



Planning Statement

For

A new cart lodge with store above

Wind Willow House
Hyams Lane
Holbrook
Suffolk IP9 2QF

Prepared by Tim Moll Architecture Ltd

INTRODUCTION

This planning statement accompanies an application to construct a new cart lodge with a store above.

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 garden and an outbuilding.

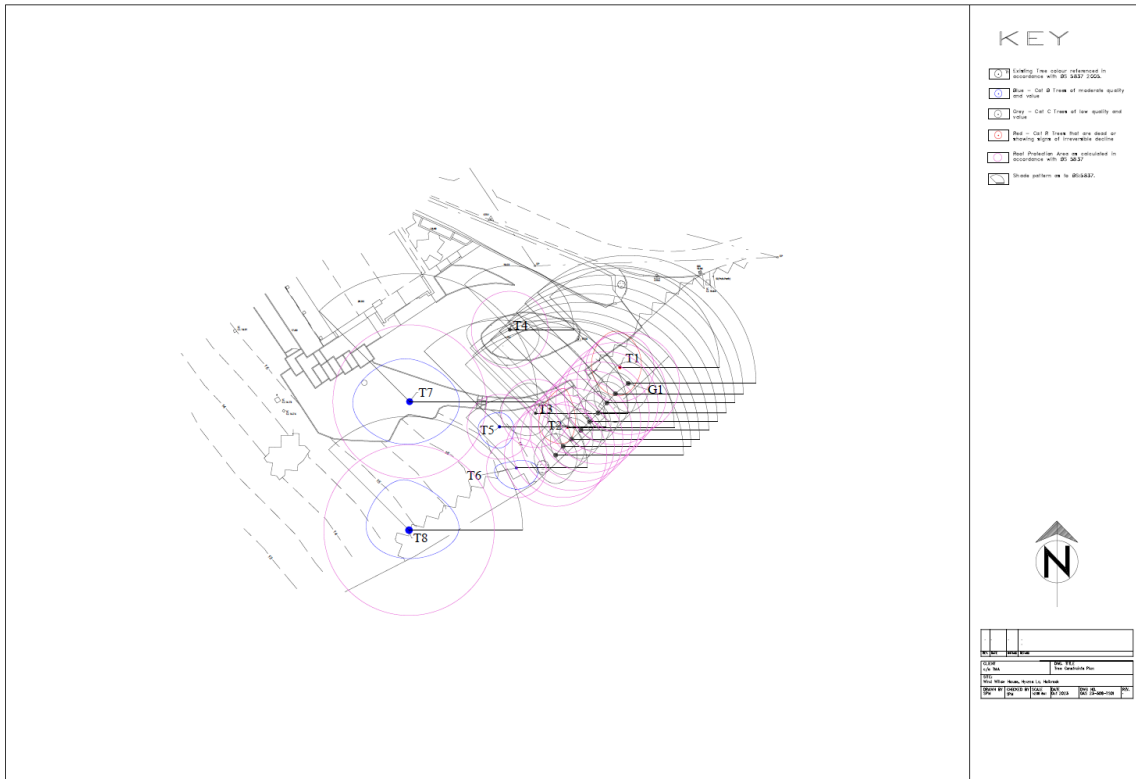
There is a listed building called Hyam House nearby, however, there will be no visual impact on the listed building.

