

26<sup>th</sup> February 2024

## Planning Statement

Land Adjacent to 36 Jackson Road, Newbourne, Suffolk, IP12 4NR



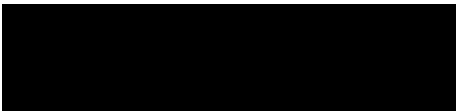
**Prepared by:**

**Mr & Mrs South**

Planning Authority:

Applicants: Mr & Mrs South

Application Address: 6A Ludgate Causeway, Eye, Suffolk, IP23 7NH



## Introduction

This Planning Statement accompanies and supports a reserved matters application for the erection of one dwelling on the Land Adjacent to 36 Jackson Road, Newbourne, Suffolk, IP12 4NR

The following reserved matters are applied for:

1. Access
2. Layout
3. Appearance
4. Scale
5. Landscaping
6. Manoeuvring and parking of vehicles and storage and collection of refuse and recycling bins
7. Means to prevent surface water discharge on to Jackson Road.

The purpose of this planning statement and supporting documents is to demonstrate that the proposed development accords with the terms of the outline planning permission and is acceptable in planning terms.

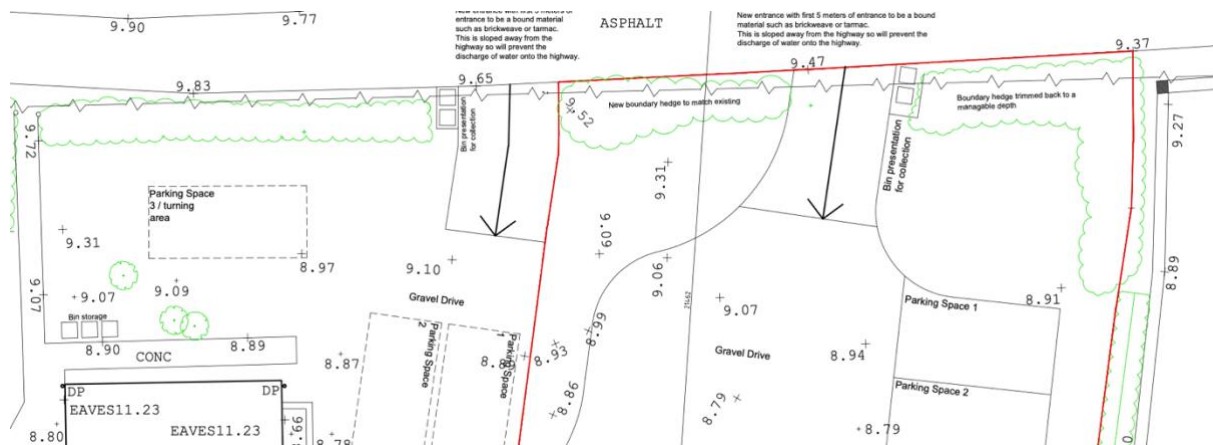
## Background

1. Outline planning permission was granted on 29<sup>th</sup> March 2023. The applicant at the time was Mr Keith Baynes, having obtained outline planning permission the site was marketed. We purchased the land from Mr Baynes in February 2024.
2. We have bought the land for the sole purpose of carrying out a self-build house and plan to reside in the property for many years.
3. We have engaged with the residents on Jackson Road to introduce ourselves to the neighbourhood and were extremely grateful to receive a very warm welcome to the road. Two of the neighbours raised some concerns which we have addressed within this planning statement.
4. Having previously worked on a self-build house we are confident we will complete the project on time, to an extremely high standard and with minimum disturbance to neighbours.

### 1. Access:

Access will be achieved from Jackson Road, we will install a new access into the centre of our plot. We have agreed with [REDACTED] 36 Jackson Road to move his entrance across for him with has been agreed by both parties during the process of purchasing the land (see image 1 below). We plan to relocate the current established hedges to maintain the same appearance from Jackson Road.

Image 1.

