

Rear extension to house,  
Extension to cart-lodge  
and  
New Gazebo at :

Oak Lodge

Rectory Road

Weeley Heath

Essex

July 2021

2110

Plater  
Claiborne



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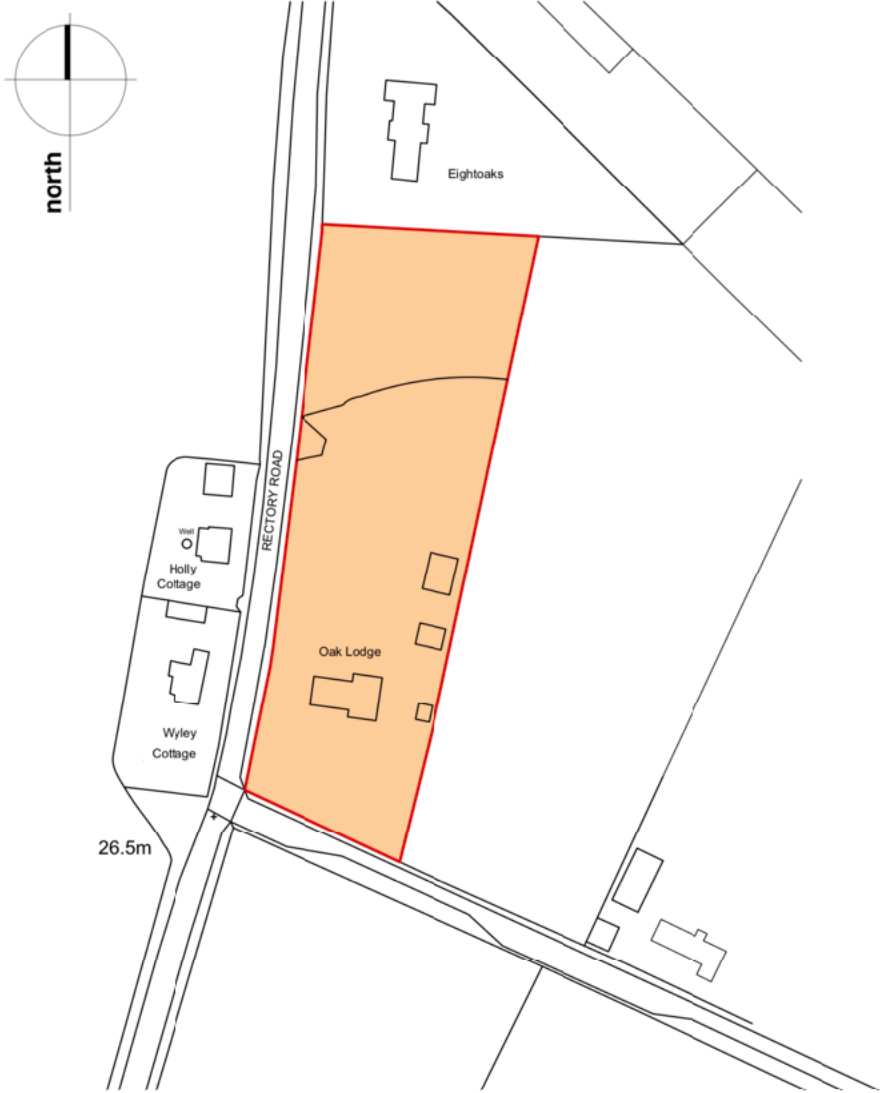
2. **Summary**

*This statement is to be read in conjunction with the following drawings and report:*

2110'loc01 - Location Plan  
2110'02 - Site Plan, as existing  
2110'03A - Site Plan, as proposed  
2110'04 - House, as existing  
2110'05B - Kitchen Extension, as proposed  
2110'06 - Cart-lodge, as existing  
2110'07C - Cart-lodge, as proposed  
2110'08 - Gazebo, plans and elevations  
Tree Survey Report, Kirsten Bowden Chartered Landscape Architect, dated July 2021

# Location

Oak Lodge  
Rectory Road  
Weeley Heath  
Clacton on Sea  
Essex  
CO16 9BH



# 1. The Headings

## Location

The site is located to the east of Rectory Road, Weeley Heath, Essex and is accessible through a private driveway.

