

Planning Statement

In support of Householder Planning Application for a first-floor rear extension, the relocation of the garage door, three window size changes and internal door changes on ground floor:

**Easter Cottage
The Street
Suffolk
Brockford
IP14 5PD**

Project Reference:
AA-23-1073

CONTENTS

1.0	Introduction and Site	2
2.0	Use and Proposals	2
3.0	Layout	3
4.0	Appearance and Visual Design	5

1.0 Introduction and Site:

- 1.1 The information contained within this Planning Statement has been prepared by Agora Architects Ltd.
- 1.2 This document supports the Householder Planning Application for a first-floor rear extension, the relocation of the garage door, three window size changes and internal door changes on ground floor at Easter Cottage, The Street, Suffolk, IP14 5PD.
- 1.3 This application is accompanied by a set of detailed planning drawings including floor plans, elevations, and site plans.
- 1.4 The application site is located off The Street.

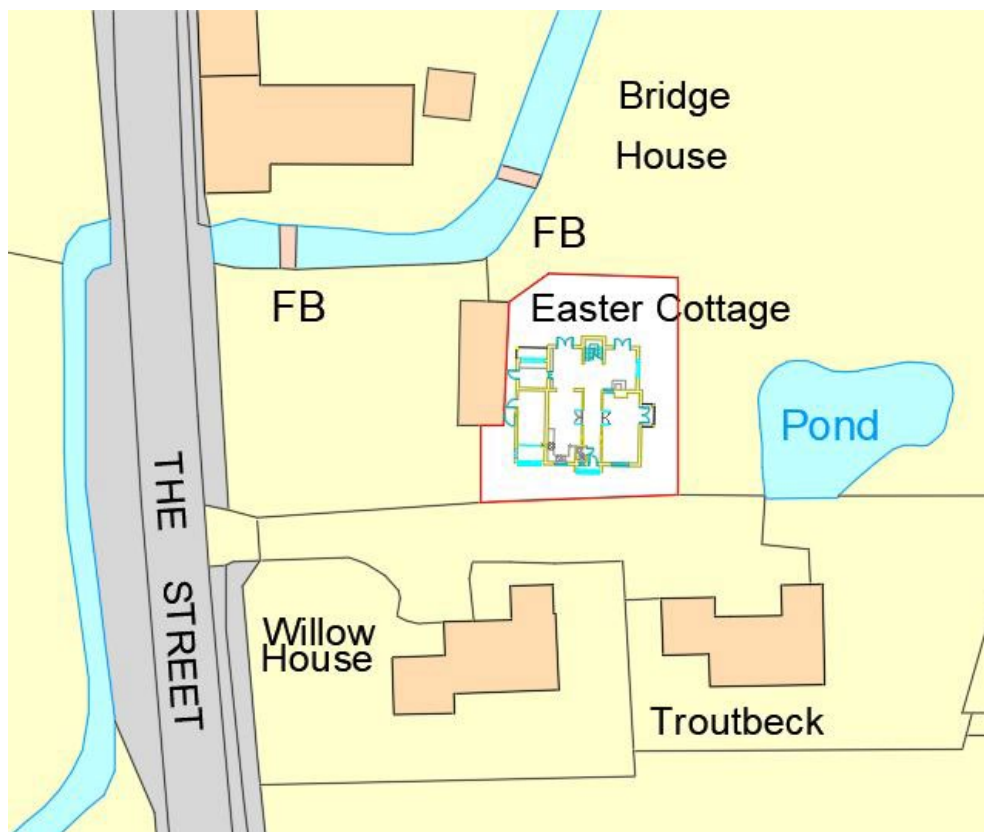


Figure 1: Site Location Plan.

2.0 Use and Proposals:

- 2.1 The application seeks Householder Planning for a first-floor rear extension, the relocation of the garage door, three window size changes and internal door changes on ground floor.

3.0 Layout:

- 3.1 The proposed development comprises of a first-floor rear extension to add an additional bedroom.
- 3.2 Further to this, the staircase window which is rear facing is to be enlarged.
- 3.3 On ground floor there will be minor changes which include increasing the size of two windows and changing the location of two internal doors. These doors would also change to double doors.
- 3.4 The garage door would then also be moved in somewhat while still maintaining a suitable size as a garage.

