

**PROPOSED EXTENSION AND ALTERATIONS AT  
DE WINTERS LODGE, HADLEIGH ROAD,  
IPSWICH, IP2 0BT**

**PLANNING STATEMENT**

The attached planning stage application is for a rear extension and internal alterations to an existing single bedroomed bungalow which was an original gate house to the adjoining estate. The existing dwelling has a total area of **75.2 sq m**.

The proposed rear extension has a total area of **71 sq m** and is to be erected over an area currently covered in a mixture of outbuildings. The existing modern conservatory extension to the side and rear of the gatehouse will also be removed. The total area of buildings to be removed is **86.35 sq m**.

The extension has been designed to retain the original design features of the gatehouse and will be in reducing split levels to follow the general reduction in ground levels to the rear of the existing property.

To the East side of the property, the extension has been stepped in so that it will not be seen from the road frontage (which is also at a higher level).

To the rear (North) elevation the extension will be shielded from view by mature trees and hedges.

Materials will match the existing of plain clay roof tiles, red brickwork and white painter softwood joinery. To the rear facing elevation the joinery will be in white powder coated aluminium alloy, double glazed.

Environmental improvements will be incorporated by the removal of the existing gas boiler and the installation of an air to water heat pump and underfloor heating with full zone control to each room. None of the existing trees on site will be removed or damaged.

The existing gatehouse will have new floor insulation within the suspended floor space and the roof will have a 400mm thickness of quilt insulation.

The whole of the extension will have insulation to achieve U values at minimum 10% better than building regulation compliance level.

By following the existing design features and incorporating environmental improvements we believe that the rear extension, (which will reduce the existing area of development by **15.35 sq m**) will create a practical and modern family sized dwelling.

Site photographs are attached for reference.