

Planning and Design Statement



Aerial view. Cart lodge sits exactly upon an earlier developed area of former tennis court within the residential curtilage. The council have recently approved the defined residential curtilage and the exact same cart lodge proposal, albeit the cart lodge as approved was slightly West of this current proposal.

Marl Cottage, Church Lane, Beyton , Suffolk, IP30 9AL

New cart lodge for cars and garden equipment store, home office and hobbies space over

The new owners are looking to make Marl Cottage their family home and as such require some new spaces to park 2 no. cars with electric charging infrastructure, provide a home working and hobbies space that the house does not have and also to provide space for ride on mower storage and other garden equipment for this large site.

The cart lodge is located on the former tennis court (now overgrown) and leaves the rear East garden space untouched as mown garden and the South area of garden undeveloped.

The access used is existing and will allow the house to have an in and out drive as well as access to the cart lodge and garden.

The cart lodge is located to the rear of the property and away from the boundaries so as to preserve the conservation area and neighbour amenity and also to be in a secure location for the family as well as convenient for garden equipment and maintenance.

The design is a traditional 4 bay cart lodge with black weather boarding, pantiled roof and oak frame to front garage bays. The height to ridge is around 5.8m and eaves 2.8m to keep the scale to a minimum.

Its position ensures it will be largely unseen and hidden from public view.