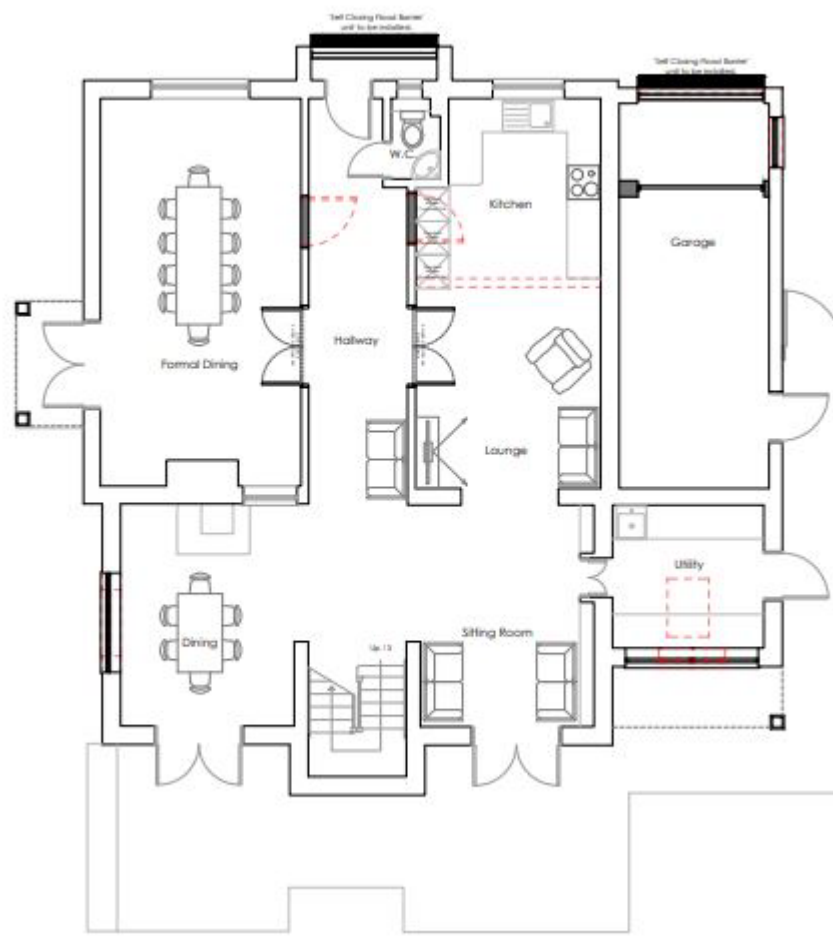


Figure 2: Proposed Ground Floor Plan

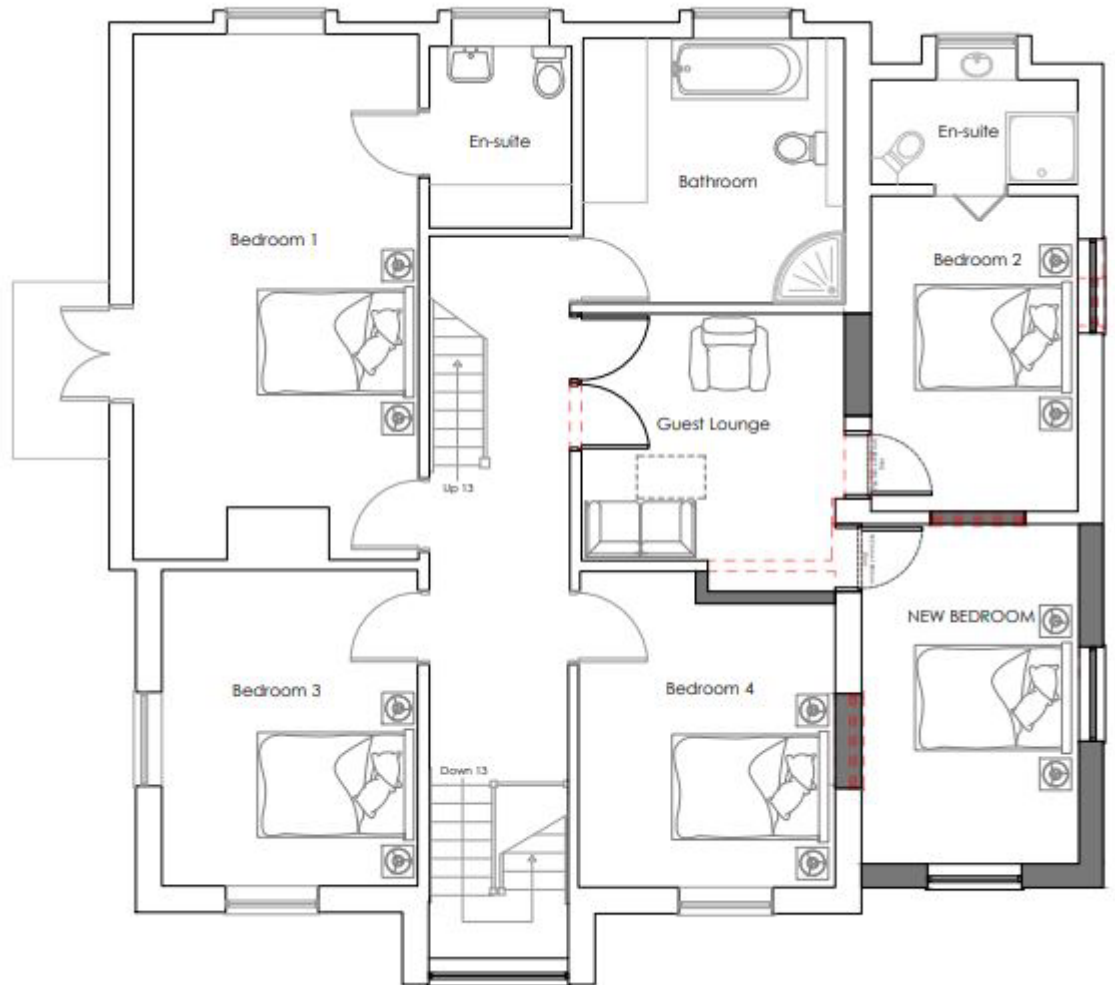


Figure 2: Proposed First Floor Plan

4.0 Appearance and Visual Design:

- 4.1 The dwelling is a two-storey detached family home with rendered walls and pantile roof. There are also stairs leading up to a loft space that is being used as an office.



Figure 3: Dwelling.



Figure 4: Dwelling.

- 4.2 The rear first floor extension with render and pantile roof will match the existing dwelling.
- 4.3 The design for the rear extension will match the existing and will also maintain subservience in that it does not match or exceed the existing gable end walls.
- 4.4 The proposal takes into consideration the size, location, and context of the site.



Figure 5: Proposed External CGI Proposed Rear Elevation