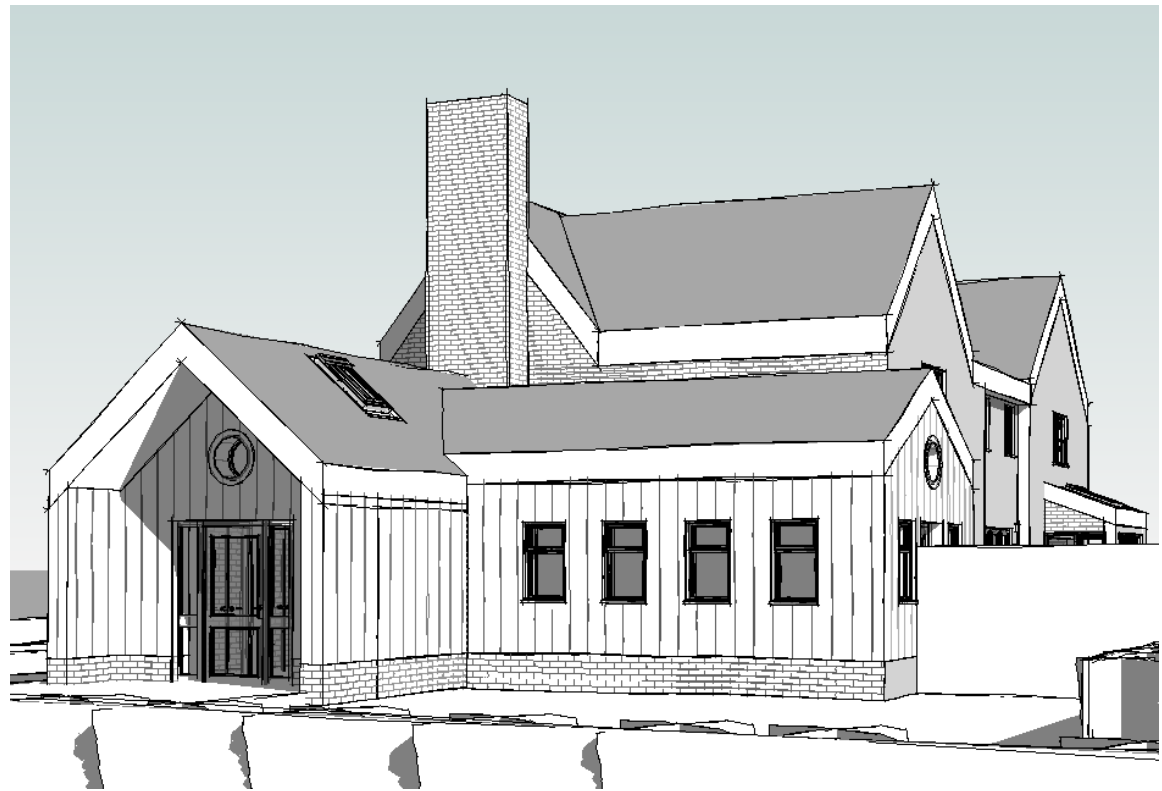


Planning Statement

Single Storey
Side Extension
at: Ship House,
Borley Green,
Woolpit, IP30
9RW

CARLYON.
ARCHITECTURE



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1.0 Executive Summary

This document has been developed to assist a Householder Planning Application for a single storey side extension to Ship House. The application comes as a result of the applicants wishing to undertake a much needed renovation of the house. The renovation will include updating the services and fabric of the dwelling to ensure it stays inline with modern and sustainable living requirements.

Ship House is a large detached dwelling sitting to the southern side of Borley Green, Woolpit. The single storey side extension will account for a utility room and new side entrance to the dwelling, from the driveway.

The development will account for a small reduction to the existing outbuilding, which will see the structurally unsound gable end of the building removed and a new gable end erected. This will ensure that the driveway size and parking is not affected.

2.0 Design Components

2.1 Existing Site & Planning History

The applicants have lived at the property for some years, and are now undergoing a process of renovating the house. These renovations look to update the dwelling in terms of modern and sustainable living, while retaining the original external aesthetic of the feature house. One of the main changes is that the existing outbuilding will be reduced in length due to the structural instability of the northern elevation. A single storey side extension will adjoin this which accommodates a utility room.

There is no planning history for the site. It is not listed, not in a conservation area nor a flood zone. The only record of previous works undertaken at Ship House is a building control notice for cavity wall insulation, as below.

Building Control – Building Control Summary

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12/CPS/O3656 | CIGA record for Installation of Cavity Wall Insulation | Ship House Borley Green Woolpit Bury St Edmunds IP30 9RW

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Description Of Works	CIGA record for Installation of Cavity Wall Insulation
Site Address	Ship House Borley Green Woolpit Bury St Edmunds IP30 9RW
Application Reference Number	12/CPS/O3656
Valid Date	Thu 28 Jun 2012
Decision Date	Thu 28 Jun 2012
Status	Building Work Complete

There are 0 documents associated with this application.

Figures 1 –
Planning Portal
screenshot

3.0 Design Development

As ever, approval will also be subject to assessment of all other material planning considerations; some considered most relevant to the proposed development are listed below:

3.1 Design, Layout and Impact on Landscape Character

The form of the extension is designed in such a way as to correspond with the existing in terms of the dwellings feature gable ends and scaling. The material treatment will use traditional cladding, with a modern touch in the vertical laying and overhanging gable canopy detail, in order to show separation and subservience to the existing dwelling.

Established hedging buffers the site to all boundaries, and a planting scheme will be proposed to increase biodiversity and privacy for the occupants and neighbours.

3.2 Precedents

The below images show forms of contemporary single storey extensions.



Figures 2 & 3 – Single storey vertically clad extensions.

4.0 Access

4.1 Local Amenity

The site sits within the settlement boundary of Woolpit/ Borley Green. It is centred between the two town hubs of Bury St Edmunds and Stowmarket, being a 10 minute drive to either. Woolpit village boasts a wealth of amenity including a Co-op shop, a village hall, a doctors surgery, village green, fuel station and range of pubs, restaurants, bakeries and take-aways. The close by town of Bury St Edmunds hosts the West Suffolk Hospital. The town also features a bus station, train station and well stocked town centre with a plethora of shops and restaurants.

4.2 Highway access

An established driveway connects Ship House to Green Road. The close proximity of the road and private driveway allows easy access to the Fire Brigade should the event of a fire take place.

The site and its main features seen in plan view are highlighted on the adjacent map.

1. Ship House
2. Existing entrance
3. Garden



Figure 4 –
Aerial view



Figures 5,6 – Existing dwelling images.