

AW/KT/6468

January 2024

**DESIGN & ACCESS STATEMENT RELATING TO
PROPOSED SINGLE STOREY REAR EXTENSION
(EXISTING CONSERVATORY TO BE REMOVED).
CHURCH COTTAGE, IPSWICH ROAD, NEWBOURNE, IP12 4NT**



CHURCH COTTAGE VIEWED FROM IPSWICH ROAD

1.0 Use

1.01 This Design and Access Statement accompanies a Householder Planning Application for a proposed rear single storey extension to an existing residential dwelling.

1.02 This Design and Access Statement has been prepared as the existing property is within a defined “Former Land Settlement Association Holdings” as defined in East Suffolk Councils Local Plan.

1.03 The property is within the defined physical limits area of the village of Newbourne as per East Suffolk Council’s Local Plan.

1.04 Newbourne is defined as a “small village” within East Suffolk Council’s Local Plan.

1.05 The existing dwelling is a detached property situated on Ipswich Road.

1.06 Parking and turning exists to the front of the property.

2.0 Amount and Layout

2.01 The existing dwelling is a 2 storey detached dwelling which has been altered and extended in the past.

2.02 The existing conservatory which exists is to be removed.

2.03 The proposal is to construct a new extension of the same overall footprint of the existing conservatory.

2.04 The floor area of the extension reflects an area of 10.38m².

2.05 The overall site area is 2085m² (0.20 hectares).

2.06 The site/property offers no further obstructions to affect the proposed works.



THE EXISTING CONSERVATORY TO BE REMOVED

3.0 Scale and Appearance

3.01 The proposed extension has been carefully designed to ensure the proposal is in keeping with the existing property.

3.02 When extended the extension will have no adverse affect on neighbouring properties.

3.03 The materials to be used to finish/construct the proposal are to match the existing.

4.0 Access etc

4.01 The existing car parking and turning ares off Ipswich Road will be retained and will not be affected by the proposed works.

5.0 Additional Information And Conclusion.

5.01 This Design and Access Statement is to be read in conjunction with accompanying drawing numbers 6468 SURVEY and 6468 1.

5.02 The proposal is a Householder Planning Application for a proposed single storey ground floor rear extension to an existing residential dwelling with the existing conservatory being removed.

5.03 The property is within the defined physical limits area of the village of Newbourne as per East Suffolk Council's Local Plan.

5.04 The property is within the "Former Land Settlement Association Holdings" as defined in East Suffolk Councils Local Plan.

5.05 Newbourne is defined as a "small village" within East Suffolk Council's Local Plan.

5.06 The implementation of this proposal will not be detrimental to the surrounding properties and will have no adverse affect on the existing dwelling.

5.07 Given the above, the proposed design etc we consider this proposal is considered worthy of approval.