

## DESIGN, ACCESS & PLANNING STATEMENT – EXTENSION TO DWELLINGHOUSE

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### WILLOW COTTAGE

Pitmans Corner  
Wetheringsett  
Suffolk  
IP14 5PX



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## 1.0 INTRODUCTION

This Design and Planning Statement is submitted in support of Householder Application for-

- Demolition of existing single storey sun room extension
- Demolition of rear single storey pitched roof extension
- Erection of single storey rear/side extension incorporating porch roof
- Installation of sewage treatment plant to replace septic tank

## 2.0 SITE USE & CONTEXT

The site is a private dwellinghouse of Willow Cottage located in the village of Wetheringsett and comprises a storey and half (room-in-roof) dwelling with detached garage structure.

The property is not a listed building nor is it located in a designated conservation area. The dwelling has a generous garden curtilage with existing vehicle access from High Lane.



EAST (FRONT) ELEVATION

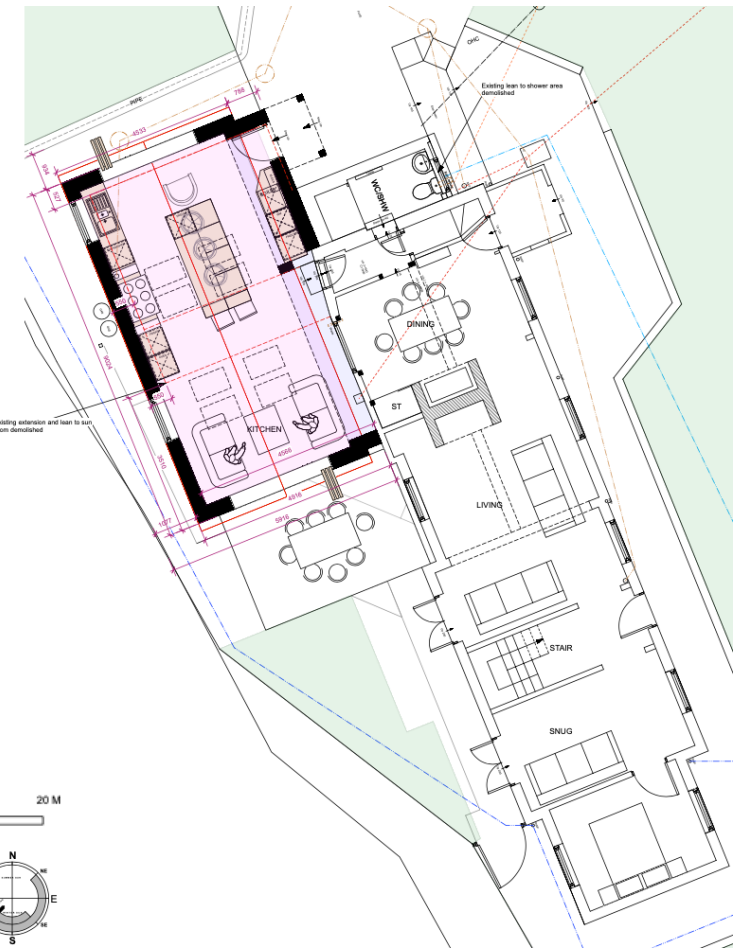


WEST (REAR) ELEVATION

### 3.0 DESIGN PROPOSALS

The proposals comprise:

- Demolition of rear single storey element currently providing a dining room and conservatory. This area is currently separated from the kitchen area via an uninsulated glazed conservatory structure and has floor level changes to the principal house thus having an impractical relationship to the food preparation area.
- Erection of single storey rear extension to provide linked kitchen dining and family space with direct links to the garden to the south.
- Porch structure to side extension
- Installation of sewage treatment plant to replace septic tank.



### 4.0 ACCESS, TRANSPORT & HIGHWAYS

The access to the highway remains unchanged being an existing private access route from High Lane. Parking for the property is to the North of the dwelling and remains unchanged within the proposals.

## 5.0 FLOOD RISK

Flood Risk – The site is within Flood Zone 1 where all types of development are acceptable.

## 6.0 SUMMARY

The proposals comprise demolitions and extensions within an existing residential curtilage. The form, scale and style of the existing dwelling has been replicated within the extension element of the development in order to retain a coherence on the site and a consistent quality of materials across the various built forms. The development has no direct impact in terms of privacy, overlooking or overshadowing of any neighbouring structures or amenity areas. The nearest neighbouring properties are located to the south of Willow Cottage and therefore are not directly impacted by the development being some distance from the proposed extension areas and also having outbuildings located closest to the ownership boundaries.





## 7.0 PHOTOGRAPHS

