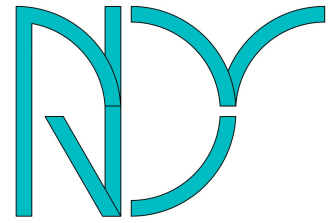


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15 GRANGE ROAD, WICKHAM SKEITH: PLANNING / D&A STATEMENT

Introduction:

This Statement accompanies an application for planning permission to extend 15 Grange Road, Wickham Skeith, IP23 8NE and should be read in conjunction with the associated information that has been submitted in support of the proposal.

The proposed development comprises the demolition of two existing flat roofed single storey extensions and replacement with a new combined pitched roof single storey extension.

Use:

The new extension is to be used for domestic residential purposes and comprises a replacement of the existing porch, lobby and bathroom, along with new living and utility rooms.

Amount:

The existing front and side additions nett floor area to be demolished is 7.9m² and the proposed replacement floor area is 44.3m².

Layout:

The proposed extension wraps around the front, side and rear of the existing dwelling.

Scale:

The extension has an eave height of 2.1m and a ridge height of 3.9m and is of a scale which compliments the main dwelling.
Refer to the floor plan for footprint dimensions.

Landscaping:

It is not intended to carry out any additional landscaping due to the extension location.

Appearance:

It is proposed to use red facing bricks and natural roof slate which match the existing as closely as possible.

Access:

Access is gained via the front entrance door, with further access points to the side and rear.