

DESIGN, ACCESS, & PLANNING STATEMENT- CONVERSION OF OUTBUILDING TO ANNEX

GT HALLOWS
Church Lane
Stoke Ash
Suffolk
IP23 7ET



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1.0 INTRODUCTION

This Design and Access Statement is submitted in support of Householder Application for-

- Conversion of outbuilding to annexe for family member occupation
- Associated installation of package sewage treatment plant and oil tank
- Creation of parking area

2.0 SITE USE & CONTEXT

The overall site is a private dwellinghouse of Gt Hallows comprising dwelling house and detached outbuilding.

The site is located in the rural locality of Stoke Ash with no immediate residential buildings as neighbouring structures and is generally surrounded by Grade 3 agricultural land with All Saints church to the East.

The house is not listed nor is the site in a conservation area.



Figure 1 – Ariel Image – Google Mapping

3.0 DESIGN PROPOSALS

The proposal is for conversion of an existing outbuilding which is located to the east of the site forming a boundary with All Saints to the south and the highway to the east.

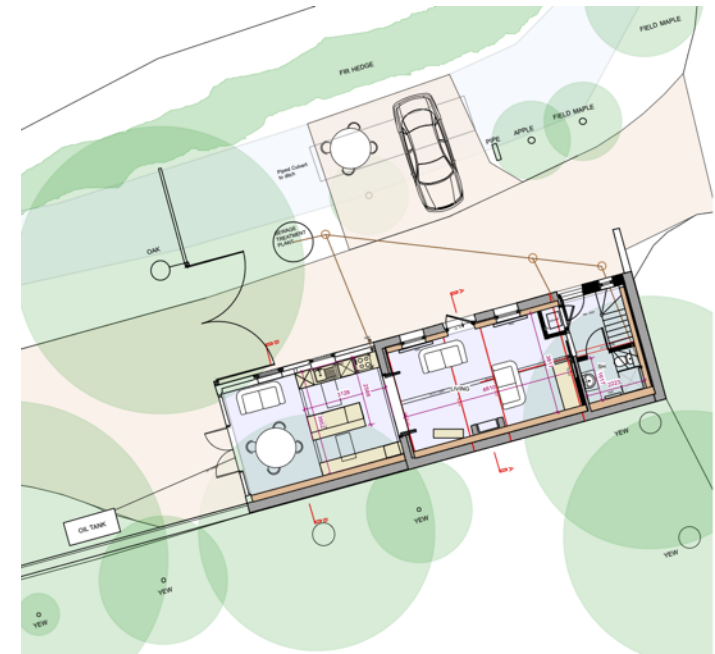
The building is likely a former coach-house structure associated with the dwelling and is currently redundant although has occasional use as domestic storage. The existing fabric comprises brick, flint and timber frame elements with loft accommodation over the principal range.

The west end has a later single story timber frame garage structure.

The proposal is to convert the building to 1 bed annex accommodation for a family member.

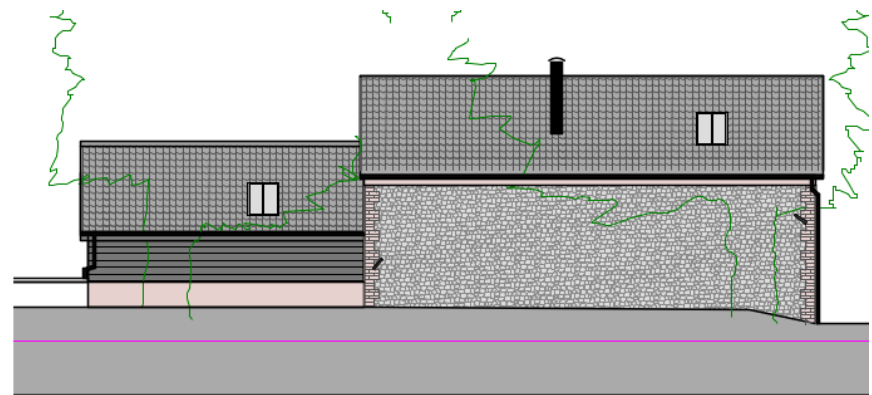
The building requires no increase in footprint or extensions to accommodate the annxe use and the volume is only increased marginally to roof heights to allow board insulation materials to be applied over the existing rafters to provide a warm roof construction with pantiles replaced over.

The elevations utilise existing window and door openings with only 1 additional opening added to the garage area on north side to serve the proposed kitchen space. All insulation materials to walls are to be applied internally and therefore the external existing appearance is preserved in terms of brick and flint detailing. The inappropriate cement render that has been previously applied to timber frame areas will be removed and replaced with timber cladding which will improve longevity of any existing timbers to be retained.





