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# HEAL

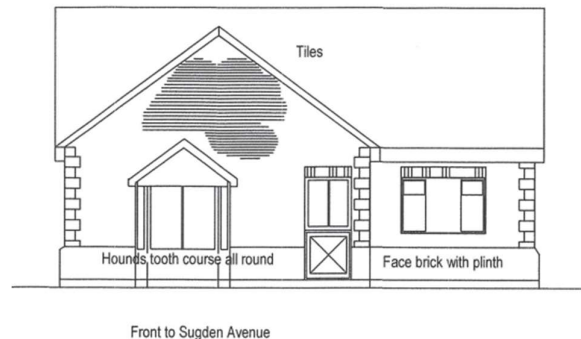
## PLANNING APPEALS

**PLANNING DESIGN AND ACCESS STATEMENT TO SUPPORT A PLANNING APPLICATION FOR THE ERECTION OF A SELF-BUILD DETACHED SINGLE STOREY DWELLING ON LAND ADJACENT TO THE POPPIES, SUGDEN AVENUE, WICKFORD, ESSEX, SS12 0JB.**

**SITE: LAND ADJACENT TO THE POPPIES, SUGDEN AVENUE, WICKFORD, ESSEX, SS12 0JB.**

**APPLICANTS: MR P HAYWARD**

**APPLICATION DESCRIPTION: SELF-BUILD NEW SINGLE STOREY DETACHED DWELLING.**



## Introduction

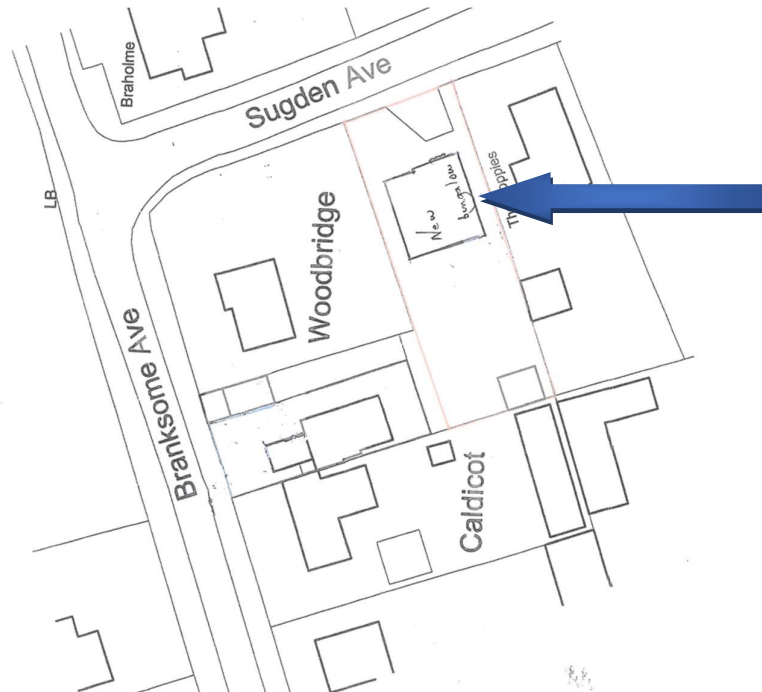
This planning design and access statement has been prepared in support of an application to gain planning permission to self-build a two bedroomed single storey dwelling on a plot adjacent to the Poppies on Sugden Avenue, Wickford, Essex. The application is seeking permission for a dwelling of good quality design that will positively improve the site and its immediate area whilst providing much needed further housing stock in the area of Wickford.

This statement provides details of the applicant's proposal, citing relevant National Planning Policy Framework policies and relevant local policies as to why the proposal is sustainable, reasonable and should be accepted. Care has been taken to research local policies from the Borough of Basildon to ensure that the proposed development is suitable and viable.

Basildon Borough Revised Publication Local Plan 2014-2034 (October 2018) contains Policy **GB4: Green Belt Residential Infill Development** which declares "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 Green Belt and the purpose of including land within it than the existing development". Essentially this local policy from the Basildon Local Plan allows development or redevelopment on infill plots or previously developed sites if they fulfil the criteria set out in Policy GB4. Further in this statement we detail how this proposal meets the set criteria of policy GB4 so should be granted permission.

