proximity.

PLANNING

The proposal requires planning permission, as it falls outside permitted development parameters.

PROPOSALS

The proposal is to extend to the front of the house with a single storey extension and a two storey side extension.

SIZE OF DEVELOPMENT

The proposed extensions are to be of modest size.

LAYOUT

The proposed layout provides a new entrance hall, kitchen extension, snug and a bedroom rearrangement but no additional bedrooms.

SCALE

The proposals are for a modest extension.

DESIGN

The proposed extensions has been designed to blend in with the rest of the house.

ACCESS

Car provision. There is ample car parking available on the front drive to the main house.

Inclusive access - As this application is for extensions, the reference to wider consultation in the regulations is not applicable.

The scheme will accord with Part M of the Building Regulations.

Emergency vehicles would be able to gain access to the building.

The environment agency website has been checked. This shows that there is no risk from flooding.