

Design Statement for the Proposed Alterations &

at

22 Poplar Close, Haverhill

Background

The property which is the subject of this application is 22 Poplar Close, Haverhill. Suffolk. CB9 9EJ.

22 Poplar Close is a semi - detached house located at the end of Poplar Close. This is one of several side roads ending in a cul de sac located off Spindle Road.

Poplar Close is a composition of both detached and semi detached houses which vary in age and style but are generally approximately 40 years old. The houses are traditional in style, generally two storey dwellings, with brick walls and a variety of tiled dual pitched roofs.

There is change in level in Poplar Close, with the properties on the north side at a lower level than those that bound the highway on the south.

Number 22 Poplar Close, Haverhill which is the subject of this application is located on the north side of the street.



22 Poplar Close (left hand side of the semi detached properties)

22 Poplar Close is a simple plan form. Access to the property is from an entrance porch facing the highway which an open plan sitting room/ dining room and kitchen are located.

A flight of stairs in the entrance hall leads to a landing at first floor level. There are three bedrooms at first floor level and a family bathroom. Two of the three bedrooms are modest in size, with one being single bed sized spaced and is currently used by the owner as a study.

To the front of the house is a rage garden and driveway for parking vehicles off road and the rear is a private garden, bounded by fencing.



Rear North Elevation of 22 Poplar Close

To the side of the property on the west is garden, this space is approximately 2.3 metres wide and is too narrow to park a vehicle. Also located within the space is manhole which provides access for the foul drainage from both 22 Poplar Close and 20 Poplar Close, which is a semi detached property set back from the front of number 22.

The property is located inside the Development Limits of Haverhill but is not located in the Conservation Area.

The property is also not listed.

Proposals

The applicant, Mr Hutley wishes to alter his home as follows:

1. Construct a two storey side extension on the west side of the property within the present garden space.

At ground floor level the extension will be used to enlarge the kitchen / dining room to allow a table and chairs to be easily accommodated and a utility cupboard for housing the washing machine and equipment. The space will also be partially used to create a study space, with a glazed door on the front elevation. It is necessary to install a door to allow garden equipment to be easily moved from the front to the back of the house and visa versa.

At first floor level it is proposed to create an ensuite shower room at the front of the addition to serve the main bedroom and relocate the family bathroom to the rear.

The extension has been designed so that it sits back from the main front elevation and can therefore be read as a subservient addition to the host dwelling.

There are no windows at first floor level. Natural light and ventilation is provided to both the ensuite bathroom and family bathroom by rooflights, this ensures that there is no easy ability to overlook adjacent properties.

The extension at ground floor level also includes a recess to ensure that the manhole which provides access for the shared drain is not covered and is easily accessible. Prior to the Pre-Application being submitted the applicant, Mr Hutley contacted Anglian Water who confirmed that the proposal is acceptable.

Externally it is proposed that the external walls of the extension have a render finish at ground floor level with boarding at first floor level and above. A similar extension has been constructed at 28 Poplar Close, with similar materials and sits well in the streetscape.



Side Extension at 28 Poplar Close, Haverhil

The proposed side extension has been designed to complement the existing form, mass and scale of the property. The materials to be used in the construction of the extension are found in the palette of materials used in Poplar Close.

The style of the new doors and windows within the extension will match the existing fenestration to provide continuity of detailing.

The proposed alterations to the front of the dwelling are modest and proportionate, with potential for overlooking minimal.

Prior to submitting this Householder Planning Permission Application, a Pre-Application Consultation, reference number PREAPP/24/143 was submitted to the Planning Team for their comment and consideration. It was confirmed that the proposals to alter and extend the property are acceptable in principle.