



## Planning Statement

### For

Erection of single storey extensions and alterations to outbuilding to provide additional accommodation ancillary to the host dwelling, including parking bay and solar panels to roofslope.

Mockbeggars, Oak House Farm, Burstall Lane, Sproughton, Suffolk IP8 3DH



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## **INTRODUCTION**

This planning statement accompanies an application to extend an outbuilding.

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 side and rear of the building to provide additional accommodation including a carport and solar panels.

## **SIZE OF DEVELOPMENT**

The proposed extensions are to be of modest size.

## **LAYOUT**

The proposed layout provides a main room with kitchenette leading to a bedroom and a spa room beyond. There is also a shower room and a covered parking bay to the side.

## **SCALE**

The proposals are for a modest extension.

## **DESIGN**

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

## **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.

**Biodiversity Net Gain**

The objective is to deliver a minimum of 10% net gain. There are some areas of hedging that will be removed to make the proposed scheme possible.

The scheme will include two integral bird boxes and one bat box to be located on the gables of the building.