

Design Statement

Client: Mr and Mrs Bennett

Project: Proposed separation of existing detached annex to create a private dwelling

Site Address: Pippettes Farm,
Stone Street,
Boxford, Suffolk,
CO10 5NR

Date: 27th October 2023

Reference: 1427-01- DAS

Revision:



Introduction:

This report has been produced and is submitted in support of the pre-application enquiry for a 'Proposed separation of existing detached annex to create a private dwelling.' at Pippettes Farm, Stone Street, Boxford, Suffolk, CO10 5NR' The aim of this report is to provide additional information to further illustrate and assist the enquiry.

Description:

Pippettes farm is a 1.5 storey four bed dwelling in an attractive setting. The site is vast with the property set back off stone street providing plenty of space for access and parking. The plot extends back some way with permission establish for a large storage barn in this area. There are two established vehicular accesses to the site one of which lead to the rear and has a public right of way.

To the north of the property there is a barn that was recently and extended and converted to a high standard creating an annex/ancillary building to the main property. This work was carried out to provide a home for and elderly relative who has subsequently and unexpectedly passed away leaving the annex unoccupied and underutilised.



Figure 1: View of Pippettes Farm from Stone Street looking West.



Figure 2: View of Annex from front garden looking North.



Figure 3: View of Annex from Stone Street looking West.



Figure 4: View of Existing Access 1 from Stone Street looking Southwest.



Figure 5: View of Existing Access 2 from Stone Street looking West.

Planning History (Selected):

- Permission granted to convert the existing barn into an annex. (DC/18/02424),
- Lawful Development Certificate -Erection of storage barn (DC/21/00987).

- Erection of conservatory, application of cladding, garage conversion and change of roof materials. (DC/21/02311).
- An outline application was refused in 1990 for a new two storey dwelling on the site though details are unavailable online (B//90/00252).

Pre-application advice:

Prior to the submission of this application a pre-application enquiry was submitted to the local authority. (DC/23/03444). This enquired to the principle of the erection of a single storey dwelling to the rear of the existing property & potential separation of the existing annex to a separate dwelling at Pippettes Farm, Stone Street, Boxford.

The advice given was the proposed new dwelling to the rear would not be supported but the change of use to the existing annex would currently be supported. This application has been submitted in light of that feedback.

Proposal:

Use: The applicants are seeking permission to separate the existing detached annex building to create a separate private dwelling. The existing annex building itself would remain unchanged because of the application.

Landscaping: The landscaping will remain unchanged from the current arrangement. The existing annex is a detached self-contained building with an area of hard standing and grass to the front (East), patio to the south, and grass to the rear. These areas will not be altered as part of the application but will provide a well-considered amenity space to the property as they had the annex. By separating these areas from the principal dwelling and proposed curtilage lends itself to creating a defined and individual property. As indicated on the proposed drawings fencing is proposed to the rear amenity space to provide privacy to the proposed property and Pippettes farm.

Amount: The annex currently serves the main dwelling and sits comfortably within the curtilage. The scale of the proposed annex will not be altered as part of the application.

Layout: The proposed layout will remain unchanged. The current arrangement already allowed for a certain degree of autonomy within the annexes original use. Being separate from the main property and set besides it mean that it could already be misread for a private dwelling. The position means the well-established layout of the site can be maintained.

Scale: The proposal does not require any alteration to the existing annex therefore the scale of the proposed new property will remain unchanged from the current established arrangement. This means the scale of the proposal is already well defined and is not out of place with the surrounding area.



Figure 6: View of Annex from front garden looking Northwest.



Figure 3: View of Annex from patio looking East.

Design & Appearance:

The external design and appearance of the annex will remain unchanged as part of this application. The materials and design were previously approved as part of application DC/18/02424 so can be considered appropriate.

Sustainability: The annex already benefits from:

- High performance glazing.
- Sustainably sourced materials from managed sources.

Crime prevention: the Conversion of the Annex was completed in 2201 meaning the windows and doors will be to PAS 24 standards.

Waste / recycling: Current bin storage and collection points to the bungalow will not be impacted by the proposal. Proposed storage and collection points have been added to the proposed drawings to illustrate there is sufficient space for these.

Vehicular access: The property will share one of Pippettes farm's existing accesses onto the highway. The access can comfortably serve two properties, provide on site turning and is well established. Given the proposal is for a single property converting an existing annex, it does not represent an increase in demand on the public highway than has previously been approved. There is sufficient space to provide on-site parking to both properties.

Ecology and biodiversity: The proposal does not require the loss of any habitat, and we are not aware of any protected or priority species being present.

Archaeology: There are no known archaeology interests in the plot.

Contamination: The proposal makes use of land used as part of the domestic garden and privately used annex. There is a very low risk of contamination.

Flood Risk: The proposal is in an area of low risk of flooding from rivers and very low risk from surface water. Furthermore, the proposal will have now impact on this level of risk.

Conclusion:

The design aims to take the underutilised annex provide. It was built to modern standards by converting an existing barn. This means it is in keeping with its surroundings it provides a new and attractive property in a desirable location finished to a high standard. It sits comfortably within the available space and has no increased visual impact on its surroundings.