Chestnut Farm Broadgate Road Sutton St Edmund

Spalding Lincs PE12 0LT

Proposed Extensions to Dwelling

BRIEF PLANNING STATEMENT

August 2021

PROPOSAL

This is a Householder Planning Application for work to be carried out to an existing dwelling at Chestnut Farm, Broadgate Road, Sutton St Edmund.

The proposed works involve the removal of an existing conservatory from the side (south) elevation and its replacement with a traditional construction garden room. There is also the proposal to remove the rear section of the dwelling and construct a replacement two storey extension, again of traditional construction.

THE SITE

The application site is located to the southern extent of Sutton St Edmund and the subject dwelling is the farmhouse to Chestnut Farm which operates from the same location. There is existing access from Broadgate Road which serves both the farmyard and the farmhouse.

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THE SCHEME

The original house has retained its principal front elevation with extensions and alterations over previous years seeing a conservatory added to the side elevation and a significant single storey extension to the rear of the dwelling. The conservatory has a translucent polycarbonate roof and the intention is to replace this with a more energy efficient and useable garden room with vaulted ceiling and roof lights. The fenestration to the new garden room is in proportion to the original dwelling and,, with matching brickwork and roofing it is considered that this replacement extension will enhance the appearance of the property.

Existing south elevation

Existing rear elevation showing extension and poor brickwork to upper storey

The rear section of the dwelling was significantly extended some years ago to upgrade and improve ground floor accommodation to the farmhouse, however the relationship between the extension and the original building is not the most sympathetic in terms of materials. More importantly the retained original sections, particularly the upper floor is showing signs of deterioration with damp ingress, poor brickwork, roof intersections. The first floor accommodation is also quite limited for a family farmhouse.

It is therefore proposed to remove the rear section of the dwelling, including the more modern extension and construct a two storey extension on a similar footprint. This will enable a more efficient layout to both ground floor and first floor and also provide significant improvement to the energy efficiency of the dwelling. The extension has been carefully designed so as to compliment the original front section and remain subservient to the principal elevation and roof lines.

CONCLUSION

It is considered that the proposed alterations will significantly improve the function and energy efficiency of the existing family farmhouse whilst having no detrimental effect on the setting or appearance of this traditional property.

We therefore look forward to a prompt approval of the scheme in order that the works can be carried out at the earliest opportunity.