



Planning Statement

Project: First floor extension
Address: 35 Ash Road, Onehouse
Client: Mr J. Mills & Miss H. Smith
Job Number: 561
Document Ref: 561-PS01

Introduction

This statement accompanies the householder planning application and associated documentation for the proposed first floor extension at 35 Ash Road, Onehouse.

Setting

35 Ash Road, Onehouse is an existing 3 bedroom, attached two (1.5) storey residential dwelling comprising of both brick and cladding and has a concrete pantiled roof with flat roof dormer windows front and rear. The property is located at the end of a turning head and is located adjacent to the village playing field to the West. The property has been extended with single storey flat roof extension to the West of the main body of the dwelling comprising of a garage, utility room and WC.

The property is attached to the East with further dwellings located to both the North and South. The property is accessed directly from Ash Road with off road parking for 2 no. vehicles in addition to the garage. Ash Road is connected to the village with a continuous network of footpaths enabling access to public transport

Constraints

Heritage Assets – The site is not directly connected to any heritage assets with no listed buildings located within the vicinity of the dwelling. The proposed development would have no adverse impact on any heritage assets.

Flooding – 35 Ash Road is located wholly within flood zone 1, an area with a low risk of flooding.

Social/Affordance Housing – The proposed development does not meet with the relevant threshold for any social/affordable housing contribution.

History - The dwelling has been subject to a single storey side extension to the main dwelling which was approved with no concerns raised regarding the proposals.

Proposals

The submitted application proposes to extend the existing residential dwelling with a first floor extension above the existing flat roof garage extension with a continuation of the existing roof line and dormer windows ensuring a seamless connection with the existing. A similar extension was approved at 30 Ash Road under application reference DC/18/01646. The proposals include various internal works to the existing building with the proposals including a new bedroom with ensuite and the existing bedrooms enlarged by joining two

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together. The proposals are designed to utilise the same material palette as the existing dwelling with the same eaves and ridge heights. The proposals do include new window within the extension to both the front and rear, these windows will be in the same plane as the existing and therefore have no detriment on neighbour amenity/overlooking.

Conclusion

The proposed development has been sensitively designed with the constraints influencing the submitted design. The proposals are generally very much in keeping within the street scene and neighbouring properties beyond. The proposals would not adversely impact any neighbours.