

D&A Statement

SITE:	3 Station Road White Notley
PROJECT No:	20-003
REVISION:	P1
APPLICATION:	
DATE OF ISSUE:	27-01-2021

1.0 INTRODUCTION

The application site, 3 Station Road, forms one half of a pair of semi detached 19th century cottages on the northern side of Station Road approaching the settlement edge of White Notley. The adjacent property, 1 Station Road, has been substantially altered and extended and proposals presented for the Applicant aim to procure a more subordinate design creating improved accommodation at the site. The site is located within the settlement of White Notley, within development boundaries benefitting conservation area status and protection. Planning permission was previously granted by the previous owners of 3 Station Road (ref: 18/02180/FUL) but never implemented (as explained below).

2.0 PROPOSALS

Upon closer inspection of the currently approved planning permission (ref: 18/02180/FUL) it was discovered that scheme was potentially unbuildable in its current form (due to Structural constraints of the existing fragile timber frame building and first floor/roof geometry). Therefore, the applicant has formulated a brief to accommodate their future personal requirements for a buildable and practical family house comprising of usable and economic spaces. In principle the works within this application comprise of the remodeling of a later addition to the building and construction of a side and rear extension, culminating in a three bedroom cottage with family bathroom.

3.0 SCALE, APPEARANCE & FIT

Study of form assessment has been carried out on site and the proportionate way of dealing with the volume enclosures to the extension have been considered visually and spatially correct and appropriate. The proposed extension is articulated in form and appearance, enabling the donor cottage to remain the primacy feature and provide un hindered views for the neighboring properties. In addition original features such as chimney stacks will remain. Care has been taken in the selection of external materials, as recorded on the application drawing. To respond to the setting of the local environment, public facing elevations shall be faced in a smooth render above a brick and render plinth. Roof surfacing shall be slate. All joinery shall be bespoke with a painted finish and rainwater goods shall be black to match existing.

4.0 LANDSCAPING

The boundary treatments to both the public and private elevations remain unaltered and comprise of close boarding fence and hedgerows

5.0 ACCESS

Access to the site shall remain unaltered. However, the scheme of renovation shall afford improved access to the property pursuant to Building Regulations Part M compliance. Proposals include for the inclusion of a secondary modern staircase (complying with current building regulations) will provide access to the master bedroom. In addition, a hard surface area shall be provided for the benefit of wheelchair user groups.

6.0 POLICY CONSIDERATIONS & INVOLVEMENT

Relevant Local Plan planning policies apply to this proposal are:
Policy RLP3 Development within town and village envelopes
Policy CS9 Design, appearance and detailing
Policy RLP95 Development within a Conservation Area

7.0 CONCLUSIONS

The submitted plans demonstrate that the scheme will not be visually intrusive or a discordant development. It will fit in with the character of the area and provide socially compatible residential accommodation in tune with the tone of the immediate neighborhood setting of White Notley. On completion the proposal will provides a sensitive development without material harm to the character or appearance of the surrounding area, the amenity of residents or highway safety.