Planning Statement



Project – Detached Annex with Demolition of Existing Stables at Churn Milk Farm, Brettenham Road, Buxhall, IP14 3DZ

Introduction

The following 'Planning Supporting Statement' incorporating a 'Design and Access Statement' has been prepared by Daking Designs Ltd on behalf of the applicant, in relation to a householder planning application for the erection of a Detached Annex with Demolition of Existing Stables

This application should be read in conjunction with the following supporting documents:

Drawing 535-003A – Existing/Proposed Floor Plans & Elevations - Annex

Location

Churn Milk Farm, Brettenham Road, Buxhall, IP14 3DZ A generously sized plot with parking area to the front and large rear garden.

Development Description

The proposal is a householder planning application for Detached Annex with Demolition of Existing Stables & Cartlodge.

Design

The proposal is designed to the highest standard ensuring the development is in keeping with this sensitive area. The proposal will not cause any detrimental impact upon the quality of the area or the visual amenity of surrounding buildings.

Use

The site currently accommodates a detached family home built approximately 60 years ago.

Appearance

The architectural context around the site is varied in terms of materials, styles and scale. The infill design is intended to blend into the existing environment.

Landscaping

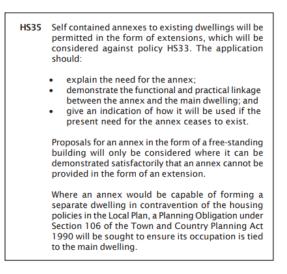
The site perimeter is defined by existing planting & existing stable block.

Access

The site will be accessible to vehicles via existing entrance point, there is no change required for this proposal. The current parking area allows for numerous car parking spaces.

Policy

Policy HS35 of the Babergh Local Plan concerns residential annexes.



The proposed annexe will be located within the existing residential curtilage of the host dwelling and there would be unimpeded access along with shared services. The proposed use is for the applicant's family members with greater need for them to be closer to their family. The annexe will not be sold as a separate dwelling.

It should be noted that planning permission had been granted for a detached annex (ref 2235/15) this has now lapsed hence the new application. Copy of planning permission certificate attached below.

Mid Suffolk District Council Planning Control Department 131 High Street Needham Market IP6 8DL

PLANNING PERMISSION Town and Country Planning Act 1990 THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015

Date of Application: 25 June 2015 REFERENCE: 2235 / 15 Date Registered: 15 July 2015

Documents to which this decision relates: Defined Red Line Plan:

The defined Red Line Plan for this application is Unnumbered Drawing (Scale 1:2500) received 25th June 2015 only. This drawing is the red line plan that shall be referred to as the defined application site. Any other drawings approved or refused that may show any alternative red line plan separately or as part of any other submitted document have not been accepted on the basis of defining the application site.

Approved Plans and Documents:

Unnumbered drawing (floor plans and elevations) at a Scale of 1:100 received 15th July 2015. Unnumbered and unscaled block plan received 25th June 2015.

Refused Plans and Documents Not Accepted to Form the Application:

The following documents were considered / viewed by the Local Planning Authority, but not accepted to form part of the application and this decision. These documents may not have been the subject of formal consultation on that basis.

Unnumbered Drawing (floor plans and elevations) scale 1:100 received on the 25th June 2015.

CORRESPONDENCE ADDRESS:

NAME AND ADDRESS OF APPLICANT:

MK Plumb Building Services 9 West View Stowmarket IP14 1SD

Mrs S Everett Churn Milk Farmhouse Brettenham Road Buxhall Stowmarket IP14 3DZ

PROPOSED DEVELOPMENT AND LOCATION OF THE LAND:

Erection of annexe and garden store - Churn Milk Farm, Brettenham Road, Buxhall

The Council, as local planning authority, hereby gives notice that <u>PLANNING</u> <u>PERMISSION HAS BEEN GRANTED</u> in accordance with the application particulars and plans submitted subject to the following conditions:

Daking Designs Ltd November 2023