



Planning Statement

For

Extensions and alterations

Aquarius
Ashfield Road
Norton
Suffolk
IP31 3NF



Prepared by Tim Moll Architecture Ltd

INTRODUCTION

This planning statement accompanies an application to extend a dwelling.

The statement has been written to meet the requirements of Article 4C of the town and Country Planning (General Development Procedure) Order 1995 (as amended).

As this is a proposal for extensions, some aspects such as the social and economic context are of limited applicability.

PLANNING HISTORY

N/a – there is no recent planning history

SITE ANALYSIS AND EVALUATION

The site is occupied with a detached dwelling with a good sized rear garden.

There are no listed buildings either on the Site or within close proximity.

PLANNING

The proposal requires planning permission, as it falls outside permitted development parameters.

PROPOSALS

The proposal is to extend to the side / rear of the house with a single storey extension following the demolition of a flat roofed former garage, currently a bedroom. It is also proposed to add solar panels.

SIZE OF DEVELOPMENT

The proposed extensions are to be of modest size.

LAYOUT

The proposed layout provides a new master bedroom with ensuite bathroom.

SCALE

The proposals are for a modest extension.

DESIGN

The proposed extensions has been designed to blend in with the rest of the house.

ACCESS

Car provision. There is ample car parking available on the front drive to the main house.

Inclusive access - As this application is for extensions, the reference to wider consultation in the regulations is not applicable.

The scheme will accord with Part M of the Building Regulations.

Emergency vehicles would be able to gain access to the building.

The environment agency website has been checked. This shows that there is no risk from flooding.

Enhancements

By undertaking the following recommended biodiversity enhancements, the site will be improved for local wildlife and provide a net-gain in accordance with national planning policy (NPPF, 2023).

The following will increase the potential bird nesting/roosting opportunities on the site and enhance the ecological value of the site for local wildlife:

1 x Eco Kent Bat Box (or similar).

1 x Vivara pro sparrow terrace.

The bat and bird boxes should be installed high (above 4m) on the existing house or new extension. The bat box should be installed facing a southerly direction. The bird box should be installed facing a northerly direction, though as close as possible to the rear garden.