

Planning Statement for:

Yew Tree Cottage, Ipswich Road, Offton IP7 8GH

Background

Mr & Mrs Holloway moved into Yew Tree Cottage about a year ago and recently welcomed the arrival of their baby son. This has led to the need for more space within the kitchen area (RHS extension as the kitchen itself is only quite small) as well as new entrance and Utility space.

Proposal

The removal of the chimney breast at ground floor level, together with the proposed RHS extension, will allow for the integration of both existing and proposed space easier and will allow it to become part of a larger kitchen but at the same time provide space for a play area for their son when required. At the moment, this space is serviced by a side door but it is the intention to eliminate this to allow for a larger usable internal space. Rooflights will provide sufficient natural light to the space.

The LHS extension will allow for a new entrance area as well as a stand-alone Utility space that will help alleviate the existing cluttered kitchen and mean the washing machine etc will be able to relocate to the Utility room thus some releasing more space in the kitchen.

Both extensions will utilise mono-pitch roofs but due to windows at first floor level, the roof on the LHS will be of a shallower pitch. The LHS extension and garage will be finished with timber cladding, with the RHS utilising a render finish. This will mean that aesthetically, the two extensions will look markedly different though it is the hope that the RHS will fit in more with existing finishes. This means that the LHS will be distinct from the rest of the property and will be the main entrance.

As part of the application, a new garage and parking area is proposed. An existing shed will be removed and the parking area increased to allow for the larger garage. However, this will not adversely affect the parking arrangements but will in fact increase the parking area. Given the sloping nature and large height differences across the site there will be a need to move earth from the RHS (as the current retaining wall will be need to be replaced) to the new parking area where a smaller retaining wall there will be rebuilt.

Historical

There are two listed buildings within the vicinity of the proposal site, though 'The Mutton' cannot be directly seen from it and therefore the impact of the proposal on it, would be negligible. Further, Maltings House, directly opposite the site has been extended during the course of its life and although is a lot closer to the site, given the ground level at the proposal site, there would be very little adverse impact from the LHS extension, the RHS extension being some distance from this listed building. Historic England listing makes reference to Maltings House (situated directly opposite the proposal site) as being:

House, formerly farmhouse. Probably C17 with extension of C19. 2 storeys and attics; 2-cell lobby entrance plan. Timber-framed and plastered. Plaintiled roof with axial C17 chimney of red brick. Mainly

C20 small-pane casements. A 1-storey C19 extension at side, part timber-framed and plastered, part painted brick with pantiled roof, C20 boarded entrance door.

The Mutton, situated to the south east of the proposal site, has been described by Historic England in the following terms: OFFTON IPSWICH ROAD TM 04 NE 6/148 The Mutton - - II House, formerly Public House known as The Shoulder of Mutton. Early C18 with alterations of later C18 and C19. 2 storeys, 3-cell plan. Timber-framed and plastered. Plaintiled roof with axial chimney of red brick. Mainly 3-light C18 casements, some with transomes. C19 boarded entrance doors. Although the present structure appears to date from after 1700, almost all its main components are from a demolished C16 building with diamond-mullioned windows and a crownpost roof. The entire 1st floor structure over the hall is of massive C16 joists, and the cambered lintel over the wide hall fireplace is also C16. The remaining C18 work has slender joists and straight primary-based walling. In late C18, the service end to right was extended by one bay. In C19 an outshut to left and a small wing to rear were also added. A house on this site is mentioned in documents of c.1630, then known as Armigers. This building became a Public House c.1770.

Both of these historical dwellings can be seen on the location plan for the property which is included within the planning application.

Conclusion

The extensions will give the family much needed space for a Utility/entrance area as well provide an extended kitchen/family open plan living area so favoured currently where their son will have space to play.