

PLANNING STATEMENT

HERMAY, THE CROSSWAYS, BILLERICAY, ESSEX CM11 1EZ

ON BEHALF OF:

RICHARD GILLANDERS

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Prepared By: Neumann Joseph BSc

Cubit Consulting
13-21 Curtain Road
London
EC2A 3LT
T 0207 253 5050
F 0207 253 5056
E mail@cubitconsulting.co.uk
www.cubitconsulting.co.uk

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1.00 INTRODUCTION

This Planning Statement has been prepared to support our Full Planning Application submission to Basildon Borough Council for the erection of a 4-bedroom chalet style family dwelling house at Hermay, Crossways, Billericay, Essex CM11 1EZ. The site is currently brownfield plot and is situated within the greenbelt to the North West of Billericay.

In addition to the planning application and prior to the initial concept sketches/plans being created we have taken into consideration the other surrounding properties, their rhythm and design as well as previous planning applications made by applicants within the nearby surroundings. Although it is clearly understood that Basildon Borough Council deals with each Planning Application on its own merit it was considered beneficial for the initial concept design.

This Statement is to be read in conjunction with the Planning Application form, drawings and other supporting documents.

2.00 SITE DESCRIPTION- SITE LOCATION, AREA, USE AND ACCESS

This application is for the erection of a 4-bedroom chalet style family dwelling house. The site is a brownfield plot located at Hermay, The Crossways, Billericay, Essex covering an area of 625.10 m².

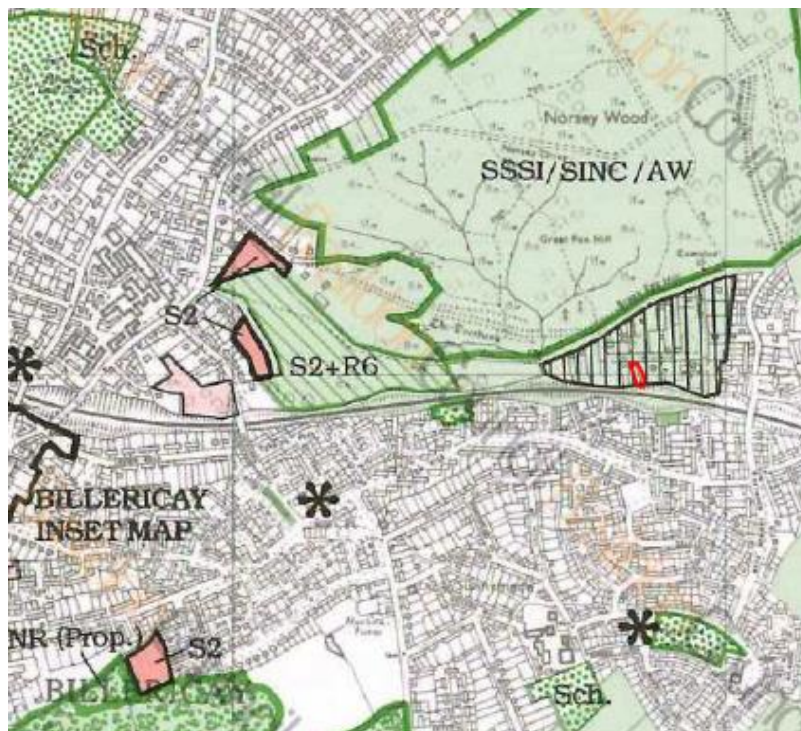


Figure 1: Showing site within green belt within Break Egg Hill Plotland North West of Billericay in red

The existing site consists of a brownfield plot situated within the Green Belt within the Break Egg Hill plotland area to the northwest of Billericay. The area comprises of sporadic residential development of mixed character and design within a largely wooded and

scrub covered landscape and served by unmade tracks. Access to the site is provided by The Crossways which branches off Break Egg Hill leading from Outwood Common Road.

3.00 DEVELOPMENT SITE PLANNING HISTORY

In September 2001 (BAS/0399/01) planning permission was refused for the erection of a replacement bungalow.

In January 2003 (02/01380/FULL) planning permission was granted for the replacement of the original plotland bungalow with a new dwelling in accordance with Green Belt policy for replacement dwellings.

In July 2009 (09/00441/FULL) planning permission was refused for the erection of a new detached bungalow.

In February 2012 (APP/V1505/A/12/2173011) an application was made to appeal the refusal of application (09/00441/FULL) for the erection of a new detached bungalow.

4.00 PROPOSED DEVELOPMENT

The proposal consists of the construction of a new 1.5 storey chalet style 4-bedroom family dwelling house. Our proposal has adopted design features/finished materials from the surrounding properties thereby enhancing the overall appearance of the street scene. We've opted for a chalet style design similarly to other surrounding properties ensuring that nothing is taken away from the general look and feel of the area. The building orientation is front and rear facing preventing overlooking onto the adjacent properties maintaining their privacy.

National Described Space Standards - 2015

The ground floor of property will benefit from a large Lounge, Sitting/Games Room, Utility and Guest WC to the left followed by an open plan Kitchen and Dining/living Room to the right. French double doors in the sitting room will lead out to the large rear garden whilst the Dining/Living room will benefit from large 4 panel bi-fold doors.

