

4 Ashley Close, Tostock – Mr N. Nichols & Miss S. Manning
Planning Statement



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REV	DATE	COMMENTS	BY	CHK
P1	03/04/24	Planning application	AW	AW
P2	04/04/24	General changes	AW	AW

1. INTRODUCTION

1.1 Introduction

This document is submitted to Mid Suffolk District Council in support of the Planning Application submitted for the works to 4 Ashley Close, Tostock. The bungalow is detached with a further detached double garage, and is sited in the middle of a small run of residential bungalows off Norton Road.

The property currently comprises 2 bedrooms, 2 bathrooms with kitchen and lounge with an enclosed garden abutting a double garage. To the west and south are bungalows of the same development constructed at the same time as the application dwelling. The east is a residential garden for a property on Norton Road, and to the north is a further residential garden with a large storage shed abutting the boundary.

2. PROPOSALS

2.1 Brief Scope

The proposals are twofold, firstly, the conversion of the existing garage into a home office with WC and utility and secondly, the construction of a log cabin on an existing decking within the garden.

2.2 Garage Conversion

The existing double garage is of single skin brickwork construction underneath a hipped, tiled roof. There is an existing UPVC doorset into the garden and two roller shutter doors facing Ashley Close. The garage currently benefits from having a water and electrical supply, and is mainly used as a workshop storage space, with a small desk and utility area. It is currently unheated and completely uninsulated.

The garage conversion seeks to provide the applicant with a home office space in line with the modern way of living and working post covid. A WC is to be provided and a small utility space to house the washing machine and dryer that are currently in the garage. The garage will be fully insulated and provided with heating all in accordance with the Building Regulations.

Externally, the existing roller shutter doors will be removed and the openings infilled with a final cladded finish. An anthracite UPVC window will be provided to the left hand opening and will be of a configuration to match the existing bungalow. The existing doorset will be removed and the opening altered to accommodate a anthracite bi-fold doorset to maximise the light into the office. This doorset will only overlook the applicants garden and so will not provide any overlooking issues.

2.3 Parking

The current parking arrangements for the bungalow are the garage and 2no spaces in front of the garage off of Ashley Close. The 2no spaces in front of the garage will be unaffected by the conversion and as such will accord with the Suffolk County Council Guidance for Parking 2019 for a C3/C4 use of 2 vehicular spaces for a 2-bedroomed property.

2.4 Log Cabin

The proposals are for a 4x3.35m cabin as Appendix A. The cabin is to be positioned on an existing decking to the southern boundary, which consists of an 1.8m high close boarded fence with concrete posts. The cabin is 2.17m high at the boundary (circa 370mm higher than the fence) and is 2.46m high at its highest point in the middle of the garden.

The existing decking is circa 100mm from the ground level, and with the cabin being entirely under 2.5m in height and not exceeding 50% of the area of land around the original house, both would be considered permitted development in a typical scenario.

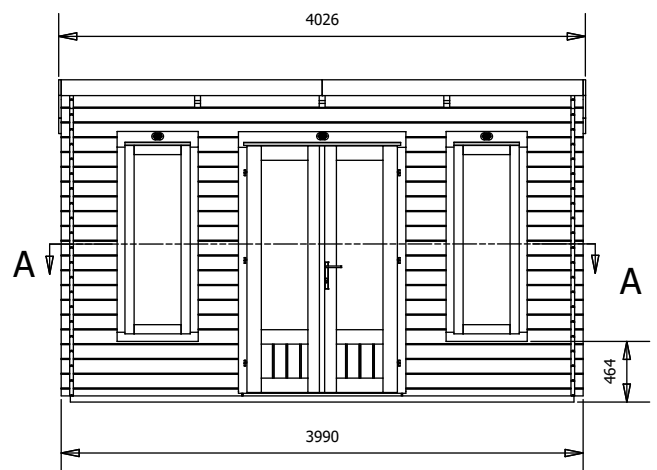
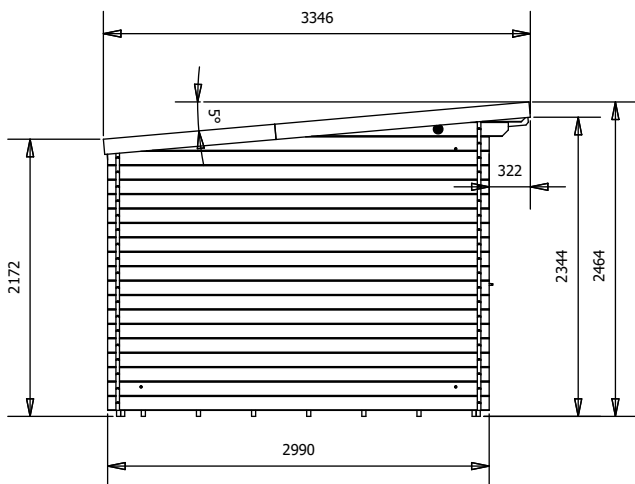
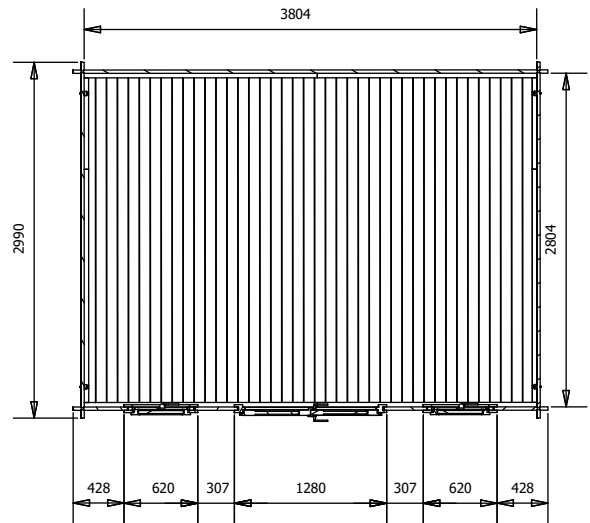
3. CONCLUSION

We believe the formal conversion of the garage will assist the applicants work-life balance and will not demonstrably change the existing elevations. The parking standards are achieved and with no compromising of the neighbouring properties amenities this application should be supported.

4. APPENDIX A – LOG CABIN PLANS

Terminator Log Cabin

W4m x D3m



Specification

- Overall External Dimensions: 4.02m x 3.35m (13' 2.25" x 10' 12")
- External Width: 3.99m (13' 2.25")
- External Depth: 2.99m (10' 12")
- Internal Width: 3.8m (12' 5.5")
- Internal Depth: 2.8m (9' 2.25")
- Internal Area (m²): 10.64m²
- Ridge Height: 2.46m (8' 0.75")
- Internal Eaves Height: 1.94m (6' 4.5")
- Roof Style: Pent
- Roof & Floor Thickness: 19mm Tongue and Groove
- Floor Bearers: Pressure Treated
- Storm Braces: Included
- Wall Thickness: 28mm

- Door Height (Walkthrough Height): 1.82m (5' 11")
- Door Width (Walkthrough Width): 1.11m (3' 7")
- Door Locking System: Industry Leading 4 Point Lock - 2 Cams, Latch & Hook Bolt
- Window Locking System: Multi Point
- Window Opening Size: 0.43m x 1.37m (1' 5" x 4' 5")
- Glazing Material: 4mm Toughened Glass
- Glazing Options: 24mm Double Glazing as Standard!
- Ventilation: 2 Plastic Vents Included
- Approx. Assembly Time: 2 Days*

*This is an approximate time only, based on 2 people. Assembly time may vary depending on season/weather conditions, foundation type, ability of those constructing, etc