



Proposed New Bungalow
Land off Stonehall Drive
Little Clacton
Essex

Background

This full planning application seeks consent for the construction of a single three-bedroom bungalow and detached garage on land to the rear of 59 London Road, Little Clacton, with access on to Stonehall Drive.

The Site and Context

The application site has an area of 481 m², excluding the access road. The application site is located to the south of Stonehall Drive, a private road that leads on to London Road, and behind 59 London Road. To the east of the site is currently open land but with planning consent for the construction of a new development of bungalows reference 17/00790/FUL. It is understood that the site is in the process of being sold and construction is planned to commence soon after completion.

The positioning of the proposed bungalow takes account of the approved new access road and the position of this is indicated on the submitted drawings.

The application site is in a sustainable location, within the settlement boundary and abutting a site that has been granted planning consent, having been identified for development in the emerging local plan.

The proposed layout retains a garden area of 198 m² for No 59, the host dwelling and the frontage parking is retained. The proposed bungalow has a private garden area of 140 m² plus garage and separate parking space.

Design

The proposal to construct a bungalow on this site is appropriate. Both 59 London Road and 61 London Road are bungalows and the proposed development to the east has also been designed as bungalows. The properties to the north of Stonehall Drive are mostly two storey houses. The use of a bungalow here also avoids any issues with overlooking.

The elevations of the proposed bungalow are in brick and render under a tiled roof in keeping with the existing materials in the vicinity and those approved on the adjacent scheme.



Access

The site has a fairly level topography, and this means that access for the less able should not cause any difficulties. The site is quite able to be accessed off Stonehall Drive as it exists and provision has been made for access off the new road when it is constructed.

Conclusion

This proposal is for an infill bungalow in a logical position in a highly sustainable location. The construction does not cause any harm and provision has been made to link this in the approved development to the east.

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