

Paul Tungate

*Architectural, Planning, and
Building Design Services*

PLANNING STATEMENT

PART GARDEN OF "REGMIC", LONDON ROAD, SHADINGFIELD. SUFFOLK

PRE APPLICATION CONSULTATION

A Pre Application Consultation has taken place between my client and East Suffolk Councils Planning Department, resulting in a Pre Application Consultation Report dated 26th June 2023 by the case officer Katherine Rawlings.

The report has been closely studied and followed, and my client has instructed me to submit a detailed planning application for modest single storey bungalow and detached garage.

IMPACT ON ECOLOGY AND PROTECTED HABITATS

As the site is located within the 13KM Zone of influence for protected habitats my client agrees to the financial contribution of £321.22 towards the Suffolk Coast ~Recreation #####disturbance Avoidance and Mitigation Strategy.

PRELIMINARY ECOLOGICAL APPRAISAL

Please find attached a report

ARCHAEOLOGICAL SURVEY

Please find attached a report

ACCESS AND DESIGN STATEMENT

My understanding is that a dwelling with a gross floor area of not more than 100m² that is not located in a Conservation Area nor in an Area of Outstanding Natural Beauty does not require an Access and Design Statement to be submitted.

However I wish to cover other material issues in this Statement.

PROPOSALS

A modest detached bungalow has been designed to fit the plot being part the former garden of "Regmic", London Road, Shadingfield.

The new dwelling will infill each side of existing dwellings in this part of London Road Shadingfield.

ACCESS

The proposed dwelling will be accessed from London Road by a joint drive with "Regmic". The new drive and parking would allow vehicles to park and turn so that vehicles can leave the site onto London Road in forward gear. The new and altered access onto London will be formed completely in accordance with the requirements The Highways Department of Suffolk County Council.

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ENVIRONMENTAL ASSESSMENT

A study of the site and a desk top study has been undertaken of all the available material open to me and the following comments are made.

CONTAMINATION

Preliminary study concludes that the site has been a residential garden for some considerable period of time and no evidence of any contamination of the site has been found. However an Environmental Search report is attached

FLOOD RISK

The site is outside any Flood Risk Zone as determined by the Environment Agency.

ENERGY AND INFRASTRUCTURE

A electricity supply is available to the site

No mains natural gas supply is available to the site and it is proposed that the bungalow be served by either oil or liquid gas fuel

No main sewer is available to this part of Shadingfield so the dwelling will be served by an approved environmentally friendly Septic Tank.

GROUND STABILITY

No ground stability issues have been identified. The subsoil should be a natural Boulder Clay.

RADON

The site is not shown to be within a Radon Risk Area.

OTHER INFLUENTIAL FACTORS

No overhead power lines transit the site and no other influential factors have been identified.

DESIGNING FOR DISABILITY

The dwelling will be designed to enable disabled persons to enter and use the dwelling and will fully meet Part M of the current Building Regulations.

GREEN ENERGY

A convenient electric vehicle charging point will be provided.

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CIL INFORSTRUCTURE CHARGE

An additional questionnaire form has be submitted. My client understands that a single dwelling with a floor aera of not than 100m² would be exempt from the charge.

APPENDIX

Documents forming part of the Planning Application

Completed Planning Application Form and Certificate A

Planning Statement

Bungalow Plan

Garage Plan

Site Location Plan

Existing Block Plan

Proposed Block Plan

Suffolk Coast Recreation Disturbance Avoidance and Mitigation Strategy - £321 contribution

Tree Survey

Preliminary Ecological Appraisal

Completed Land Contamination Questionnaire

CIL Questionnaire Form

Paul Tungate
Chartered Surveyor
March 2024