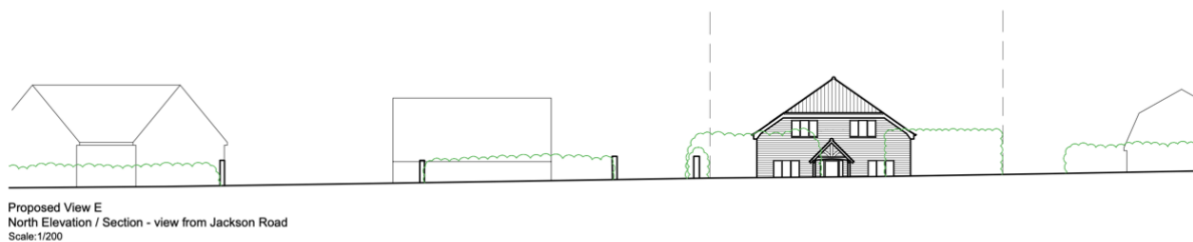


## 2. Layout:

To stay in keeping with the street scene we have set our proposed dwelling the same distance from the road as the neighbouring properties. Due to the nature of the plot being longer than it is wide our property will also be longer than it is wide to ensure it is fitting with the plot and to minimise the impact on the neighbouring properties. The land the property will sit on also slopes away from the road meaning the actual height of the house from the road will only be 6.9m. The current hedging at the front of the land will also be re-instated which will maintain privacy for us and no35.

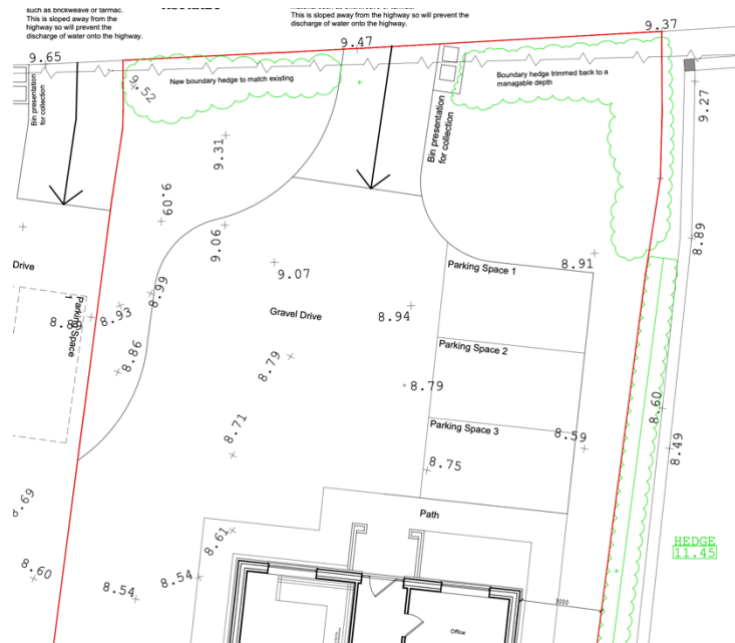
As a result, and as shown within the below street scene (Image 2) the property will be 13.9m from the no34's garage and 36m away from no34's house. Our property will also be 25.4m away from number 35 opposite. All properties will maintain a huge amount of privacy. Our proposed dwelling has been designed in a dormer style with a hipped roof so not to impose or overshadow the neighbouring properties. We have gone to great lengths to keep the building as low as physically possible, including using bespoke roof trusses that will be engineered to span the necessary distance but maintain a low pitch.

Image 2.



The entrance for our proposed dwelling sits within the middle of the plot, making the view from the road symmetrical. The driveway has been designed so there is enough parking for 3 cars and sufficient turning space avoiding the need to reverse out on to Jackson Road.

Image 3.



- 3.
- 4. Appearance:

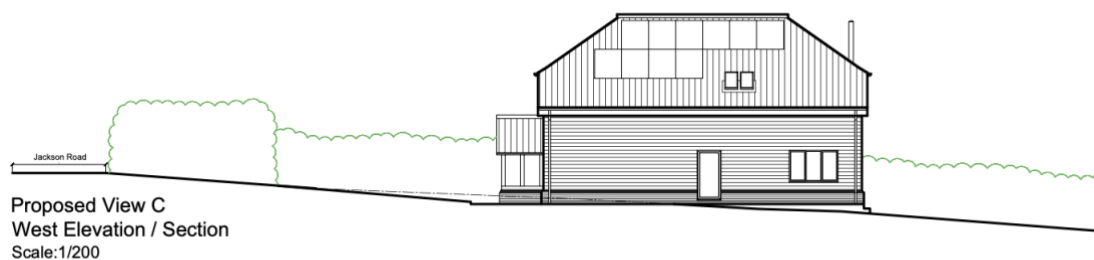
To make our proposed dwelling as sympathetic to the surrounding landscape as possible it will be clad with black timber feather boarding sitting above a double brick plinth with a terracotta peg tile roof similar in style to image below but *far* smaller.



Our proposed dwelling will be a dormer style dwelling with a hipped roof to the front and back. This will keep the overall height of the property down, further reducing the impact on neighbouring properties.

