

## Planning Justification Statement

### Proposal for Single-Storey Side Extension to 50a, Station Avenue, Wickford, Essex, SS11 7AY

#### **1.0 The Site, Local Context and Proposed Development**

**1.1** The property is a detached, two-storey house with four bedrooms situated within a wholly residential street of varying dwelling types, sizes, forms, architectural styles and materials of construction. It is within the urban area boundary of Wickford wherein the proposed development is acceptable in principle. The locality is not subject to any restrictive/protective designations under either national statute or Local Plan policy.

**1.2** The proposed development is a single-storey side extension. It is shown as a garage on plan but this would be more for domestic storage than the parking of a car. Existing off-street parking for at least three cars on the hard-surfaced site frontage would be unaffected. Bedroom numbers would remain at four.

#### **2.0 Relevant Planning Policy**

##### **National Level: The National Planning Policy Framework (NPPF) 2021**

**2.1** At paragraph 7 of the NPPF it states that: ***“The purpose of the planning system is to contribute to the achievement of sustainable development.”*** It goes on at paragraph 10 to state that there should be a ***“...presumption in favour of sustainable development.”*** It then states at paragraph 38 it that: ***“Decision-makers at every level should seek to approve applications for sustainable development where possible.”***

**2.2** The NPPF does not directly address matters of residential extension design or residential amenity but at section 12 it does set out some general, common-sense principles providing basic direction to achieving good design outcomes.

**2.3** With regard to parking, the NPPF does not dictate minimum or maximum

parking standards. It takes a more flexible and responsive approach in effectively directing at paragraph 105 that if provision be required at all, it be determined on a site-by-site basis taking into account a range of factors that will vary according to any given situation.

**Local Level: The Basildon District Local Plan (BDLP) Saved Policies 2007 and the Basildon Borough Revised Publication Local Plan (BBRPLP) 2014-2034 (first published October 2018)**

**2.4** The BDLP is currently the adopted local plan. There is one policy from it (BAS BE12: ‘*Development Control*’) which is of relevance to the proposed development and this is summarised below. The BBRPLP is not yet adopted so the most directly relevant policies from it are just listed.

- Policy BAS BE12:‘*Development Control*’-This sets out five general planning criteria designed to prevent harm to various interests of acknowledged importance.

**BBRPLP Policies**

DES1: ‘*Achieving Good Design*’

DES4: ‘*High Quality Buildings*’

**2.5** Application of the BDLP is supported where appropriate by Supplementary Planning Document ‘*Parking Standards—Design and Good Practice*’ dating from 2009.

**3.0 Assessment of General Planning Merits**

**3.1** The proposed extension would be an appropriate response to the architectural appearance of the house. It would be an aesthetically pleasing design form displaying inherent architectural harmony and with this being further enhanced by external materials of construction compatible with those of the existing house. It would not result in disproportionate enlargement of the original house. The scale of the house would not be appreciably affected. It would complement the essential form and architectural style of the host house and

exhibit subordination and intrinsic proportionality in relation to it. The overall size, appearance and character of the enlarged building would clearly be seen to be just a variation on the theme of and a direct evolution of, the style of the existing building. Change to the character of the existing house would be incidental, within the parameters of the normal and expected and in no way so radical as to harm public visual amenity or any other planning interest of acknowledged importance.

**3.2** The proposed development would not be large enough nor sited in relative proximity to immediately neighbouring properties such as to be capable of having a harmful impact on the outlook and ambient level of natural light enjoyed by their occupants, either inside or outside, and nor would it have any windows positioned in such a way as to prejudice the privacy of neighbouring property occupiers.

**3.3** Access, off-street parking, private amenity-space, and storage of wheelie bins and recycling receptacles would continue to be provided for in a manner compliant with relevant policy/standards. There is nothing relating to any of these matters which would prevent planning permission being granted.

**3.4** No trees or other landscaping of material public visual amenity value would be directly or indirectly lost as a consequence of the proposed development. Some potential for new landscaping on the site may exist. Should the Council deem it possible, necessary and reasonable in the interests of public visual amenity, then a planning condition would secure this provision.

**3.5** There are no species of protected flora and fauna known or suspected to exist on the site. No part of the site constitutes valuable wildlife habitat. The proposed development would have no adverse effect on habitat or species.

**3.6** The application site lies within Environment Agency designated Flood Risk Zone 1 where little, if any, risk of flooding has been identified. No special

protection or amelioration measures are necessary.

**3.7** The design philosophy which underlies the proposed development is that of improving the functional quality of the property as family living environment, creating an inherently attractive and architecturally satisfactory enlarged building whilst at the same time avoiding harm to the character and appearance of the wider locality or to nearby property occupiers. The proposed development has been positively conceived in all aspects to accord with the various protection and other functional expectations of adopted policy and adopted SPD referred to in part 2 of this statement.

#### **4.0 Conclusion**

**4.1** The proposed development can be seen to comply with the spirit, purpose and objectives of all directly relevant local area policies and the guidance of the NPPF and no interests of acknowledged importance would be harmed by it, which indicates that a grant of planning permission would be appropriate. The Council is at liberty to impose any planning conditions that it deems to be relevant, necessary, reasonable and capable of implementation.