

1026 050 – Planning Statement

Conversion of garage for use as annex to main house adjacent to 34 Temple Road, Stowmarket, Suffolk, IP14 1AT (Existing property)

This statement is intended to explain the design principles and concepts that have been formed for the works and also clarify how access issues have been addressed.

Design

Location

The site is situated on the outskirts of the southern end of Stowmarket's town centre and is currently occupied by the present owner.

It is situated towards the middle part of Temple road which is private, resident's only no-through road adjacent to properties of an eclectic mix of age and design in this mainly residential area.

Use

Currently the site comprises of a single car garage adjacent to a detached late Victorian property and is currently privately occupied by the present owner. There will be no change to this status once the improvements have been made.

Amount

The site consists of a 23m² single car garage 5 adjacent and partially connected to the 5 bedroom detached property set within its own grounds and positioned approximately 3.5m from the paved pedestrian access and road. There is an extensive garden to the rear of the garage including an existing extension to the kitchen area.

The proposed refurbishment consists of reconstruction the existing garage with a slight increase in size from 23m² to 28m² achieved by bringing the rear of the garage in line with the rear elevation of the property.

The garage will become an annex to the main house, still connected by the existing internal door.

It will feature a kitchenette, living area, bedroom with adjacent shower room and WC.

Layout

The existing arrangement of the property as seen from the road has the garage to the left of the main building and the existing kitchen extension is visible to the right of the main building which sits centrally in the site. To the rear of the property as viewed from the garden the garage is visible on the right. The existing kitchen extension is visible on the left.

The proposal does no change or alter the position of the garage, however the proposed extension to the rear of the garage will come in line with the existing rear elevation of the property and is intended to bring together the existing elements in a consistent way while enabling more useable space within the annex.

Scale

Garages that surround the existing property are of similar size and scale to the existing but have had a mixture of extensions and adjustments applied to them over the years. No visible adjustment in size will be in view from the public highway.

Landscaping

Currently the site consists of an established front and rear garden with concrete parking area to the front of the property directly in front of the garage. The rear garden features existing trees and hedges which will be unaffected by the proposed improvements and extension to the dwelling.

Appearance

Currently the garage is of similar type to a range of garages as seen in localised properties, many of which have clearly been added at a later date to that of the original build of the houses to which they are connected.

The adjacent properties along Temple road feature an eclectic mix of styles and ages. A mixture of materials and treatments are used. In addition, some more recently refurbished properties (within the last 5 years) feature more modern materials and techniques to compliment the designs.

The proposed alterations are intended to enhance the existing dwelling and to add further character to the original features of the building while purposefully being individual.

Garage alterations.

The garage currently features a typical metal up and over door facing the street and a plain glazed side door set in a panelled wall has been added also.

The proposal is to remove the doors and install a window of a similar construction to that of the existing building. The façade will be clad in traditional Japanese style charred timber, the intention being to purposefully contrast with the dwelling to highlight its features while adding further character and interest to the property.

Access

The existing arrangements consist of an off-street parking area in front of the garage as well as a pedestrian foot path from the pavement to the front door of the property.

There is access to the town centre by foot within 10 minutes and the main A14 dual carriageway is less than 10 minutes by car.

No changes will be required in the proposed improvement works to access and no change to the existing access of the building will be required.