NATIONAL REQUIREMENTS STATEMENT

For

Proposed front porch extension, and garage conversion to create additional bedroom facilities for the applicant/owner.

At:

21, Abbotts Road, Haverhill, Suffolk, CB9 0DQ

ACCESS AND PARKING PROVISION.

In the proposal, the existing vehicular and pedestrian access to, 21, Abbotts Road, Haverhill, remain unchanged. The proposal will not interfere with the existing arrangements. The existing on-site parking facilities will change with the proposed garage conversion losing one covered parking space. However, with off-road parking facilities on the hardstanding driveway/parking area to the front of the site, there is more than adequate off road parking and manoeuvring arrangements available.

AIR QUALITY ASSESSMENT.

The proposal will have no impact on the air quality.

BIODIVERSITY SURVEY AND REPORT.

The proposal will have no impact on the biodiversity in the location. There are no rare species of any form of plant, bird or wildlife inhabitants listed in or around the area. The site will retain all of its existing characteristics of the area allowing the inhabitants of the location to flourish.

FLOOD RISK ASSESSMENT.

There is no risk of flooding in the location as the site is not in any flood plain according to the Environment Agency.

HERITAGE STATEMENT.

The site is not within a conservation area or heritage site and has no archaeological sites of importance in the area.

LAND CONTAMINATION ASSESSMENT

There is no evidence that any part of the land to which this application relates to being contaminated.

DAYLIGHT/SUNLIGHT ASSESSMENT.

The proposal will not have any detrimental effect on daylight/sunlight conditions to the main dwelling or surrounding properties in the location.

NOISE IMPACT ASSESSMENT.

The application does not involve any activities which would result in noise level being affected

PLANNING STATEMENT.

The proposal in this application is to construct a new porch extension attached to the front elevation of the dwelling. The application also involves the proposed conversion of the existing single garage to the side elevation of the dwelling, to create additional bedroom facilities for the applicant and the growing family.

The proposed porch extension is designed to provide an improved entrance area for the dwelling to the existing front elevation, providing a suitable size covered porch to the entrance hall facilities. The extension is to be a natural progression through to the existing hallway of the dwelling.

The roof construction to the extension is to be of a mono-pitched roof structure over the extension, and a flat ceiling to provide the same floor to ceiling height as the existing dwelling house.
The roof over the new extension is to be finished with concrete interlocking roof tiles to match the existing, and suitable for the shallow roof pitch.

The extension walls are to be finished with 102mm facing brickwork to match the existing dwelling brickwork; 100mm wide cavity filled with dritherm cavity insulation and 102mm blockwork inner skin walls with insulated plasterboard on dabs with a 3mm skim coat plaster finish.

The new front entrance doorway is to be constructed of uPVC frames with a composite front external door and a fully glazed sidelight with double glazed sealed unit glazing modules to match the existing, and to the applicants own choice.

The proposed garage conversion is required to provide additional ground floor facilities off the existing hallway and new front porch areas.
The existing garage flat roof is to be removed and replaced with a shallow pitched dual-pitched roof structure, providing a flat ceiling over the converted garage area.
The new roof structure is to be extended across the front of the dwelling to join up with the roof over the porch, which will provide an aesthetically pleasing appearance to the front elevation of the property.
The pitched roof is to be finished with concrete interlocking roof tiles to match the existing dwelling and suitable for the shallow pitched roof structure.

The existing walls to the garage are finished in facing brickwork, and it is proposed to rebuild the existing front elevation wall to the garage, by extending it slightly to join up in-line with the new porch. All new facing brickwork is to match the existing.
The new gable end wall to the garage conversion is to be constructed of facing brickwork to match the existing up to where the pitched roof begins, and then timber frame with neutral colour Hardie plank exterior boarding up to the apex of the pitched roof.
The existing single garage door is to be replaced with a window to match the existing dwelling.
The inner skin walls are to be constructed with a timber frame structure and insulated with Celotex insulation between the studwork and insulated plasterboard lining with a 3mm skim coat plaster finish.

The existing floor to the garage area is much lower than the dwelling floor, so it is proposed to be raising the floor level providing a new floating timber floor on a layer of Celotex insulation on a new 1200gauge damp proof membrane. A new pre-cast beam and block flooring system will be provided to enable the floor to be raised to match the dwelling.

New windows/sidelight are to be constructed of uPVC frames with double glazed sealed unit glazing modules, to match the existing.

The design of the proposed structures have been produced taking careful consideration towards providing construction of high quality materials and finish that will create a balanced scale of development and to complement the existing dwelling. In conclusion, the proposal will provide the additional facilities required by the applicant/owner and further enhance the external appearance of the original dwelling without causing any overbearing massing to the main dwelling.

SITE WASTE MANAGEMENT.

The proposal will not affect the existing site waste management system. The onsite recycling bins and waste bins will be retained.

TREE SURVEY / ARBORICULTURAL STATEMENT.

There are no trees in the site location of the proposal.

Prepared
By
Project Support Services

16.05.25