



Malcolm Plumb  
9 West View  
Stowmarket  
Suffolk  
IP14 1SD

07973 314323

mal.plumb@hotmail.com

**August 2023**

## **Design and Access Statement.**

Proposed single storey front extension.

Sunblest House,  
Station Road,  
Old Newton,  
IP14 4HQ

### **Introduction**

This Planning Statement accompanies an application for the erection of a single storey front extension.

The proposed extension would extend 1M out from the front of the existing property and extend the existing living room.

### **Layout**

The proposed extension would sit to the South side of the property. The existing porch and bay window are poorly insulated and very inefficient, they would be removed, the new door would be replaced with a composite door, increasing the insulation value of the property.

The garage is set 1M forward on the front of the property, which means the proposed extension would be in line with the existing projection of the integral garage. The roof line would then be a continuation of the existing.

## **Scale**

The proposed single storey front extension has an external dimension of 1Metre by 4.5 Metres.

The area of the front garden is more than adequate without it being overbearing.

## **Appearance**

The extension would be of traditional cavity wall construction, as is the existing property.

The roof tiles would be concrete to match the existing.

The existing front elevation has a protruding roof over the garage. The proposed extension would enable the roof line to be straightened off, giving a much more balanced look.

## **Access**

The proposal has no impact on the surrounding road. The property has ample off road parking and good vision to the highway. There are no footpaths or cycleways that would be affected by the proposal.

The existing driveway has parking for 2 vehicles, plus the garage and there would be no increase in vehicle activity because of the proposal.