J.A.P. Architects

Proposed New Self Build Dwelling at: Land To The Rear Of 89 Withersfield Road, Haverhill

Design & Access Statement



Illustrative view of the proposed rear (south) elevation.

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1.0 Introduction

1.1 This Design and Access Statement accompanies a full planning application for the erection of one detached dwelling and garage on land to the rear of 89 Withersfield Road, Haverhill. The proposal follows a positive pre-application response from West Suffolk Council (ref. PREAPP/25/291) and the design has been refined from the earlier concept drawings submitted at that stage.

1.2 The development comprises:
- One detached 1.5-storey self-build dwelling
- A single garage
- Parking and turning space
- Improvements to the existing access from Withersfield Road
- A replacement garage and parking arrangement for the existing dwelling

1.3 The proposal has evolved through a detailed analysis of the site, surrounding development, planning policy context, and a pre-application process.



Aerial view showing the application site highlighted within its residential context.

2.0 The Site and Surroundings

2.1 The application site forms part of the residential curtilage of 89 Withersfield Road and lies within the defined settlement boundary of Haverhill.

2.2 The overall site area measures approximately 0.15 hectares and comprises two distinct areas: the existing dwelling fronting Withersfield Road and its associated garden; and a larger parcel of garden land to the south-west, currently containing sheds and open grassed areas.

2.3 The surrounding area is entirely residential in character. Development surrounding the site includes two-storey houses along Withersfield Road, bungalows at Ash Grove, and small bungalows at Eastern Avenue.

2.4 The rear portion of the site sits approximately 70m from the houses at Ash Grove, creating unusually generous separation distances compared with typical suburban back-to-back relationships.

2.5 The existing plot at No.89 is significantly larger than neighbouring plots and historically functioned as a “double plot”, making it distinct within the local pattern of development.



The site with the surrounding dwellings labelled.

2.6 The site is located approximately 750m from Haverhill town centre and benefits from nearby bus services and pedestrian routes along Withersfield Road, making it a highly sustainable location for residential development.

3.0 Planning Policy Context

3.1 The statutory development plan for the area is the West Suffolk Local Plan (2024-2041). Key policies relevant to this proposal include:
SP1 – Climate and environmental emergency and sustainable development
SP4 – Design
SP8 – Biodiversity net gain
SP9 – Protected sites, habitats and features
SP12 – Spatial strategy
SP13 – Settlement hierarchy
LP1 – Sustainable design and construction
LP7 – Protecting natural resources
LP8 – Health and wellbeing
LP9 – Well-designed places
LP41 – Active and sustainable travel
LP44 – Parking standards

Policy SP12 and SP13 direct housing growth toward sustainable settlements such as Haverhill, where infrastructure, services and facilities are available.

3.2 The site lies within the settlement boundary, where the principle of residential development is supported subject to compliance with other development management policies.



Proposed site layout showing the new dwelling and the retained arrangement for 89 Withersfield Road.

4.0 Design Concept

4.1 The proposal is for a one-and-a-half-storey detached dwelling positioned within the rear parcel of land. The design responds carefully to the surrounding development by adopting a low eaves line, comparable to nearby bungalows, a 40˚ pitched and hipped roof, and accommodation partially located within the roof space. This approach reduces the perceived scale of the building and ensures that the dwelling sits comfortably within its context.

4.2 Approximately two-thirds of the accommodation is located at ground floor level, including a principal bedroom suite, providing a layout that is accessible and adaptable for future occupants.

4.3 The house is arranged in an 'L' shaped plan form positioned toward the northern corner of the plot, creating a sheltered south-facing garden, strong internal connection between living spaces and outdoor areas, and appropriate separation from neighbouring boundaries.

4.4 A single-storey ancillary wing extends toward the south-east and links the main house to the garage via a covered walkway.

4.5 The architectural approach is intended to create an attractive one-off dwelling, influenced by Arts & Crafts and New England styles, appropriate for a secluded plot that will not be prominently visible from the public realm.

