



**White House  
Station Road  
Thorrington  
CO7 8HY**

Full Planning Application for  
Construction of 2 No Dwellings  
Demolition of Existing

Application Statement  
For Mr & Mrs Wakem



**ABCPlanning**

Planning & Property Development



### Aerial Images

White House, Station Road – Application Site.





## The Proposal

This statement accompanies a planning application for Outline planning permission. The proposal concerns the demolition of an existing dwelling and the replacement with two new properties.

As an Outline application the replacement dwellings are identified by description as 3 bedroom units.

## Site History

White House is an older property located south of the railway at Thorrington on Station Road, and north of Clacton Road, the B1027.

The property is one of a limited number of older dwellings in this location. Though it does not have a build date plaque, it carries the proportions of a late Victorian, early 1900s dwelling. The property is not listed or a non-designated heritage asset. The location is not a Conservation Area.

The property concerns a large L shaped plot with the dwelling located close to the road frontage. It has space to both side boundaries with vehicle access located to the south. To the rear of the property is a former stables and a series of single storey outbuildings, all of which are in very poor condition with collapsed roofs and walls. To the far rear there is a large garden which widens to take in the rear aspects of adjoining properties.

The plot totals 940sqm in area (0.09ha).







White House Front Elevation and Side Access as existing (left).

Existing outbuildings marked for demolition (below).







New Bungalows under construction to the South  
(left)-Firmin Gardens – ref: Appeal  
APP/P1560/W/17/3175859

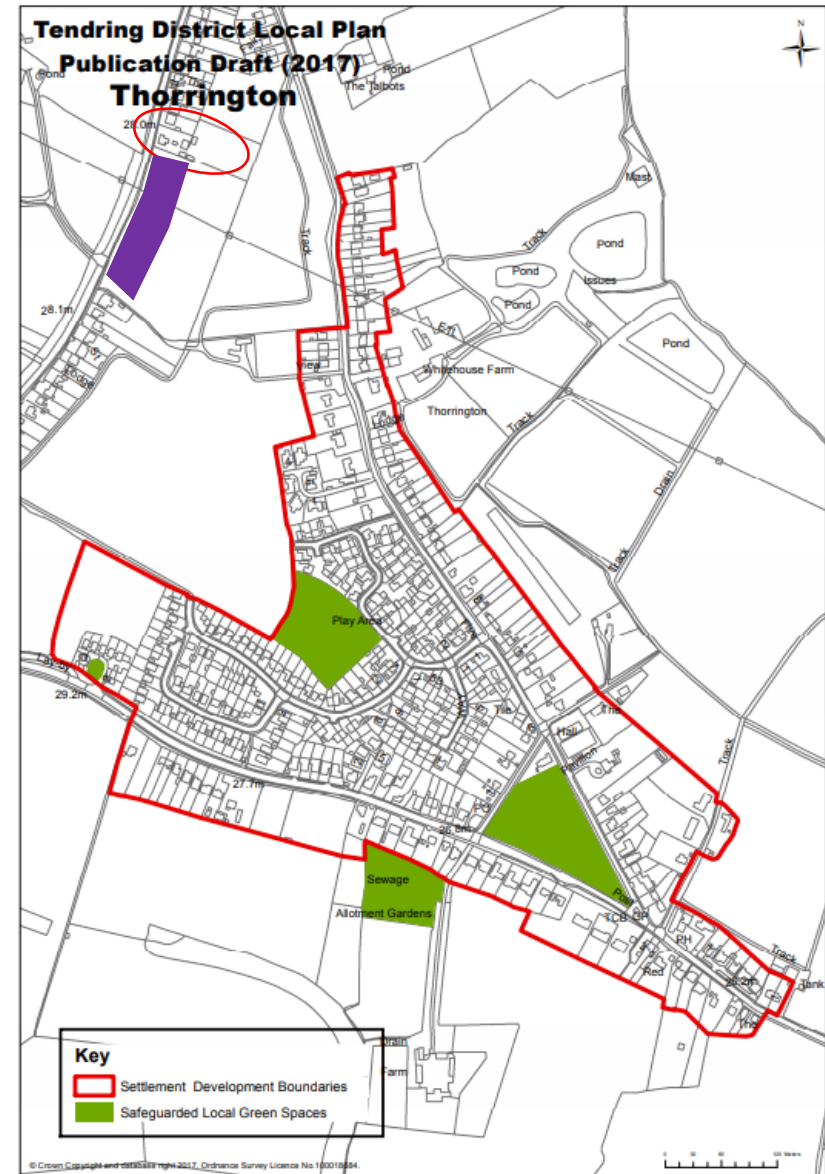
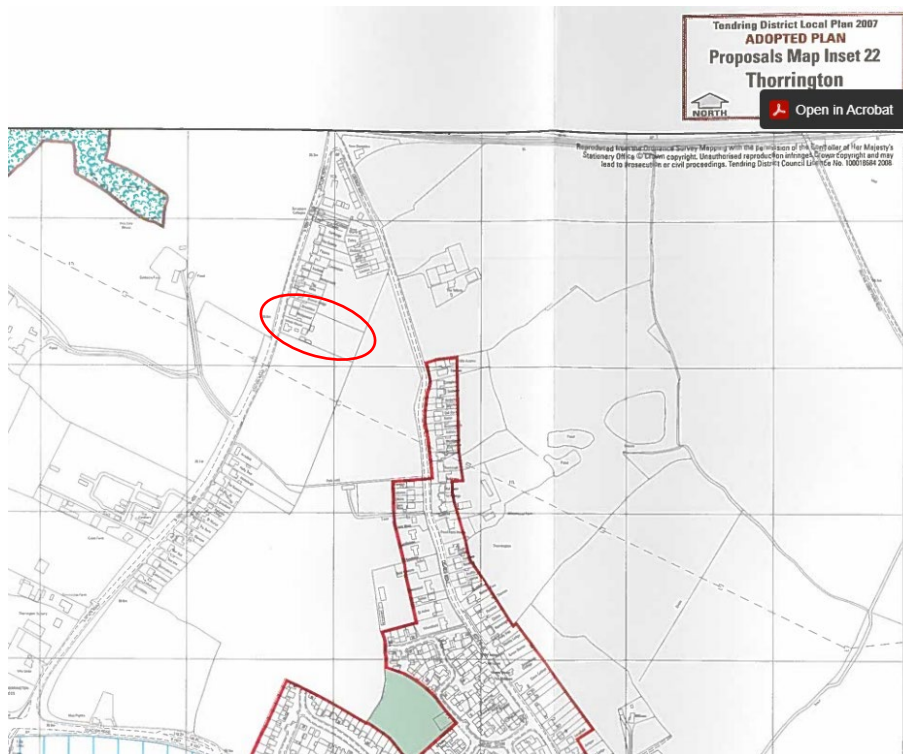
Existing Chalet Bungalow Wedgewood to the North  
(above).



