



Planning Statement (Revised)

For

Extensions and alterations

15 West View
Stowmarket
Suffolk IP14 1SD



Prepared by Tim Moll Architecture Ltd

INTRODUCTION

This planning statement accompanies an application to extend a dwelling.

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 front of the house with a single storey extension and a two storey side extension.

SIZE OF DEVELOPMENT

The proposed extensions are to be of modest size.

LAYOUT

The proposed layout provides a new entrance hall, kitchen extension, snug and a bedroom rearrangement but no additional bedrooms.

SCALE

The proposals are for a modest extension.

DESIGN

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

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.

Bats

To minimise any residual risk of impact to bats, the following precautionary measure should be undertaken:

Where required, roof tiles and soffits should be removed by hand. If at any stage, bats or evidence of bat activity (droppings etc.) are found works should stop and an ecologist called for advice;

Any new proposed external lighting should be minimised. Where external lighting is required it should be warm white LED lamps (<3000k) as these produce the least amount of UV light possible, minimising the attraction effects on insects and minimising disturbance to local bats.

Any new external lighting proposed for the development should be aimed carefully, to minimise illumination of boundary habitats and avoid light spillage into the sky, or horizontally out from any buildings, by using hoods or directional lighting.

External security lighting should be set on short timers and be sensitive to large moving objects only, to prevent any passing bats switching them on.

Enhancements

By undertaking the following recommended biodiversity enhancements, the site will be improved for local wildlife and provide a net-gain in accordance with national planning policy (NPPF, 2023).

The following will increase the potential bird nesting/roosting opportunities on the site and enhance the ecological value of the site for local wildlife:

1 x Eco Kent Bat Box (or similar).

1 x Vivara pro sparrow terrace.

The bat and bird boxes should be installed high (above 4m) on the existing house or new extension. The bat box should be installed facing a southerly direction. The bird box should be installed facing a northerly direction, though as close as possible to the rear garden.