

## **1065 050 Planning Statement**

Refurbishment and minor extension of 14 Combs Green, Stowmarket, IP142NP (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 south of Stowmarket in Combs Green positioned between Combs and Little Finborough just off the Bildeston road. It is currently occupied by the present owner while they renovate the interior.

It is situated towards the middle part of Combs green residence access no-through cul-de-sac road adjacent to properties of a similar age and type in this mainly residential area.

#### Use

Currently the site comprises of a link-detached property and is currently privately occupied by the present owner. No change to this status once the improvements have been made.

#### Amount

The site consists of a 73m<sup>2</sup> (in total) 3 bedroom detached property (ground floor footprint 57m<sup>2</sup>) set within its own grounds and positioned approximately 15m from the paved pedestrian access and road. There is a garden to the front and rear of the property with hard standing and concrete driveway. In addition there is a single car garage attached to the right hand side of the property.

The proposed refurbishment and extension consists of 10m<sup>2</sup> in total increasing the ground floor footprint to 67m<sup>2</sup> including the porch.

#### Layout

The existing arrangement of the property as seen from the road has the garage to the right of the main building. To the rear of the property as viewed from the garden the garage is visible on the left. The existing connected kitchen extension to the rear of the property is visible on the right.

The proposal does no change or alter the position of the garage however there will be an entrance lobby/porch added to the front which is intended to bring together the existing elements in a consistent way with the style of the house and surrounding properties.

## Scale

Dwellings that surround the existing property are of similar size and scale to the existing property but some have had a mixture of extensions and adjustments applied to them over the years. As seen from the road directly to the left and right of the dwelling are similar properties with slight variations and personalisation but are of similar size and age.

## 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. Both front and rear gardens feature existing trees and hedges which partially obscure the house from the road and will be unaffected by the proposed improvements and extension to the dwelling.

## Appearance

Currently the dwelling fits in well with the adjacent properties many of which are of similar age with similar features. Many of which have been altered and modernised during their life-time with changes to window types and extensions.

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

## Garage alterations.

The garage currently features a typical up and over door facing the street but well within the property grounds. The proposal is to utilise half of the garage to extend the usable kitchen area while also retaining approximately half of the garage to the rear for storage. To the front of the garage area an entrance lobby and GF WC will be added along with an entrance porch all to be in keeping with the existing building with brickwork repaired and replaced with like for like where required. The new door and glazing will be of matching quality and style to that of the existing.

## Access

The existing arrangements consist of an off-street driveway and parking area in front of the garage.

There is access to Stowmarket town centre by car within 10 minutes and the main A14 dual carriageway is less than 15 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.