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DESIGN AND ACCESS STATEMENT

This Design and Access Statement accompanies a planning application for a replacement dwelling and to build a new 3-bay garage with room above at Little Boats Hall, Badingham Road, Laxfield, Woodbridge, Suffolk IP13 8HU.

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

INTRODUCTION

Clare and Steve Corbett would like to explore the possibility of demolishing their existing house and replacing it with a new dwelling. Little Boats Hall has been neglected for several decades and is in a state of disrepair (see internal pictures below). The amount of work to make the house habitable and to bring it up to current building standards would be extensive and costly. Little Boats Hall sits on the boundary with Threeways. If they could build a new house, it could be sited away from the boundary which would benefit both properties.



LOCATION

See existing and proposed site plans at 1:500.

ACCESS

The existing access is off a private lane leading onto the B1117 on the outskirts of the busy and popular village of Laxfield. Laxfield has a primary school, supermarket, two pubs and a museum. It is approximately 11km south-west of Halesworth and approximately 10km north of Framlingham. Laxfield has bus links to surrounding villages and Framlingham and Halesworth which has a rail link to Lowestoft and Ipswich and, in turn, rail connections to Norwich and London. The new dwelling will comply with Part M of the Building Regulations. The relevant policy will be taken into consideration to ensure, amongst other things, 'safe access to and egress from the site'.

LAYOUT

See drawing AB1.

SCALE AND AMOUNT OF DEVELOPMENT

The proposed new dwelling has a similar footprint and will be a similar height to the existing house. The amount of development proposed for accommodation makes allowances for modern day living and the need to comply with minimum standards for Building Control.

VISUAL APPEARANCE AND DESIGN

The proposed new dwelling is to be built in red imperial brick with a red pan tile roof. It has different ridge heights allowing visual breaks to the overall appearance.

LANDSCAPING

A parking and turning area is proposed outside the new garage. This will be in loose gravel on a permeable surface. There will be a paved patio area outside the patio doors and the rest of the garden will be laid to lawn with some soft planting.

CONSULTATIONS

Pre-planning advice was received on 12th January 2023 from Nikita Mossman in which she states:

The proposal for the erection of one replacement dwelling and a garage on the site is likely to be considered acceptable in principle, subject to the scale and design amendments being made to the garage.

The garage has been scaled down and the dormers removed.