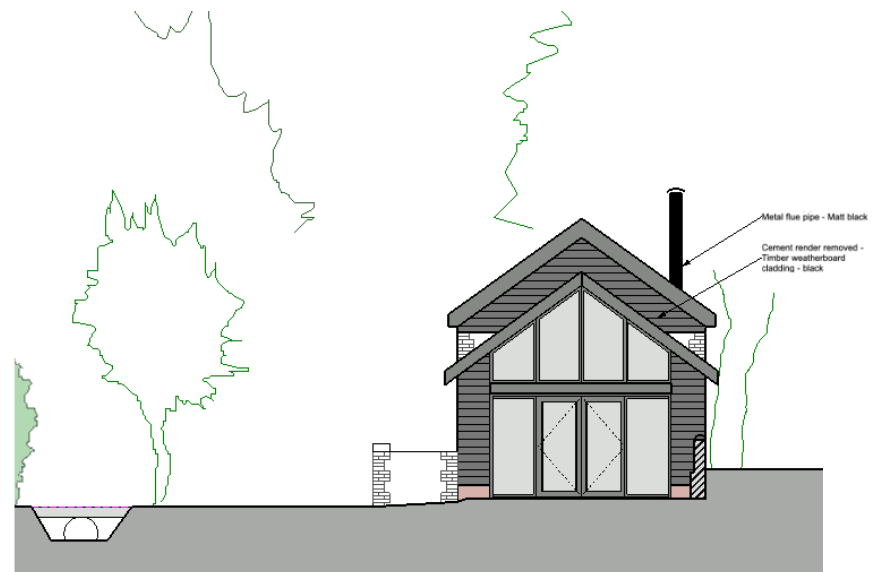
NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION

4.0 ACCESS, TRANSPORT & HIGHWAYS

There are no changes proposed to highways access. A small parking and amenity area for the annexe is proposed to the north side which will require the culverting of the ditch (Subject to further permissions).

5.0 FLOOD RISK

Flood Risk – The site is within Flood Zone 1 where all types of development are acceptable. See Flood Map extract adjacent.

6.0 RELEVANT PLANNING POLICY

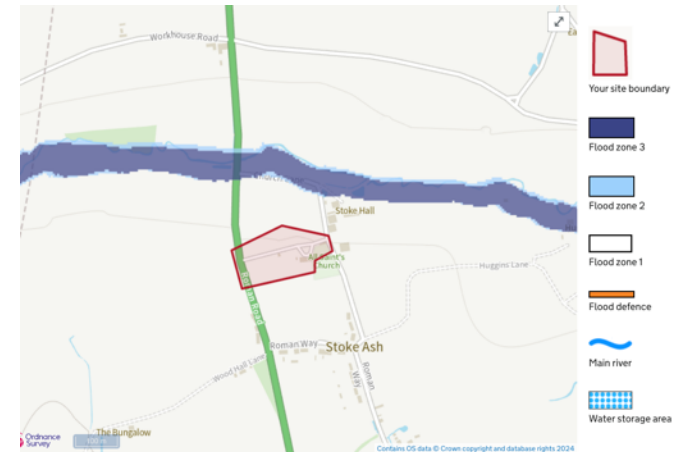
The Following local development plan policies are considered relevant to the application and proposal MSDC Local Plan Part 1 Policies:

LP02 – Residential Annexes

7.0 SUMMARY

The proposal comprises the conversion of an existing outbuilding to form residential accommodation for use by a family member. In accordance with Policy LP01 of the MSDC Local Plan the existing building is clearly ancillary and subordinate in scale to the host dwelling and does not require any change to the existing residential curtilage arrangements or highways access.

In contrast to the preference of LP01 the building is unlikely to be later integrated into the host dwelling however in this case it is considered more advantageous in planning terms to utilise an existing redundant building on site which in itself holds some heritage value and which warrants long term preservation through sustainable use. This is as opposed to instead proposing new build footprint which is in closer proximity to the house and would constitute further development of the site. It is noted that a planning condition can be applied to limit the occupation for use as an annexe and to prevent the future use as a separate dwelling when the annexe use ceases; this would negate any need to physically attach the building to the host dwelling in order to control potential subdivision of the site. In the event that the annexe use ceases then it is anticipated that the accommodation will simply form occasional ancillary residential amenity space as part of principal dwelling grouping.



8.0 PHOTOGRAPHS



