

Planning Statement

Creation of a 1 x 3 bedroom dwelling house

Land Adjacent to 119
Kenneth Road, Pitsea,
Basildon SS13 2BH.

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1. Summary.

This planning Statement is provided in support of a full planning application to Basildon council, for the creation of a 3 bedroom dwelling house.

The proposal is aimed at providing 1 Nos of 3 Bedroom dwelling house. This will in turn help easing the burden of stress on the local housing market.

This statement is to be read in conjunction with drawings accompanying the application.

2. Introduction.

This planning statement is in support of a full planning application to the Basildon Borough Council for the creation of a 3 bedroom dwelling house at 119 Kenneth Road, Pitsea, Essex SS13 2BH.

The reason for the application is to create additional family accommodation.

3. Site Considerations.

Location:

The land adjacent to 119 Kenneth Road, Pitsea, Basildon SS13 2BH is currently used as a garage fronting the street Kenneth Road, located in Basildon Essex, which the lies in Basildon Borough, forming part of the South Basildon constituency. It is a dense and diverse residential area, with good transport links to Basildon town centre, High Road, London Road, the A13 with good links to London and Essex. Local amenities include places of worship, parks, schools and a variety of shops.

The Site:

The site has a South-East orientation and an area of **172.5²**. It is accessed directly from Kenneth Road, to hard standing parking in the front. The topography is generally flat with no significant level differences. Some neighbouring properties consists of matures trees, but none with a direct impact on the development.

The Land:

The adjacent property is circa 1950 and is set among other privately owned residential properties.

The footprint of the land occupies an area of 172.5 Sqm

4. Planning.

National, Regional and Local Policy: The Council will consider any planning application in the context of the policies contained within National, Regional and Local policy documents. These are the National Planning Policy Framework (NPPF), The London Plan (2015), The London Borough of Redbridge Local Development Framework -Policy (LDF) Policy BD5. Householder Design Guide SPD and other Supplementary Planning Documents as applicable.

5. Design Proposal.**The Proposal:**

The proposal is to construct a single Unit 3 bedroom dwelling adjacent to an existing dwelling on a plot of 172.5 sqm .

Massing:

The proposal is to construct a 2 storey dwelling next to the existing property. It is unlikely that this construction will have any detrimental effect to neighbouring properties.

Scale:

The scale of construction will be less than 77sqm in total including the garage.

Height/Ground Levels:

The heights and ground levels will be matched on the new dwelling to adhere to the existing look on the street.

Trees:

The proposal **does not** involve the felling of any trees on the site and does not affect any neighbouring trees, as this site has already had the trees previously removed.

Landscaping:

Primarily hard landscaping is proposed by means of a terraced area, which is likely to be paved or timber decked. Shrubs and grassed areas disturbed while constructing the dwelling will be reinstated.

Access:

Access to and through the property will be as neighbouring properties with door for the new dwelling at the front of the property.

Foul and Surface Water:

Foul and surface water disposal will be connected to the existing system.

Refuse Collection:

Refuse collection will be as the approved arrangement.

Parking:

Proposal incorporates 2 parking spaces. 1 to the front as adjoin neighbours, and 1 to the rear in the garage proposed.

Parking Stress survey shows the impact of the additional dwelling to be negligible on the surrounding area.

6. CDM Issues.**Demolition:**

Demolition is not required.

Services:

A number of live services exist on the site, including, gas, electricity, Water, telecommunications and drainage.

Large Loads:

N/A.

7. Conclusion.

The proposed construction would be beneficial as it would provide adequate living accommodation for the local area and ease the burden of overcrowding homes.

- No mature trees would be lost as a result of the proposal.
- Affords greater enjoyment of the property by occupants.

This is a clear opportunity to improve various aspects of the land and its environment.

This planning statement attempts to address the key issues relating to the proposal, with a view to persuading Basildon Council Planning department and regeneration Department to grant planning consent for this proposal.

8. Site



Photographs.