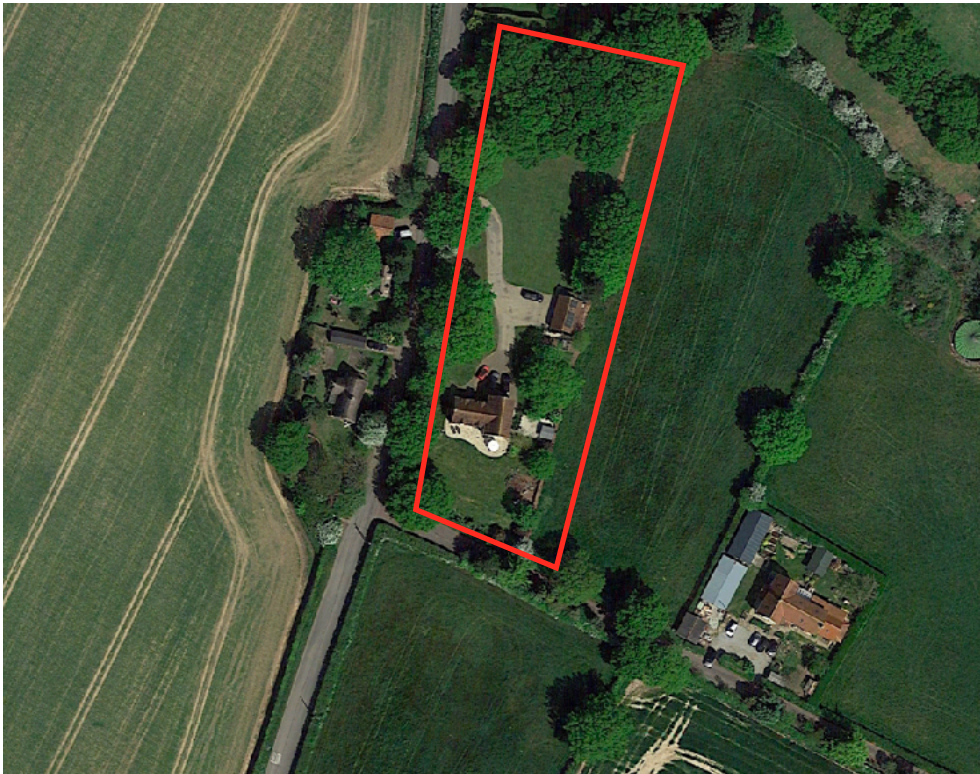
## Context Appraisal

- 1. *Oak Lodge is a brick and rendered house with red tiled roof built in 2008. It is not listed and does not lie within the Weeley Heath development boundary. The house sits within substantial gardens of 0.53Ha, has a detached cart-lodge with a studio room upstairs, accessible via external staircase and kennels.*
- 2. *The site lies in a very low risk area of surface water and of river/sea flooding.*
- 3. *The house lies almost in isolation accessed via a lengthy private drive with unrivalled aspect towards the countryside.*
- 4. *The main dwelling is a standalone two storey house with a gable roof, 2 dormers on south and north sides of the roof. Gable roofed carport has external staircase to the roof space and small lean-to log store. Standalone kennels are not in use.*

## Use

This is a householder application for :

