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## PROPOSED DWELLING AT FOX HOLLOW, WYVERSTONE DESIGN AND ACCESS STATEMENT

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Decembner 2023

Issue 2

## 1.0 Introduction

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This application is re applying for permission following refusal of application DC/23/01903 for a single detached dwelling on land to the rear of the applicants current house.

## 2.0 Setting & Context

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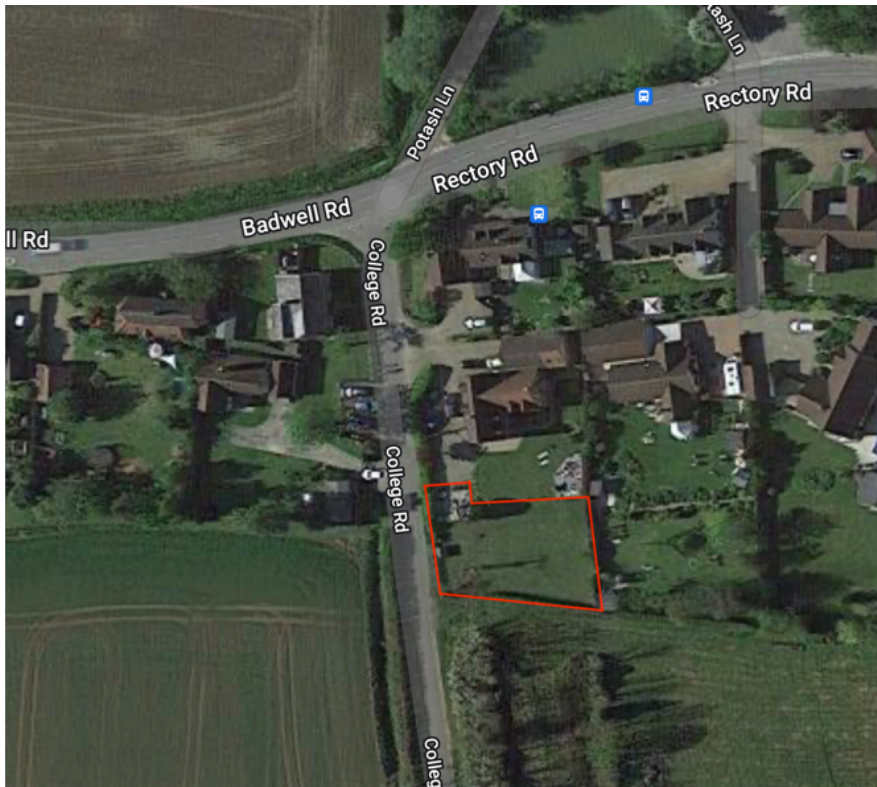
The site is to the rear of the applicants current house situated on the edge of the village of Wyverstone. The existing property has a sufficiently large garden which when subdivided to create the plot for the proposed dwelling will still give adequate amenity space for both the existing proposed dwellings.

The site has a southerly aspect and is bordered to the South by a new bungalow constructed in 2022 under planning approval ref DC/20/02022

## 3.0 Existing Building & Site

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The existing property consists of a house and garage which is situated at the North End of the site with gardens to the South. The remainder of the site forming the proposed plot is laid to grass with hedging on the West and South sides and offence to the east. The proposed site lies within the village settlement boundary in the Mid Suffolk emerging Local Plan.



## 4.0 Proposals

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The proposal is to construct a new detached dwelling and double garage with new vehicle access.

## 4.1 Justification & Mitigation

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The current site is of sufficient size to be sub divided to form a new building plot. With the construction of a new house to the south of the site under planning approval ref DC/20/02022 the proposed site has become infill. The property is designed to avoid overlooking of the existing properties surrounding the site and is positioned so that it will not impact any rights of light in the existing properties.

#### 4.2 Appearance

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The new dwelling is 1 ½ storeys high to minimise the impact on the site. The design takes the form of a barn type structure fitting for the semi rural location.

There are no first floor openings on the north or east elevations to maintain the privacy of the neighbouring properties.