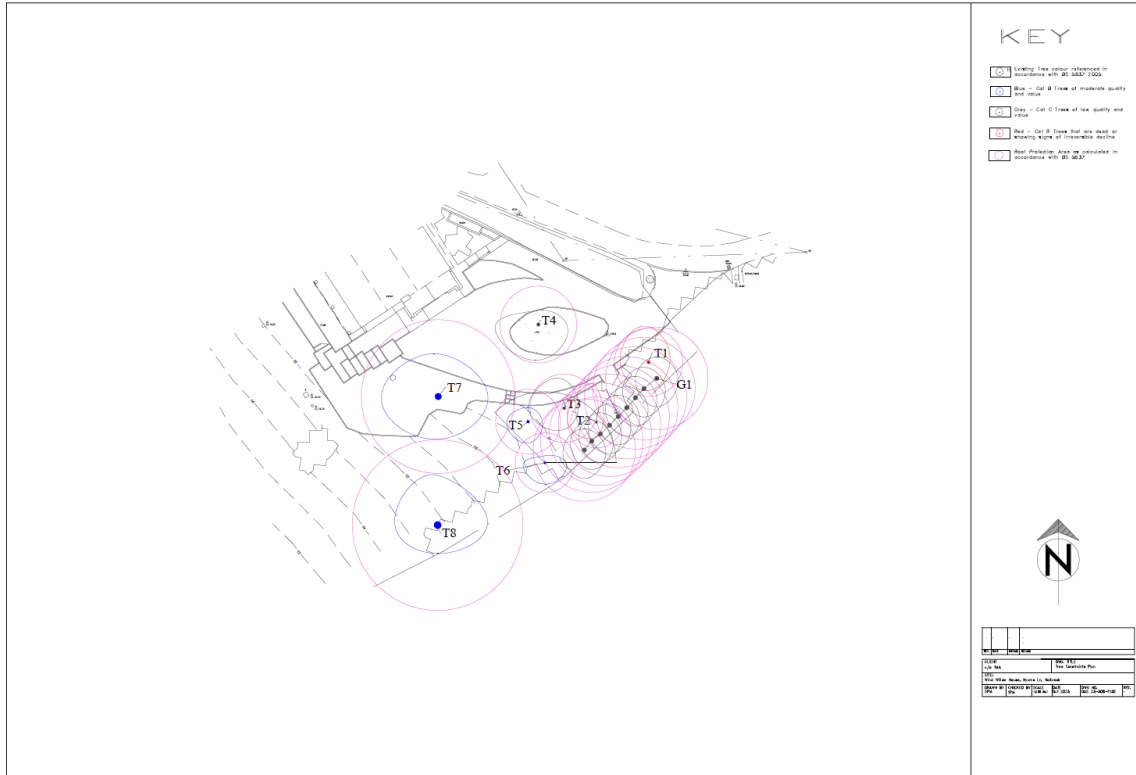
The site is not within a conservation area or an AONB.

There are a number of trees which need to be removed, see below for the survey report from Oakfield Arboricultural. They are a mixture of poor quality overgrown firs and others, see chart below.

Site:		Client:										Surveyed by: Tagged No. Weather				
Tree Ref. No.	Species (Common Name)	Height (m)	Canopy Spread				Grnd Clrc	DBH (mm)	RPR (cm)	RPA (m)	Gen Cond	Structural Defects/Comments	Estimated remaining contribution (BS 5837)	BS Cat	BS Sub Cat	Prelim Tree Work Recommendations
			N	E	S	W										
T1	Cherry	14	5	3	4	4	3	400	480	72.35	F	In moderate decline	<10	U	1	
T2	Cherry	15	5	1	2	4	3	300	360	40.69	F	In moderate decline	<10	U	1	
T3	Horse Chestnut	13	4	2	3	5	2	400	480	72.35	F	Wound @ 4m with exposed heart wood. Supressed form	20+	C	1	
T4	Pine	9	2	4	5	6	2	450	540	91.56	F	Poor form with low hanging crown over access drive	20+	C	1	
T5	Spruce	15	2	2	3	3	4	375	450	63.59	F	Fair form an condition	20+	B	1	
T6	Hawthorn	10	1	3	3	3	2	350	420	55.39	F	Fair form an condition. Suppressed by Cypress	20+	B	1	
T7	Cherry	18	6	7	6	8	5	900	1080	366.25	F	Large specimen fair form	20+	B	1	
T8	Sycamore	16	7	7	4	6	2	1000	1200	452.16	F	Fair form and condition	40+	B	1	
G1	Leykand Cypress	18	3	3	4	3	1	600	720	162.78	F	Unmanaged linear group to boundary. Dominates area	10+	C	1	

Tree reference chart





PLANNING

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

PROPOSALS

The proposal is to construct a new three bay cart lodge / garage with external steps up to a store room at first floor and an lean to on the other side to provide a bin & log store.

Walls are proposed to be clad with grey Hardieplank on a facing brick plinth. The roof to have a profiled grey metal sheet covering. The joinery is generally to be grey.

Trees T5 & T6 are the only examples worthy of retention, all others are proposed to be removed in the relevant area due to poor condition (see drawing 01). A new 1.8m high close boarded fence is proposed for approx 25m length from the front of the site with a new hedge to be planted inside.

Stephen Milligan who conducted the tree survey reported as follows:

‘In my view T1- T3 are up for removal along with G1, all are low or poor quality so should not have any objections to their removal. I would try to keep T5 and T6 if you can. There are no restrictions on removing trees with no TPO or conservation area status on the property.’

SIZE OF DEVELOPMENT

The proposed building offers three parking bays and a store room above. This is not considered to be excessive given the size of the plot.

SCALE

The proposals are for a modest sized building.

DESIGN

The design is a fairly typical cart lodge design with external stairs.

ACCESS

Car provision. There is ample car parking available on the front drive to the main house and there will be a new triple garage.

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.