

Land and Buildings at Red House Farm, Priory Road, Fressingfield,  
Suffolk

# Planning, Design and Access Statement

Application for Non-Material Amendment

**Studio 303 Ltd**  
February 2024

## **1.0 INTRODUCTION**

This statement is written in support of an application for a Non-Material Amendment relating to Plots 24 & 28

## **2.0 PLOTS 24 & 28**

Refer to Drawings:

696/24/201A: PLOTS 24\_28 AS APPROVED

696/24/301: PLOTS 24\_28 AS AMENDED

696 201B: SITE PLAN AS APPROVED

696 301: SITE PLAN AS AMENDED

A change to external materials as well as minor amendments to fenestration was recently approved by the council, ref.: DC/23/05468, dated 7<sup>th</sup> February 2024.

This application seeks to create an additional bedroom at first floor level within the footprint as approved with no further changes externally or to the fenestration. This will change the house from a 3-bedroom dwelling to a 4-bedroom dwelling.

The gross internal area of each of the houses as approved is 137.66 m<sup>2</sup>. According to the document: *“Technical housing standards – nationally described space standard” published by the Department for Communities and Local Government*. A dwelling at this size could theoretically accommodate up to eight persons. The accommodation as approved proposes 3 large double bedrooms on the first floor theoretically accommodating up to 6 persons. The proposed amendment to the layout at first floor indicates a master bedroom with en-suite, another double bedroom and 2 single bedrooms which would accommodate 6 persons more satisfactorily by reducing the necessity for children to share bedrooms for example.

## **3.0 PARKING**

Council standards require houses with 3 bedrooms to have 2 parking spaces and those with 4 bedrooms, 3 spaces. An additional parking space is shown therefore to the front of each property.