

PLANNING APPLICATION – PLANNING STATEMENT

Ref: JDA-024-0393-PS-001 A

Proposed Development: Proposed single storey side and rear extension along with internal and external works all to existing single storey dwelling.

Site Address: 23 Station Road
Haughley
Stowmarket
Suffolk
IP14 3PN

Applicant: Mr. & Mrs Betts

Agent: John Denny Associates Ltd
43 Oulton Road
Ipswich
Suffolk
IP3 0QD

Local Planning Authority: Mid Suffolk District Council

Planning Portal Ref: PP-13004820



No. 23 consists of a single storey detached dwelling and is situated on the Eastern fringes within the village of Haughley off the Northern side of Station Road. The site benefits from sufficient access and parking to the rear with access off Turner Lane. There are properties to all boundaries surrounding the property and site is predominantly surround by low level brick walling and higher timber fencing.

The current dwelling dates from what is believed to be the 30-40's and is predominately of a brick construction more recently clad with insulation and finished with painted render under an interlocking concrete pan tiled roof. The proposed side and rear extension would replace a small glazed lean-to conservatory which is only usable for a short period of the year and mainly used as a lobby off the kitchen area.

All the properties within the area are of a different styles and ages but are predominantly of a single storey design with some two-storey heading further towards the centre of Haughley. The finishes of the properties are a mixture of cladding, painted render and facing brickwork.

The new single storey side and rear extension would be constructed using a facing brickwork plinth below horizontal weatherboard cladding above over insulated panels behind.

The extension would be constructed with a new pitched roof carried over the whole structure and finished with a natural slate as they were originally constructed. All new windows would be of black aluminium along with a natural solid timber front entrance door.

The front elevation has been broken up by the use of an open fronted porch in the same style as the extension.

It is hoped that by carrying out these works the internal layout and external appearance will enhance our clients' living arrangements while at the same time not having a detrimental effect of the appearance of the dwelling and adjoining properties.