

LDA-300 Design and Access Statement

Proposed two-storey linked extension and cart lodge

Rose Cottage, 39 The Street, Brettenham, IP7 7QP

Introduction

This statement is submitted in support of a proposed linked extension and cart lodge at the above address.

Pre-application advice was sought under application number DC/22/05129 and the advice received was that the scale of the proposal submitted at the time was inappropriate, but it was suggested that if reduced and relocated then the principle of development might be acceptable.



*The **original** design, which was considered an inappropriate size and scale as well as out of character with the host dwelling and surrounding area*



*The **proposed** design is now much smaller, situated behind the host dwelling and designed to be in a more sympathetic, traditional Suffolk black barn style*

In response to this advice the applicant has reduced the size and relocated the proposed extension in relation to the main dwelling and neighbouring properties. The proposed extension is located more towards the rear of the property than the side. It is less visible from the road frontage.

The design and materials proposed externally have been changed to a more traditional Suffolk barn style with black cladding and slate roof, giving the appearance of being a converted outbuilding to the original dwelling. This lessens the impact on the view from the road and from neighbouring properties. The reduction in scale makes it subservient to the host dwelling.

The applicant has commissioned the production of 3D drawings to show the proposed extension and cart lodge to demonstrate more clearly the plans to minimise the impact on the view from the street and from neighbouring properties.

Further pre-application advice was *"The site is reasonably large in size, and therefore, offers ample room for an extension to be set away from the neighbouring properties so as to not cause any adverse overlooking or light blocking potential. The proposal would not likely result in any adverse harm to residential amenity."*



Existing front elevation – view from road



Proposed front elevation – view from road, extension and cart lodge can be seen beyond main house



Existing North West Elevation, where proposal will be situated



The existing lean-to shed will be removed and there will be a new orangery linking the rear of the main house to the garden and to the new extension



3D Image showing internal of proposed glazed link



Appearance

The main house is a traditional Victorian brick two-storey dwelling with a plain tile roof. Windows and doors will be replaced with grey aluminium. The proposed extension will be black cladding, with grey aluminium doors and windows and a slate roof. There will be a small, flush brick plinth to 150mm above DPC level, in rustic red brickwork on the orangery linking the main house to the extension and garden. This will complement the main house by complimenting

contrasting against the brickwork and appearing more subservient to the dwelling. The extension will sit at a lower ground level as the ground naturally slopes down towards the rear of the property. This will allow for two storeys without creating a dominant structure. The ridge level will be slightly lower than that of the main house.

The cart lodge will be the same materials as the proposed extension and will also include solar panels on the roof which will provide power to the main dwelling, making it more energy efficient.

Layout

The existing dwelling layout is unsuitable and not fit for purpose. This proposal provides a fantastic kitchen diner with an aspect which maximises the views across the extensive garden and vastly improves the living space making the property more suitable as a family home. A first floor will create a master bedroom suite overlooking the garden.

The cart lodge will create two covered parking spaces with a workshop. There is a large area in front of the cart lodge for parking and turning vehicles.

Landscaping

The row of protected trees opposite the site would not be adversely affected. The cart lodge and extension will be situated away from the tree roots. There are no other large shrubs in this area. Planting will be implemented which will soften the impact of the proposed development. The applicant has built two compost containers in the garden from materials taken from the house which would have otherwise have been discarded.

The driveway will be covered with permeable hoggin, a self-binding gravel to prevent surface water run off.

Renewables

The property will be run from electricity generated from the solar panels. It has been calculated that the solar panels on the roof of the cart lodge will be sufficient to run electric underfloor heating and an electric boiler & tank, with electric radiators on the first floor. There will also be an electric car charging point in the cart lodge for the charging of electric vehicles. The idea is that the property will be sustainable, using solar as the main source for heating and hot water.



3D image showing the proposed cart lodge in relation to the extension and main house

Planning Policy

We believe that this proposal satisfies the following policy which is contained in the Babergh local plan 2011-2031.

Policy CS15: Implementing Sustainable Development in Babergh proposals for development must respect the local context and character of the different parts of the district, and where relevant should demonstrate how the proposal addresses the key issues and contributes to meeting the objectives of the this Local Plan. All new development within the district, will be required to demonstrate the principles of sustainable development and will be assessed against the presumption in favour of sustainable development – as interpreted and applied locally to the Babergh context (through the policies and proposals of this Local Plan), and in particular, and where appropriate to the scale and nature of the proposal, should:

i) respect the landscape, landscape features, streetscape / townscape, heritage assets, important spaces and historic views;

ii) make a positive contribution to the local character, shape and scale of the area;

vii) protect and enhance biodiversity, make efficient use of greenfield land and scarce resources;

viii) address climate change through design, adaptation, mitigation and by incorporating or producing sources of renewable or low-carbon energy;

xv) minimise the energy demand of the site through appropriate layout and orientation (passive design) and the use of building methods, materials and construction techniques that optimise energy efficiency and are resilient to climate change (eg. resilience to high winds and driving rain);

xix) proposals for the provision of infrastructure and opportunities for electric, plug-in hybrid vehicles.

HS33 requires that extensions reflect and respect the relationship of the site and its surroundings. Extensions should be of an appropriate scale and mass whilst using appropriate external materials. It is also required that extensions do not reduce the level of amenity of neighbouring properties, any significant loss of landscaping and that sufficient parking space remains available within the curtilage of the dwelling.

Conclusion

In conclusion, the proposed development will be subservient to the main house and will provide an attractive addition to the site whilst futureproofing the main dwelling with the upgrades. The installation of solar panels on the roof of the cart lodge is proposed, to upgrade and modernise the dwelling with improved energy efficiency. The overall layout of the development will flow and create a far more functional family home.