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**Planning Statement for the Erection of a New Detached Garage at
16 Ducksen Road, Mendlesham IP14 5SE for Mr and Mrs Kohn**

Planning Statement

This Planning Statement has been prepared on behalf of the applicants in support of a Householder Application for the erection of a new detached garage.

Existing Building, Surroundings and Access

The main dwelling is semi-detached and sits within its own curtilage in Ducksen Road.

It is not listed or within a Conservation Area.

There is an existing vehicle access from the highway onto an existing driveway with an additional separate shingled off-road parking and turning area.

Amount/Layout/Scale/Materials

The garage is of modest proportion and is suitable for a small family car, the existing separate parking area is available for larger vehicles.

Details are indicated on the drawing 2024.03 included with the application.

Bio-Diversity Enhancement Measures

In line with recent requirements it is intended to provide one or more from the following as part of the proposals:

- **Beaumaris Bat Box**
- **Schwegler 1B Bird Box**
- **Integral bee brick**

Potential Impact - Justification/Mitigation.

It is believed that the application considers many aspects relating to the effect of the proposals sympathetically, is in line with relevant planning policies and would cause no harm to any interest of acknowledged importance.