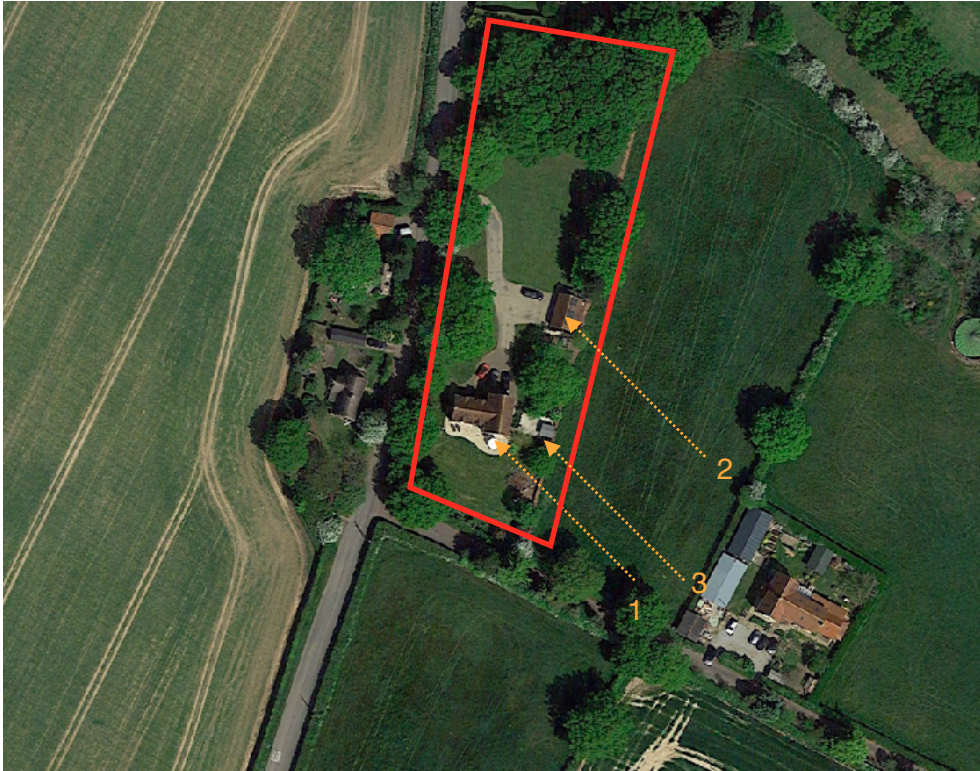
- 1. A single storey rear extension to Oak Lodge to provide the kitchen/dining room with a better connection to the rear garden and an extension to the existing utility room.
- 2. A single storey extension to the existing cart-lodge to be used in association with Oak Lodge for additional storage, garden room, glass greenhouse with guest accommodation at the roof space.
- 3. A single storey covered seating area will replace existing kennels.



Google Earth view of the site

Amount

- 1. A single storey rear kitchen extension with family area adds 25.3m<sup>2</sup> to the footprint of the house. A single storey utility room extension adds 4.3m<sup>2</sup> to the footprint of the house. The size and layout of the new kitchen with family area and extended utility room commensurates with a 3 bedroom modern family house.
- 2. The proposed cart-lodge extension situated 30m to the north of the property is a 1 storey 40 degree pitched building to accommodate garden store, garden WC, garden room and relocated log store with guest accommodation in the roof. The proposed cart-lodge extension has an approximate floor area of 70m<sup>2</sup>. The 45m<sup>2</sup> timber patio will visually connect the proposed cart-lodge extension with the surrounding landscape.
- 3. A single storey gazebo, open on three sides. This is a covered seating / dining area and has an approximate floor area of 30m<sup>2</sup>.



Google Earth view of the site

- 1. House Extension
- 2. Cart-lodge Extension
- 3. Gazebo



## Scale

The scale of the development is shown on the application drawings.

