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Suffolk

IP14 2HS

11th April 2024

Design and Access Statement, and Biodiversity Enhancement Measures

Address

22 Lockington road, Stowmarket, Suffolk IP14 1BQ

Description of works

Partial demolition and extension of existing conservatory to form habitable space and replacement mono pitched roof to existing rear extension and conservatory.

Introduction

This householder planning application follows on from a pre-app advice application DC/24/01318.

22 Lockington Road is a detached property situated towards the front of the site boundary. The existing dwelling was likely erected between 1967 - 1975 with masonry cavity walls and concrete tiled roof. The property has an existing rear flat roofed extension which was likely built under permitted development, as there are no planning records on the local authority planning website. The property has replacement UPVC windows and doors.

Design Considerations

The purpose of the proposed extension and alterations is to re-utilise and enlarge the existing conservatory floor area for habitable space. The construction will be masonry cavity walling with a pitched concrete tiled roof and UPVC windows and doors to match the existing. The proposed internal alterations and extension will create an open plan kitchen/dining area and larger accessible ground floor wet room.

Appearance

The extension by virtue of its scale, siting and appearance represents a subordinate addition to the main dwelling which does not exceed the current footprint. The extension is a respectful design response and provides an acceptable character outcome to the site and neighbouring properties.

Amenity

Views from the extension will principally extend to the rear garden of the host property and therefore the development will not result in any unreasonable loss of privacy for neighbouring occupiers. Overlooking at ground level is mitigated by existing boundary locations and treatments.

Access

Access to the property will not be altered.

Biodiversity Enhancement Measures

The works to the existing dwelling should not impact the existing biodiversity to any great extent, but a House Sparrow terrace nest box is proposed to the East elevation of the existing dwelling, to enhance the existing biodiversity in accordance with LP16 of the National Planning Policy Framework and Babergh and Mid Suffolk Joint Local Plan.



RSPB Sparrow terrace nest box.

Conclusion

The proposal represents a site responsive design and an acceptable character outcome which will provide the applicants with a better use of habitable space by replacing the existing conservatory. The extension is a sympathetic response having regard to scale, form and profile of the main host dwelling, along with providing additional biodiversity enhancements in the process. The application should therefore warrant support at council officer level.

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