

Proposed single storey front extension, single storey rear corner in-fill extension, and dropped kerb to allow for addition of road parking at:

24 Mill Hill, Haverhill CB9 8BU.

August 2025.

Rev. A

Location.

Mill Hill is a residential area centrally located within the town of Haverhill, and typified by a prevailing style of two storey semi-detached and terraced dwellings. 24 Mill Hill forms an end-terrace property in a cul-de-sac. Please refer to the accompanying site location plan.

The Property.



Above: Photo of front elevation of application site – as existing.



Above: photo of rear of application property—rear elevation.

The proposals seek to provide a full width front extension to the property to allow for the kitchen to move to the front and afford a larger, more opening plan arrangement more akin to modern day family living. It also seeks to extend the existing flat roof structure to the rear to 'fill in' the remaining corner to modestly increase the amount of habitable floor area.

Access.

The current property has a pedestrian access to the public footpath. However, unlike most other properties, it does not have vehicular access or any on-road parking. The pedestrian access is understood to be private (serving the properties associated with the terrace of four dwellings only) and no public right of way is therefore affected. Whilst No. 24 is now in private ownership (applicant) it is understood that Havebury housing remain the landlords of some/all of the properties within the terrace, and the applicant is therefore in dialogue with Havebury and the tenants of the other adjoining properties with regards to ensuring clear access is maintained as a result of the proposed single storey rear extension. It is further understood that by virtue of not forming a public right of way, it is a matter for

Havebury and their tenants and not one that should be a material consideration of the planning application process.

Sustainability.

These proposed extensions, alterations and thermal upgrades will allow this property to be brought up to date and deliver modern day standards and living arrangements. The windows (some still metal framed and single glazed) will be replaced for modern double glazing (in a consistent style). The opening up internally coupled with the larger kitchen space will allow for a more open-plan way of family living. All extensions and upgrade works will meet with modern day U-values and insulation requirements etc. It will seek to solve the existing problems associated with damp penetration, condensation and poor ventilation etc –bring this existing property up to modern day standard and allow it to last in this state for many decades to come.

Precedent.



Above: Number 18 Mill Hill is the opposing end terrace to Number 24 (applicant) and already benefits from a dropped kerb and tandem parking arrangement to the side of their property. They also benefit from the addition of an enclosed front porch with mono-pitched roof.



Above: Other examples of single storey full width front extensions within the immediate area of Mill Hill (as red brick end terrace property shown here)



Above: Additional examples of single storey front extensions within the local area of Mill Hill.



(The above precedent is most akin to this application is so far as it has similar depth, with hipped ends and a 'flat-top' behind the pitch, to give the impression of a pitched roof but affording the extra depth to the extension by virtue of an element of flat roof (without clashing with the first floor windows above).



(Further full width front extensions, with roof lights and dropped kerbs with parking, as seen in Mill Hill – similar in depth to this application at Number 24 Mill Hill).



(Further full width front extensions and dropped kerbs with parking as seen in Mill Hill – similar in depth to this application at Number 24 Mill Hill).



Above: Other examples of single storey front extensions within the area of Mill Hill with a combination of both hipped and mono-pitched roofs with concrete tiles and matching brickwork (as can be seen above).