1. The rear extension is single storey element and clearly a new sympathetic addition to the original house. It has a ridge height of 3.2m. It does not detract from the house but extends the kitchen making a positive connection with the garden. No part of the extension is visible from neighbouring properties due to a mature tree and hedge screen along the majority of the site boundaries. The extension enables a much better flow of the house plan and a better enjoyment of the rear garden amenity.
2. The cart-lodge extension is one storey with a clay tiled roof derived from the original cart-lodge form. Keeping the same ridge height of 5.6m at its highest point, the cart-lodge remains significantly lower than the main house and as such does not detract from it. The new cart-lodge extension building sits back from the front line of the main house and does not dominate the approach to the dwelling. The ground floor plan accommodates garden store, garden WC, garden room and relocated log store with guest accommodation in the roof. The cart-lodge uses the same language as the original cart-lodge designed in a traditional style. The connecting pitches reduce the scale of the addition. The proposed greenhouse with 4.4m ridge will add interest and visually reduce the scale of the new extension as it faces the access drive.
3. The single storey gazebo is a single storey structure placed on an existing tiled area, approximately 5.2m from the house. The pyramid shaped roof will have a ridge of 3.7m. It is placed away from any direct view from neighbours discretely between the mature trees. The gazebo is accessed from new French doors from the kitchen area.

**Layout**

The layout is as shown on the accompanying block and floor plans.

- 1. The rear extension connects the kitchen with the garden.
- 2. The cart-lodge extension is placed along the driveway forming an 'L' shaped building and framing the driveway. The existing cart-lodge does not meet family requirements for large garden space and overall household and requires additional amenities. The roof area gained by the footprint is put to good use as guest accommodation. It provides separation from the day to day living of the house but is entirely used in association with the dwelling.
- 3. The new gazebo utilises an already existing paved section of the garden (dog compound), currently not in use and will create a weatherproofed family area, thus increasing the overall amenity of the site.



## Appearance and materials

1. The proposed rear extension is in materials also derived from the house. The flat roof does not impede on first floor openings. A roof light and generous glazing allow high levels of natural daylighting into the building. The walls are painted render with a brickwork plinth to match the house. The roof is a single ply system with highly sustainable credentials. The proposed utility room extension will use same wall and roof materials as the house; red brick and red roof tiles. The new proposed chimney is constructed in brick to match that of the house.
2. The proposed cart-lodge extension is in materials and style derived directly from original cart-lodge. The eaves height is no higher than the existing pitched roof and it is no wider than the existing building. The cart-lodge complements the house which can still be clearly read. The walls are timber frame with black weatherboarding and a brickwork plinth to match the existing cart-lodge building. The roof of the cart-lodge is red clay tiles.
3. The proposed gazebo is again in materials matching the site (timber with clay roof tiles, with a boundary wall clad in weatherboard and a brick plinth).

## Access

Access is unchanged from the existing private driveway of the new dwelling.



## Landscaping

All elements of the proposals have been designed to sit amongst the existing mature landscape and gardens.

1. It is proposed to surround the kitchen extension with a 1200mm paved area to aid access.
2. To increase visual interest and biodiversity to the plain lawn to the north of the plot, a small pond with a Weeping Willow and additional planting is proposed, which will be seen from the proposed cart-lodge extension, proposed patio and driveway.
3. The proposed gazebo will be erected on the existing tiled area, thus re-using an existing element in a sustainable way

A new pond is to be dug opposite the new garden lodge extension and 2 new trees are to be planted to replace the existing one to be removed.

No other landscaping is affected by the application proposals.

## 2. Summary

The proposals respect the house and grounds, causing no harm to the immediate vicinity or neighbours.

The proposals have no impact on any distant views.

The proposals by way of placement, scale mass and bulk along with materials selection are appropriate to the setting and relate entirely to the character of Oak Lodge.

The nature, scale and character of the house has informed the proposed kitchen extension and cart-lodge extension. The positioning of the cart-lodge extension and the gazebo have a minimal impact on the house and they remain subservient to it, as does the position of the new pond.

In light of the considered and sensitive approach to the proposed extension, the Local Authority is requested to approve the application for Planning Permission.