



# Planning Statement

## Proposed Outbuilding at 21 Upper Branston Road, Clacton, Essex, CO15 3JP

The site lies within an urban area of Clacton-on-Sea and is situated on the North West corner of a crossroad where Upper Branston Road meets Douglas Road. Upper Branston Road is an established residential area that comprises a mix of dwelling types. The rear of the site backs on to the side of neighbouring property, 30 Douglas Road.

The site currently hosts a two-storey semi-detached property with a medium-sized detached garage/outbuilding at the back of the garden. The property also includes ownership of two car parking spaces at the rear of the garden, adjacent to the garage.



Above – Aerial image of site

The site has a total area of 405.1m<sup>2</sup>, measuring approximately 12.2 metres wide with a depth of approximately 34 metres. The existing property has an amenity / garden space of 322m<sup>2</sup>.

The applicant wishes to demolish the existing outbuildings and replace them with a habitable building with a bedroom and living facilities. The client is an OAP unfortunately in poor health and as a result of this has a real and genuine need to live in a single-storey bungalow for access and safety reasons.

The client's family will take advantage of the existing dwelling on site. By moving into the property, they will have the opportunity to provide supervision and immediate care when necessary whilst still allowing the client to be self-dependent.

**Planning Statement prepared by:**

Munday and Cramer Architectural & Building Surveyors Ltd.

Dated: **June 2020**