

LDA-341 Planning Design and Access Statement, February 2024

Proposed Front Extension

58 Lindsey Way, Stowmarket, IP14 2PD

Introduction / Use



58 Lindsey Way, Stowmarket (image from Google street view)

58 Lindsey Way is a mid-terrace, red brick property. The frontage is set back from the street. It has a forward facing gable element which sits forward of the line of the house. The neighbouring property has a front extension, which sits further forward of the house line. This creates an enclosed front garden area, which is currently just laid to gravel and of little use.



This enclosed external space forms the area of the proposed extension. Although a bicycle and other items are shown in the photograph, this is not a secure storage area as it is open at the front. This area will be cleared and cycles and other items will be securely stored in the back garden.



Layout

The existing ground floor of the property has an entrance hall which houses two cupboards, one of which has the washing machine and tumble drier inside, as the kitchen is small. There is a living room with separate kitchen / diner, and small WC.

The proposed ground floor plan will move the entrance into the new extension, which forms a porch and has a similar layout to the existing entrance hall. This allows the former entrance hall to be converted to a study, which will be a very useful space for working from home. The entrance hall will lead straight into the living space which will be opened up to form an open plan layout. This will make a better use of the internal space.

Appearance

The existing house is red brick with a brown concrete tile roof. The proposed extension will have matching red brickwork with a glazed roof and partially glazed frontage.

Amount and Scale

The footprint of the proposed front extension will be 3.1m x 3.1. It will be 300mm from the boundary with the neighbouring property.

The height to eaves will be approximately 2.3m and height to ridge 3.9m.

Parking

There is parking available on the private driveway for three cars. The extension is in an area which is not required or used for parking. Therefore there will be no difference to the current parking arrangements and no requirement for vehicles to be parked on the road.

Landscaping

The existing front area is laid to gravel. The main driveway is blocked paved and screened by a hedgerow. The block paved area will remain as existing.

Access

Access to the property will have level pathways and level access as appropriate in accordance with Part M of the building regulations as required.

Conclusion

The proposed extension will be subservient to the main house. The design will complement the main house, will sit behind the property line of the neighbour's extension and will have little impact on the street scene. It will be single storey with no overlooking. It will create an attractive entrance to the house and also provide the additional study space which will improve the accommodation for the occupants.