



# Design Statement

Reserved Matters relating to Outline Permission DC/21/2446/OUT for  
one dwelling and a single garage

Land Adjacent, Anne Sucklings Lane, Little Wratting, Suffolk,  
CB9 7TA

## 1. Introduction

- 1.1 This design statement is submitted in support of the Reserved Matters relating to Outline Permission DC/21/2446/OUT for one dwelling and a single garage.

## 2.0 Site Context

- 2.1 The site context is detailed in the Design and Access Statement that supported the outline application. The surrounding buildings are of varied architectural styles and of a range of periods. The older neighbouring properties historically have an agrarian appearance/ association.

### 3.0 The Reserved Matters

#### Condition 2:

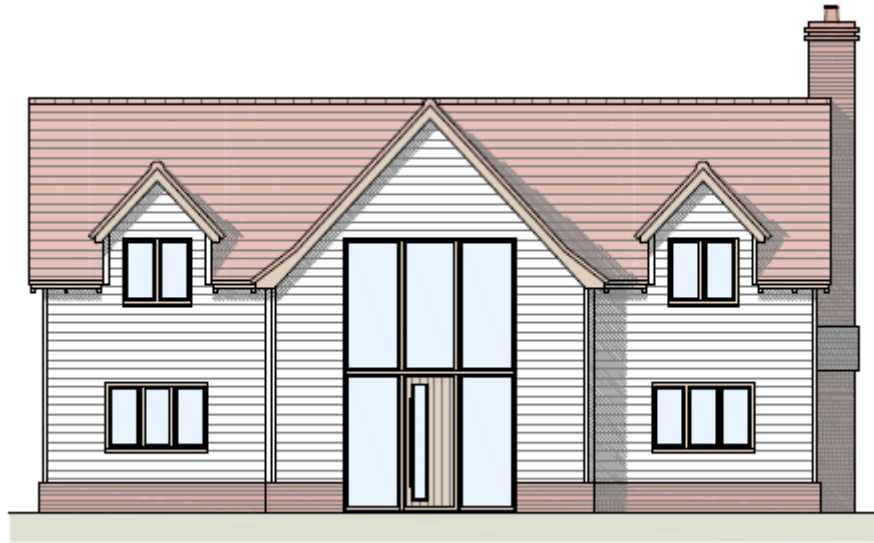
Prior to commencement of development details of the access, appearance, landscaping, layout, and scale (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out as approved.

- 3.1 Plans 701LIT.001 Site Plans and 701LIT.002 Floor Plan and Elevations Plans are submitted.
- 3.2 The site plan details the location of the garage, houses, driveway, hard and soft landscaping.
- 3.3 The footprint of the house is the same as that submitted with the outline application but with the addition of an orangery.



(Site Plan)

- 3.4 Aesthetically it has taken its design cues from the surrounding buildings with a central gables and dormers. It is proposed to be clad in weatherboard, with a clay tile roof, as shown on the elevations below:



Front Elevation (South-East)



Side Elevation (North-East)



Rear Elevation (North-West)



Side Elevation (South-West)

*(Elevations)*