## Location and Planning Policy

White House is an existing property that owns a large L shaped plot to Station Road. It is a large house with significant and permanent outbuildings. The property is located outside of the Thorington settlement boundary as defined within the 2017 proposals map (below) and the 2017 draft replacement local plan (right) – as yet not adopted.

The subject sites locations are allocated together with the development of Firmin Gardens to the south site boundary (noted in purple) – discussed over.



## **Planning Policy**

As an application for new residential development in a location outside of the settlement boundary the application must consider the principle of development and how planning policy can support the new residential development.

In simple terms the proposal presents demolition of a single dwelling with a replacement of two. In unit number terms the replacement of one dwelling for another is acceptable and within normal application of planning policy subject to standard considerations of scale and form. Attention must therefore turn to the provision of the additional dwelling.

In scale/volume terms the proposal presents the demolition of an existing large two storey dwelling in a situation where the adjacent properties to the north and south have been developed at a lower scale in the earlier period. These smaller dwellings shall naturally dictate a lower scale approach. When combined with the removal of the outbuildings the removal of the existing volume from the site is significant and relative when considering the proposal for two dwellings – i.e. the two dwellings are appropriate in volume given the existing development on the property.

In considering the setting and built form of Station Road regard is had to existing local plan policy SPL2 for development outside of defined boundaries. The proposal utilises the existing plot to fill the gap where there is a substantial frontage ribbon housing development to the north and south. In this location the scheme for two dwellings would represent an appropriate infill without detriment to the existing roadside trees and vegetation and would not extend into the open countryside nor result in any material harm to the character of the area. The proposal is consistent in this regard with the appeal decision ref: 17/00090/FUL / APP/P1560/W/17/3175859 which followed this approach on the Firmin Gardens development to the south.

The applicant is aware of the current debate over the 5 year housing supply and the Planning Authority is placing the greatest weight possible towards allocations within the emerging plan.

The applicant submits that as a single dwelling increase, the policy balance on this case stands with SPL2 and the consideration of the street and built form impact as opposed to the 5 year supply. In policy terms this proposal is an appropriate and modest infill development.

## Proposed Development. Site Layout.

The proposal seeks permission for the demolition of the existing dwelling and the replacement with two properties.



White House was once the dominant dwelling in this location. Surrounding development has over taken it, as White House has aged it has received bungalow and chalet forms to its north and south boundaries.

With White House being beyond economic repair, the natural built form solution is to consider a replacement dwelling. Taking the lead from new development adjacent and utilising the plot width the proposal seeks planning permission for two bungalow/chalet forms as replacement.

The layout follows the established pattern of development with two dwellings fronting the road. A shared driveway is provided and the properties are located so as to follow the modern building line.



### Proposed Development. Layout

As an outline planning application the internal building layout is excluded from the detailed matters for a future submission. The property outlines are capable of accommodating a standard internal layout that will be resolved under reserved matters.

The site layout plan demonstrates a shared access to the road, feeding a parking and turning area and a garage space for each dwelling.

Both properties achieve sound separation to neighbouring boundaries and deliver garden areas of 165 and 175sqm making them concordant with highway and site layout criteria.



**Ecology.**

On first visit to the application site it was clear that a Preliminary Ecological Appraisal was to be an essential element of the planning application principle, in order to rule out relevant protected species.

Engagement with Hybrid Ecology expanded this brief to include a Bat Survey on account of the existing dwelling condition.

The ecological reports are included within the application and demonstrate no limitation to the planning application process.

**Conclusions**

This application presents a simple infill development for where the existing dwelling which has reached the end of its practical use shall be demolished and replaced with two smaller forms. It would represent limited development within an existing ribbon of development which the adopted development plan allows for, as confirmed in appeal decision 3175859.

Therefore the proposal is capable of support as a limited development having regard to the current local plan, in this regard Officers are requested to support the proposal.