The first floor comprises of 3 generously sized double bedroom, one of which benefits from having its own en-suite and 1 single bedroom. All bedrooms have been designed using the National Described Space Standards ensuring that all double rooms have a floor area of minimum 11.5m² (15.76m², 14.00m² and 12.00m²) and are minimum 2.75m wide. The single bedroom has also been designed at minimum 7.5m² (8.19m²) and is minimum 2.15m wide. All storage exceeding an excess of 0.72m² in double rooms and 0.36m² in single rooms will count towards the over all storage. Adding this with the 0.85m² of storage on the ground floor will amount the minimum 3.0m² required for a 4-bedroom 7-person 1.5 storey dwelling.

National Planning Policy Framework – Feb 2019

The NPPF states that the construction of new buildings in the Green Belt is inappropriate but identifies, as exceptions, several circumstances where new buildings will not be considered as inappropriate development within the Green Belt. In particular, is the limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.

As previously stated, our plot was formerly developed with a house, and as such is brownfield land according to the NPPF. This suggests that our proposal should be valid as long as it meets the criteria laid out in Policy GB4 of the Basildon Council – Revised Publication Local Plan demonstrating that it will not have a negative impact on the Green Belt.

Basildon Council - Revised Publication Local Plan – Oct 2018

Policy GB4: Green Belt Residential Infill Development:

1. *Limited residential infilling within the Green Belt will exceptionally be permitted where it does not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development. This policy applies to all areas within the Green Belt with the exception of the designated Hovefields and Honiley Neighbourhood Area. In order to be exceptionally permitted such infill development must meet all of the following criteria:*

- a) *The proposed development plot must be located between existing dwellings on an existing road frontage, or on a corner plot. The development however should not front and directly access onto the Borough's primary route network;*

Our proposed development lies between Alma House situated to the West and a vacant plot of land to the East accessed using The Crossways Road. It will fit in seamlessly with the street scene and have zero adverse effects on the Green Belt.

- b) *The plot size must have a frontage which is of a similar average width as surrounding residential development; The dwelling(s) must be low-rise in height, such as bungalows and chalets, which harmonise with the building heights predominant in the area;*

Our proposal is designed to be a low-rise chalet style house similar in height and width to the surrounding properties. It has been designed to be front and rear facing ensuring that there is no overlooking and is not overbearing to the surrounding properties.

- c) *The dwelling(s) must be set within the site, and must have circulation space around it comparable to adjoining properties;*

Our proposal is set back to the building line of the neighbouring properties and circulation space has been provided at both sides allowing easy access to the rear of the property.

- d) The dwelling(s) must be constructed on a similar building line (formed by the front main walls of existing dwellings) and be of a similar scale, form and proportion to those adjacent;*

Our proposal will be constructed along a similar building line to Alma and Elvington to the west and will be of similar in scale, form and proportion to Elvington.

- e) The dwelling(s) must reflect the materials, design features and architectural style predominant in the area;*

The area surrounding our site consists of predominately Bungalows and Chalet houses, therefore, our proposal was deigned on this basis. We opted for a chalet style house similar in height and scale to Elvington to the West. We also used finished materials similarly to the surrounding properties ensuring that our proposal will be unobtrusive to the street scene and Green Belt.

- f) The development of the site must not involve the removal of significant existing tree coverage;*

There are no trees which are scheduled to be removed from site thus the tree coverage will remain unchanged.

- g) The development must incorporate appropriate boundary treatments and soft landscaping; and*

Boundary fences will be erected in order to show clear separation between each plot. Similar materials will be used such as timber used for Alma's side boundary fences and bricks forming the frontage boundary fence.

- h) Subdivision of plots may occur where the resulting plots would meet criteria a-g of this policy.*

The will be no subdivision of plots occurring as a result of meeting criteria a-g. Our plot has always been self-contained prior to any development taking place. A new boundary fence will clearly define where our plot is located and will maintain the same characteristics of the boundary treatments of other properties.

All general criteria laid out above have been met, thus our proposal should not cause any harm to the character and openness of the Green Belt. Our proposal will be replacing the previously developed house and providing additional housing for a family and as a result the Green Belt will remain unchanged/unaffected.

- 2. Where development proposals are permitted as infill development within the Green Belt, the Council will seek to remove the permitted development rights to, or within the*

curtilage of the new development in order to ensure that extensions, alterations and ancillary buildings would not result in the development causing harm to the character or the openness of the Green Belt.

On the basis that our plot is considered brownfield land and all the points laid out above are met, our proposal should be permitted as infill development within the Green Belt. Therefore, should the council seek to remove permitted development rights, the development will not have a negative impact to the Green Belt.

5.00 PLANNING POLICY

The following policies listed below were used to ensure that our design is up to the standards of Basildon Borough Council and Building Regulations:

- **Basildon Council – District Local Plan 1998 – Proposal Maps**
- **Basildon Council – Revised Publication Local Plan – Oct 2018**
- **National Planning Policy Framework (NPPF)**
- **Nationally Described Space Standards**

6.00 CONCLUSION

As demonstrated in this document our proposal will provide a comfortable living environment for a full family making better use of the empty plot of land. Since the plot is considered brownfield land due to previous development it will not have a negative impact on the Green Belt. All the necessary criteria regarding Residential Infill development policy are met.