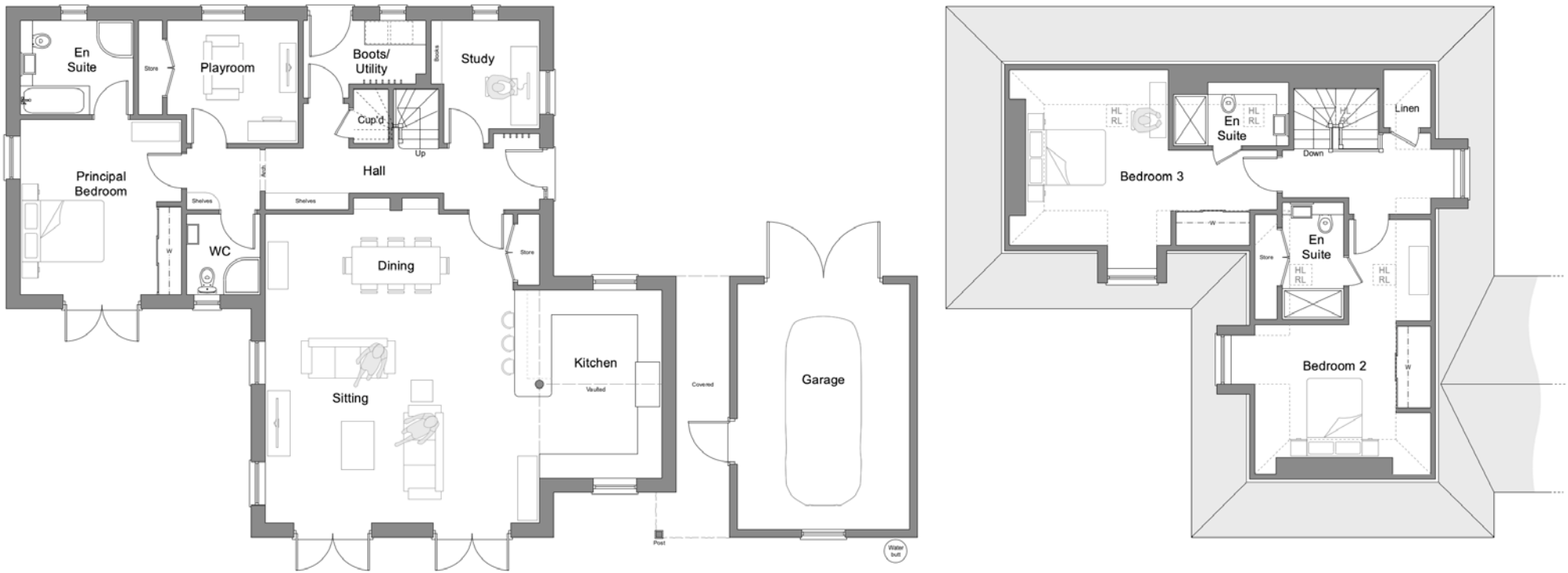
5.0 Layout

5.1 The proposal subdivides the site to create a new residential plot of approximately 0.065ha and a retained plot for the existing dwelling measuring approximately 0.045ha.

5.2 The new dwelling is positioned to maintain generous separation distances from surrounding properties and to preserve privacy for neighbouring residents.

5.3 The design also maintains appropriate maintenance gaps to site boundaries and retains meaningful garden space.

5.4 Private outdoor space of approximately 220m² is provided for the proposed dwelling.



The proposed ground floor and first floor layouts.

6.0 Access and Parking

6.1 Vehicular access will continue to be taken from Withersfield Road using the existing driveway serving No.89. The access will be improved to safely accommodate two dwellings.

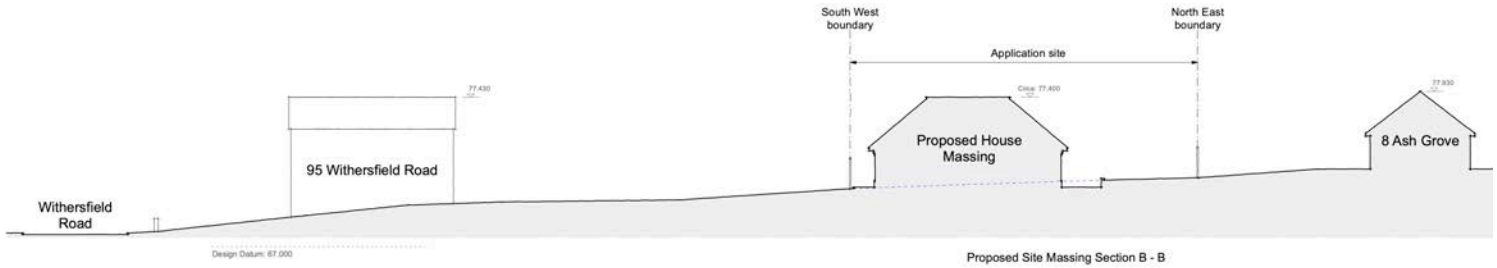
6.2 Improvements include widening the first section of the drive to approximately 4.8m to allow two vehicles to pass. Thereafter, a minimum width of 3.1m is maintained to ensure suitable access for emergency vehicles and to facilitate turning close to the proposed dwelling.

6.3 The proposed dwelling will benefit from a single garage and three parking spaces. This level of parking accords with Suffolk Parking Guidance (2023) and Local Plan Policy LP44. Parking and turning space will ensure vehicles can enter and exit the site in a forward gear.

