

LDA-369 Design and Access Statement

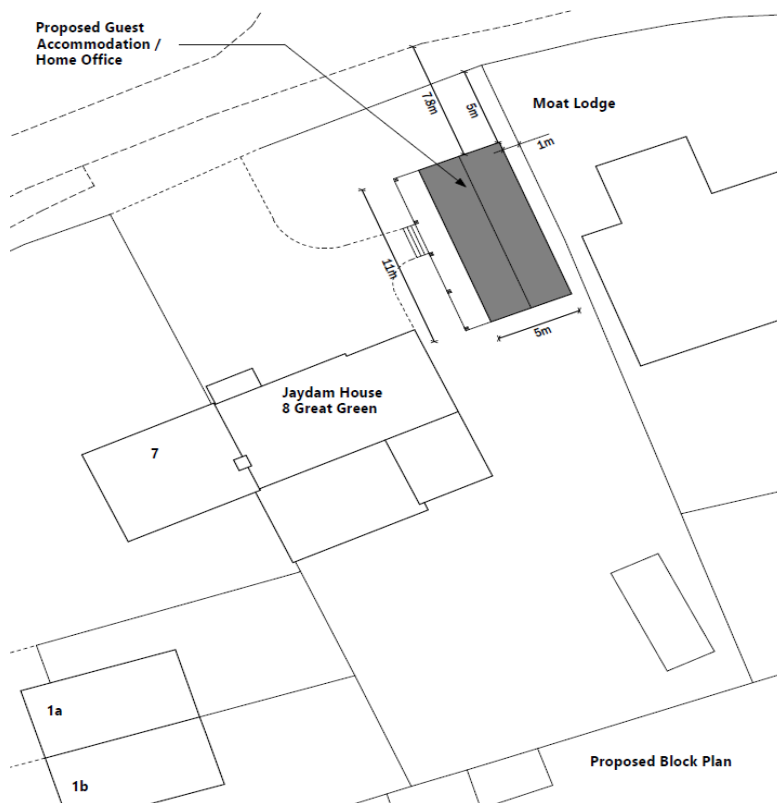
Proposed Home Office / Guest accommodation

8 Great Green, Cockfield, IP30 0HQ

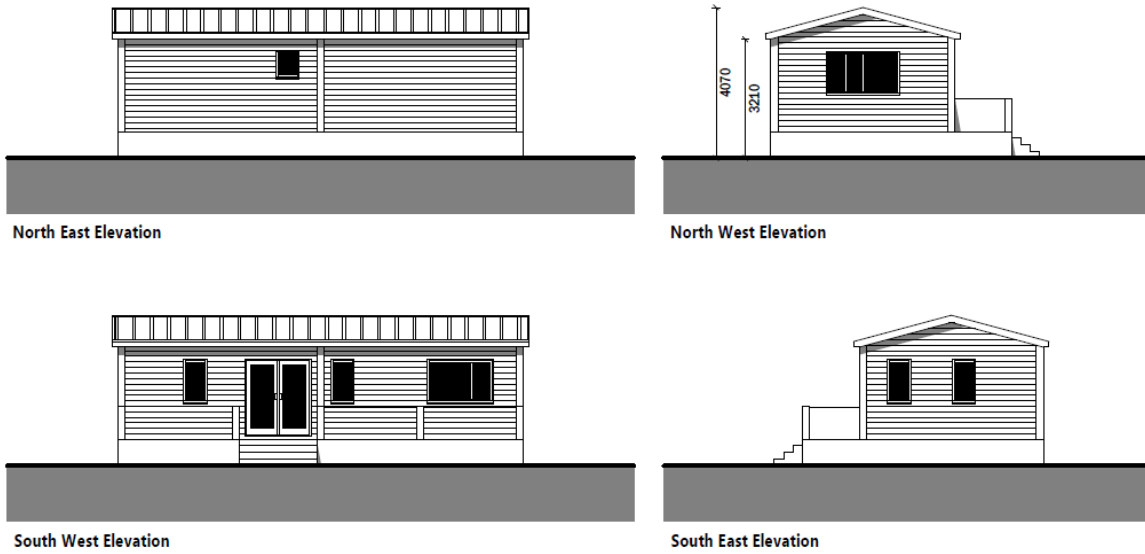
Introduction / Use

Number 8, Great Green is a 3 bedroom semi-detached dwelling, situated in the village of Cockfield. This proposal is seeking permission to site a temporary unit within the front garden of number 8 in order to create a home office for the owners use and for occasional use as guest accommodation for friends and family.

Site

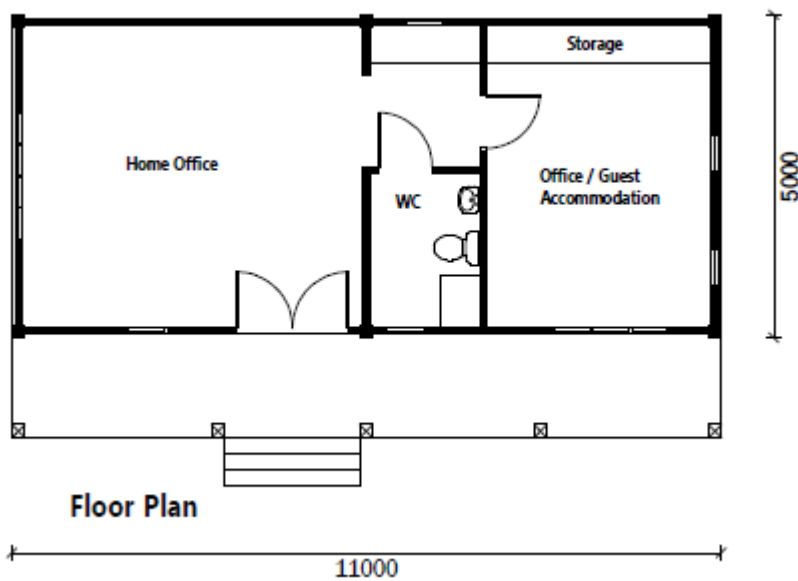


Appearance



The proposed office / guest accommodation will be a temporary structure with external cladding sympathetic to existing neighbouring properties.

Layout / Scale





Bumblebee Barn | Mill Road | Battisford | Stowmarket | IP14 2LT

The unit will be 11m x 5m externally with the height to the ridge being 4.1m. Internally there will be an office, second room / bedroom with storage area which can serve as guest accommodation, with toilet facilities. The structure will be sited to the north east side of the front garden of the main dwelling alongside the existing driveway.

Landscaping

The unit will be situated within the front garden of number 8 Great Green. There would be no existing planting removed to accommodate the unit. Some planting would be carried out once the unit is in situ, to enhance the appearance of the area. The unit will be single storey and will have little impact on neighbouring properties, being sited behind and therefore screened by an existing hedge and fencing which will be retained.

Conclusion

This home office / guest accommodation will enable the owners of 8 Great Green to utilise the space as a much needed home office with the option of using the space to accommodate visiting family and friends when needed. The unit will be situated in the front garden in an area which is currently rarely used. This proposal will not affect the existing parking for the main dwelling, which currently consists of space for 4 vehicles. The dwelling has an existing large rear garden therefore the loss of a small section of rarely used front garden will have no negative impact on the amenity area for the dwelling. The unit will be well screened from view from the street by hedgerow and fencing, having a minimal effect on the streetscene.