

Supporting Planning Statement

Proposed New Residential Development
for Four Dwellings

25 Foresters Avenue,
Hilgay,
Norfolk
PE38 0JU

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Project Introduction:

This project is for the demolition of the existing single storey bungalow on the site and replacement with four new two storey four bedroomed properties.

The properties also benefit from detached residential double garages.

Site Information:

The site is located off Foresters Avenue, Hilgay which is a residential estate consisting of a collection of two storey and single storey dwellings.

The site is currently the residential garden to no. 25 Foresters Avenue which as can be seen from the proposals, is a flat level area laid down to grass. Part of the site is fenced off as a paddock area although this appears to have not been used for the purpose for some considerable time.

The site is also located within the existing development boundary as indicated on the Borough Councils development plans.

Flood Risk Assessment:

The site is not located within an area considered to be susceptible to flooding and therefore a flood risk assessment is not required for this application.

Affordable Housing:

The site area for this proposed development is 0.423 hectares. As this is under 0.5 hectares and less than five dwellings, no affordable housing or contributions are required for this scheme.

Arboricultural Assessment:

The site is bordered by large mature trees to the Western boundary of the site and a hedged boundary to the Southern perimeter, both of these elements are proposed to be retained and will form part of the completed landscape package.

There are also some mature trees to the rear of plot one, these are also proposed to be retained.

As no trees or hedges will be affected by this proposal, no Arboricultural Assessment has been submitted as part of this application.

Previous Planning Applications for the Site:

From research on the Borough Council website there has been no previous planning applications for this site.

External Appearance:

The proposed building has been designed to be constructed from light buff facing brickwork incorporating red brickwork banding and soldier courses.

The roof will be of pitch style, clad in roof slates to match surrounding dwellings.

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The windows and doors will be UPVC double glazed casement style, colour white.

All properties will benefit from a front entrance porch consisting of an oak post arrangement with a pitched roof over also clad in matching roof slates.

Internal Layout:

The proposed accommodation will consist of the following:

Plots One & Four:

Ground Floor

Entrance hall
Ground floor shower room
Kitchen
Utility
Dining area
Study
Pantry
Family lounge

First Floor

Spacious landing area
Three bedrooms all with En-suite including the master bedroom.
One further bedroom
A family bathroom

Plots Two & Three:

Ground Floor

Entrance hall
Ground floor shower room
Kitchen
Utility
Dining area
Study
Family lounge

First Floor

Spacious landing area
Three bedrooms all with En-suite including the master bedroom.
One further bedroom
A family bathroom

Site Layout

As can be seen from the proposed site plan layout, the properties will be access from a private drive using the existing vehicular access for no. 25 Foresters Avenue.

The houses will be located to the Western side of the site with the access road running parallel with the site boundary to Eastern side. This will be located approx. 1.500m from the boundary allowing a landscaped / screening border to be created between the site and no. 23 Foresters Avenue.

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The proposals include the demolition of the existing single storey dwelling which currently exists on the site.

All properties will benefit from detached double garages located in the front garden.

All properties will have private driveways incorporating parking for two cars and a turning area to allow vehicles to leave the properties in forward gear.

Impact:

The design of the proposed dwellings has been designed and located so as they do not affect the existing property located at no. 23 Foresters Avenue. As can be seen they are separated by the front gardens, the access road, and the landscaped / screening boarder adjacent to the boundary.

Landscaping:

New landscaping for the site will be introduced once the proposed new dwellings has been constructed, this will include landscaped boarders to the rear together with grassed areas and a patio. The front will consist of landscaped boarders hard standing car parking areas etc.

Access:

This will be via a new private vehicular access driveway leading to the front of all properties. The road will use the current vehicular access for no. 25 Forester's Avenue ensuring that all the required visibility splays are provided.

Sustainable Elements:

Our clients would like to incorporate grey water recycling together with air source heating into the properties in order to make them as sustainable as possible, other elements may also be incorporated as the scheme progress.

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A view of the existing site entrance.



A view of the existing entrance viewed from the site.

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A general view of the site looking in a Southerly direction.



A general view of the side looking in a Westerly direction.

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A view of the existing single storey property to be demolished

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