6.4 The dwelling has been designed to comply with M4(2) of the Building Regulations

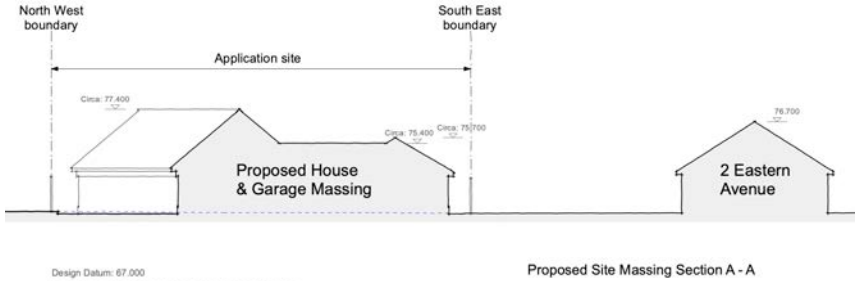
7.0 Residential Amenity

7.1 The proposal has been carefully designed to avoid adverse impacts on neighbouring residents. The following separation distances will ensure the development will not appear overbearing and will maintain appropriate levels of privacy:
- Approximately 21m between the proposed dwelling and 8 Ash Grove
- Approximately 70m between the housing along Withersfield Road and Ash Grove



Proposed site section showing the relationship with 8 Ash Grove and the careful consideration given to neighbour amenity and overlooking.

7.2 Dormer windows are modest in scale and positioned to minimise direct views toward neighbouring properties. Particular consideration has been given to the relationship with 8 and 10 Ash Grove. The design intentionally avoids positioning dormers that would directly overlook the gardens of these dwellings. Furthermore, the existing mature planting will assist in filtering views toward the south-west



Proposed site section showing the relationship with 2 Eastern Avenue and consideration of neighbouring amenity..

7.3 Due to the separation distances and building orientation, the development will not result in material loss of light or overshadowing to neighbouring dwellings.

8.0 Character and Appearance

8.1 The surrounding area displays a mixed character of housing types and architectural styles, including detached houses, semi-detached dwellings and bungalows of varying ages.

8.2 The proposed dwelling introduces a sympathetic design that respects the scale of surrounding buildings and the residential character of the area. The dwelling's relatively modest height and hipped roof form reduce its visual impact and allow it to sit comfortably within the wider residential context. Given the site's position to the rear of existing development, the dwelling will have limited visibility from the public realm, further reducing visual impact.

9.0 Sustainability

9.1 The dwelling's construction will be designed to meet the objectives of Policy SP1 and LP1 relating to sustainable construction and environmental performance. Measures will include energy-efficient building fabric, consideration of low-carbon heating systems, sustainable drainage measures where appropriate, and landscaping and tree planting within the site.

9.2 The location within the settlement boundary allows residents to access services and facilities on foot, reducing reliance on private vehicles.

10.0 Biodiversity

10.1 This application is accompanied by ecological information and the proposal will provide opportunities for biodiversity enhancements in accordance with Policies SP8 and LP13.

10.2 Ecology: In accordance with Policies SP8 and SP9, new tree planting, hedging, and landscape beds are proposed to enhance biodiversity. A PEA, prepared by Skilled Ecology has been submitted with this application which found no ecology issues on site.

10.3 Water: The scheme will comply with Policy LP5 regarding water quality and resources.

10.4 Trees: An Arboricultural Report and Survey, prepared by LSDP, has been submitted as part of this application. The findings indicate the proposal would have no adverse effects on trees indicated for retention, including to neighbouring trees.

10.5 Biodiversity Net Gain: The proposal is intended to be delivered as a self-build project. As such, the proposal is exempt from mandatory 10% BNG under current national regulations.



A PEA was conducted across the site, including the sheds proposed for removal.

11.0 Self-Build

11.1 This "detailed design" proposal comprises one detached dwelling to be delivered as a self-build home for the applicant's daughter, Samantha Bradbury, who has had the primary input into the final design and layout and who will appoint a building contractor to erect her house.

11.2 The intention is for Samantha Bradbury to occupy the dwelling as her main home once completed.

11.3 A standard self-build planning condition is expected to ensure that the dwelling is delivered as a self-build home.

11.4 Should circumstances change such that these intentions are no longer feasible, the plot would be marketed as a self-build plot only, with the restriction that any purchaser would commission the construction of the house as their own main residence rather than selling the completed dwelling as a speculative development.

11.5 Both scenarios comply with the definitions of self-build and custom housebuilding set out in Sections A1 and A2 of the Self-build and Custom Housebuilding Act 2015.

12.0 Summary

12.1 The proposal represents a carefully considered form of residential infill development within the settlement boundary of Haverhill. The scheme makes effective use of a large residential plot to provide a high-quality dwelling that respects the scale and character of surrounding development.

12.2 The proposal represents a sustainable and efficient use of land within a primary settlement, delivering a well-designed and accessible family home while maintaining the amenity of neighbouring residents.

12.3 The development complies with the relevant policies of the National Planning Policy Framework and the West Suffolk Local Plan and therefore represents an appropriate and sustainable form of development.

12.4 Planning permission is respectfully requested.



Proposed elevations of the dwelling.