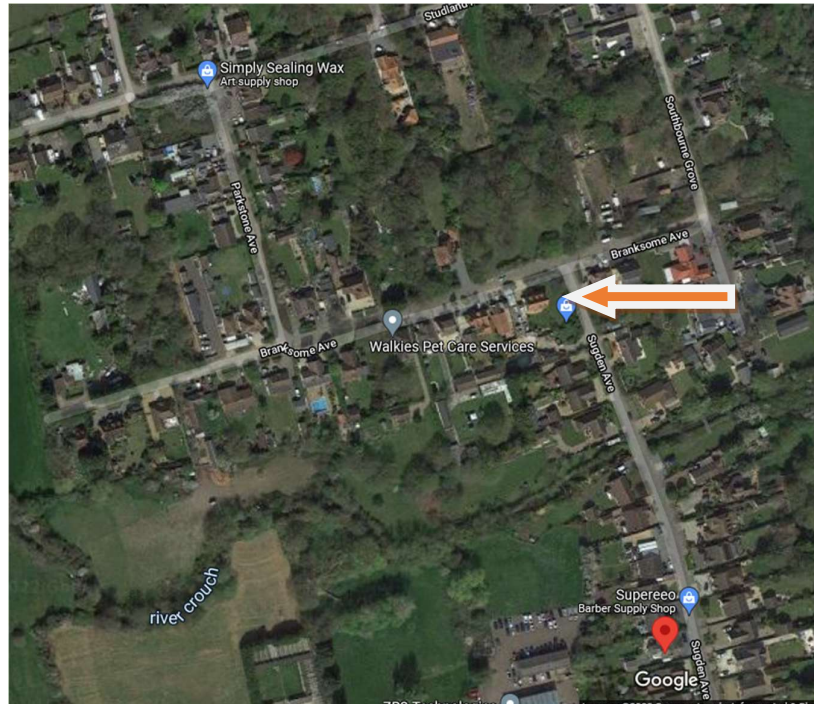
## Site Description



The image above shows the plot outlined in red with the blue arrow showing the location of the dwelling within the plot. The existing access from Sugden Avenue is shown at the top of the site.

The applicant's proposal is for a single storey self-build dwelling on a previously developed plot. The plot was originally part of what was called plot lands and is currently being used as a storage yard for aggregates and building materials. It has its own distinct curtilage with its own separate access from Sugden Avenue. The applicant is the owner of the property named Woodbridge, which is situated next door to the plot on the corner of Sugden Avenue and Branksome Avenue.

The site is on Sugden Avenue which is an established residential area that is approximately 1 mile from the town centre of Wickford. The proposal should be supported as the site is within easy reach of the town centre amenities and infrastructure and the various public transport systems operating throughout Essex. The site was known before as Hayward Building Supplies, giving it a brownfield site classification and the site is infill, so it meets two of the NPPF tests and therefore fully accords with the Local Plan policy cited above as well.



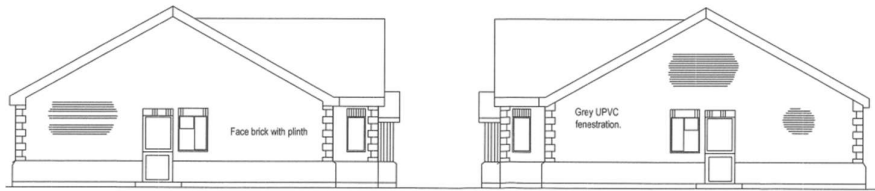
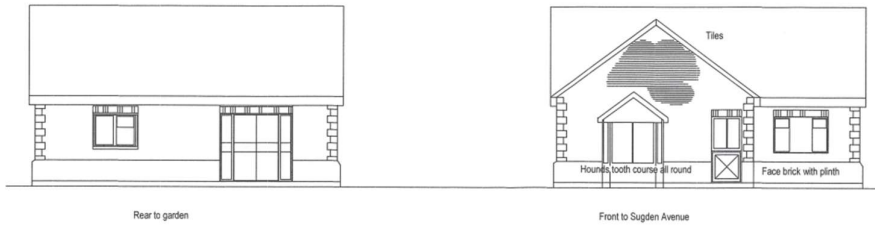
The applicant's site is denoted by the arrow. It can be seen that the site is outside of the town centre but is within an established residential area and it is an infill plot. The applicant's site has been developed in the past and is currently utilised as a building supplies yard. The site would be more congruous with the overall street scene of Sugden Avenue if permission was given to replace what is currently on site with a well-designed dwelling.