#### 4.3 Use

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The new house will be a single private dwelling.

#### 4.4 Scale, Amount & Layout

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The site has an area of 536m<sup>2</sup>. The proposed house has a footprint of 117m<sup>2</sup> and an internal floor area of 184m<sup>2</sup>. The garage has a footprint of 37m<sup>2</sup>.

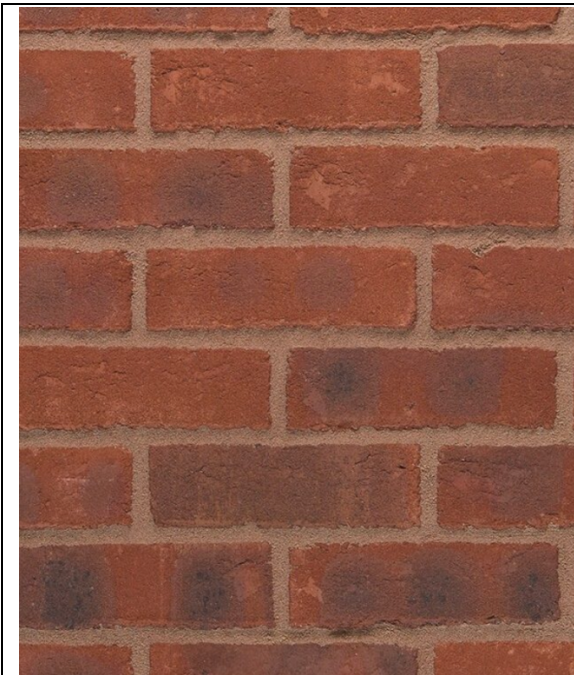
The property is 1 ½ storeys high and is subservient to the existing houses to the north.

The house is laid out towards the north of the site with the principal rooms having a southerly aspect to capitalise on available daylight and sunlight.

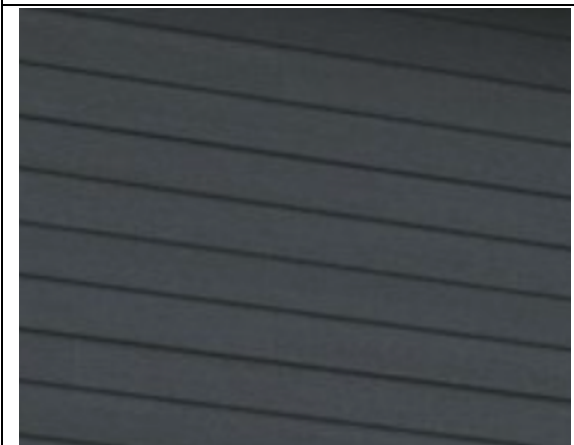


Proposed site

## 4.5 Materials





Facing brick "Terca gainsborough multi stock"  
<https://www.wienerberger.co.uk/product-range/bricks/gainsborough-multi-stock.html>



External cladding "Hardiplank colour Iron Grey"  
<http://design.jameshardie.co.uk/touch#scene=138&l498=2544>



Windows – UPVC double or triple glazed, colour Anthracite.

	<p>External doors – UPVC double or triple glazed, colour Anthracite.</p>
	<p>Roof – Natural slate</p>

#### 4.6 Access

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Inclusive access into and around the building will be provided with surfacing materials and door sized complying with part M of the building regulations.

A new vehicle access on to the highway will be provided to SCC highways standard DM.01 with visibility splays of 2.4 x 59m in either direction as shown on drawing 07.B

#### 4.7 Landscaping

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The highway access will be finished in tarmac. The driveway will be finished in gravel with block paving to the vehicle parking to be suitable for wheelchair access. The remainder of the site will be laid to grass

#### 4.8 Flooding

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The site is not within a flood plain and is not at risk of flooding.

#### 4.9 Ecology

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There are no buildings on the proposed site which is laid to grass. This is regularly mowed and therefore not a suitable habitat for protected species.

#### 4.10 Sustainability

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The property will be constructed with an electric car charging point, solar panels, heat pump, and high levels of thermal insulation