

9 Sycamore View, Burgate, Suffolk IP22 1QE

Planning Statement/Design Access Statement

Introduction

9 Sycamore View is a 1950s post-war semi-detached property in Burgate, Suffolk. This planning application seeks permission to construct a single-storey side extension and a new front porch. The existing front porch was poorly constructed and will be demolished as part of the development.



Planning Statement

The proposed extension seeks to provide additional living accommodation at ground floor in order to supplement the growing need of the occupants. The existing front porch was a previous addition a number of years ago and was poorly construction and as such the new extension seeks to demolish this extension and re-build it as part of the side extension.

The extension has no side windows overlooking the neighbouring property and is a sufficient distance from the boundary not to be overbearing in size.

The house has a limited planning history with no significant applications made in recent years other than altering the highway access arrangements in 1987.

The proposed extension will provide additional living accommodation at ground floor level. It will have no side windows overlooking the neighbouring property and will be set back a sufficient distance from the boundary so as not to be overbearing in size.

Parking

Parking for the development will be on-plot directly in front of the property. The driveway will be widened within the boundary to allow for parallel parking. No changes will be made to the drop kerb or entry width.

Planning policy

The proposed extension is considered to be in line with local planning policy and national planning policy (NPPF, CS05, FC01, FC01-1, GP01, H15, H16, H17 & H18). It is considered to be an acceptable form of development given its size and design.

Use

The property is a typical 3 bedroom semi-detached house with a small lounge at the front of the property with a kitchen diner to the rear. The extension would provide a larger family lounge and provide an additional reception room/formal dining room.

Appearance

The property is red brick with a painted front porch and black painted plinth. The extension would seek to match the existing colour at plinth level and provide a contemporary appearance with grey Hardie plank wall cladding for the single-storey element. (NOTE: the drawings reflect a white through render. In keeping with a 'countryside feel' wood effect wall cladding has been selected as an alternative) This will clearly define the old from the new as well as add visual interest. The roof would match the pitch of the existing dwelling as well as match the existing property in appearance.

Layout/Amount & scale

The eaves height of the extension would be 2.29m with a ridge of approximately 4.3m. The extension would provide approximately 20m² of new additional floor space following the demolition and rebuild of the existing front extension.

Landscaping & Access

The rear garden faces west and will provide a new patio area into the proposed extension. The existing fence separating the front garden and rear garden will be removed and repositioned and will provide access to the rear garden. Access to the property will remain as existing with a stepped access no greater than 150mm as the levels across the site are not being altered as part of this development.

Conclusion

This modest single storey extension will greatly improve the living space within the building and provide the family with greater flexibility. The proposal is inline with national and local planning policies and will provide a modern and sustainable extension to the existing dwelling.