Given the way in which the land slopes away from the road, our dwelling could be mistaken for a bungalow when viewing it from the road or from the house opposite. This also means we will be unable to see into no 35's windows from our house as per image below.

*Image 4.*



The property will have solar panels on the east and west elevations to supply the air source heating system and make the house environmentally sustainable. A home battery storage system will also be incorporated. The house will be built to achieve an A rated EPC.

## 5. Scale:

The drawings that we have submitted are in fact our second set of drawings we have had produced by our architect. After consultation with the residents living in numbers 34 & 35 we received feedback from both parties that they thought the house was too big for the plot. After receiving this feedback, we started to re-evaluate the designs to design a house which would still suit our own personal needs but as well not be seen as too imposing by the neighbours. We employed a GPS surveyor to survey not only our land but the neighbouring properties also (with their permission) to allow us to produce very accurate drawings which considered both the undulation of the land and the neighbouring properties positions.

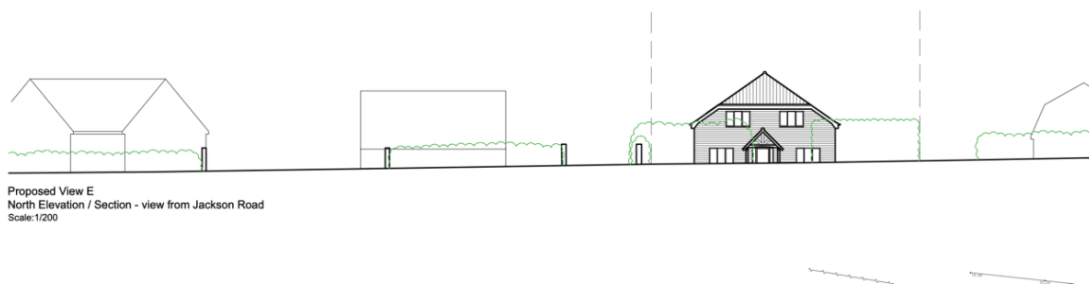
This allowed us to get a better understanding of any impact that our house would have on neighbouring properties. As a result, we completely re-designed the house, reducing the overall size of the building by **31%**, reducing it from 5 bedrooms to 4 as well as removing the garage and gym which were originally located at the front of the property. All these amendments have reduced the overall height of the house by over 1 metre, reduced the width by 2m and the length by 2m.

We have given great consideration into the position of the house on the plot, we respect no35's comments in that they want the house to be further away from the road whilst also respecting no34's position that they do not want the proposed dwelling to cast any shadow over the patio next to their garage. Removing the garage and gym from the plans has

significantly helped with this and the overall positioning of the house whilst keeping it in line with the other properties on the road.

Compared to the neighbouring properties, our proposed dwelling is significantly smaller in scale, image below shows the street scene showing the width of the dwelling compared to the two neighbouring properties and no34's cart lodge. Our design is in keeping with the neighbouring properties and sympathetic to the fact that our land is narrower than the adjoining properties. The property to the right in this image (image 5) is one of the few remaining properties on Jackson road that hasn't been extended threefold or knocked down and rebuilt.

*Image 5*



The image below shows a bird's-eye view of our proposed property compared to the neighbouring property, again showing that the property does not appear oversized for the plot that it sits on.

*Image 6*



We have also taken out all windows which were originally on the eastern side of the property meaning there won't be any windows at all facing no34 and ensuring privacy of the two properties and residents is maintained.

## **6. Landscaping**

We intend to maintain as much of the current hedging at the front of the land as possible as well as reinstate any that must be removed during the build. We will also maintain and add to the hedging on the eastern boundary to maintain a level of privacy for both us and the neighbouring property and we endeavour to cause as little disruption to existing wildlife as possible.

We have agreed with [REDACTED] No 36 to install a post and rail fence along our western boundary to dictate the boundary as well as increase privacy between the two properties.

The garden to the rear of the house will be laid to lawn, any areas of grass which are disturbed during the build will be reseeded. The rest of the garden to the back of the property will be left 'wild' with the large trees being kept in place to not disturb current wildlife.

At the front of the property the proposed driveway will be laid with 20mm washed stone gravel with soft borders and planting.

## **7. Manoeuvring and parking of vehicles and storage collection of refuse and recycling bins**

The plan attached with this application show a dedicated storage for recycling and refuse bins. It also shows ample turning facilities for vehicles and 3 parking spaces.

## **8. Means to prevent surface water discharge onto Jackson Road**

Our land falls away from Jackson Road so it won't be possible for surface water to discharge onto the road. However, all of our rain water will be harvested into water butts for watering the garden with an overflow soakaway installed further down the garden.