The site is suitable in size for the proposed dwelling and the proposed dwelling meets the technical requirements of the Technical Housing Standards - Nationally Described Space Standards. The proposed development plot is located between existing dwellings on an existing road frontage. The dwelling will be constructed to adhere to the existing building line on Sugden Avenue. The applicant has chosen a design for the dwelling that reflects the scale, form and materials of other buildings in the immediate surrounding area. The dwelling will be an attractive addition to the street scene of Sugden Avenue and as a self build dwelling will be an affordable home.

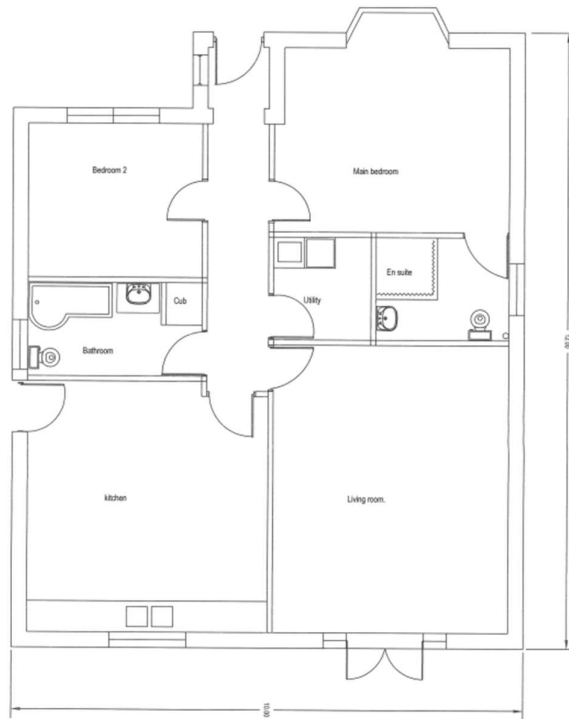
The site is connected to the main sewer and has the benefit of being connected to mains gas and the mains water supply.

## Design

The proposal is to construct a modest single storey 2 bedroomed dwelling with its own access from Sugden Avenue. The dwelling is a single-storey building set within the site to allow the proposed dwelling to be constructed following the current building line of Sugden Avenue and landscaped to create an attractive garden. Good quality materials will be used to construct the dwelling. The main body of the house will be constructed from brickwork with a slate roof above. Windows are to be white UPVC. Architectural detailing such as the Houndstooth Brickwork courses above the plinth and the Quoin detailing makes the dwelling a good addition to the neighbourhood. The design of the proposed dwelling and its siting meets the criteria of the local policy GB4.



Elevations



Floor Plan

The design of the property meets the Technical Housing Standards for National Described Space Standards for a single storey dwelling.

## Access

The existing access to the site will be used. Therefore, no new access will be created, the applicant will utilise the existing access to the property from Sugden Avenue.



Access to the site using the existing entrance from Sugden avenue.

## Flood Risk Assessment



The southern edge of the site is in Flood Zone 2 of the River Crouch. However, the site of the actual dwelling and the access to it are outside of the flood zone.

### Supporting Information

The information below is taken from The Basildon Borough Revised Publication Local Plan 2014-2034. It provides details on how building the required amount of housing that the Borough needs will be achieved. The statement declares that green belt land will need to be utilised to achieve the volume of housing needed by 2034. It will be noted that the Local Plan therefore expressly permits dwellings in the green belt to meet the housing target. This site fully accords with the exceptions to the normal policy as it is brownfield and infilling in a residential area so along with the policy presumption to support housing to meet the targets set out in the Local Plan there is full local plan policy support for the development.

## So how many houses have to be built?

- A calculation for the required housing over the next twenty years indicates the Borough needs between 19,440 and 19,720 houses.
- We acknowledge that this is only a calculation and the Local Plan needs to be flexible to these numbers changing, either up or down, as well as recognising that the bigger numbers can only be achieved by having the required infrastructure – Infrastructure First!
- If the required housing numbers are correct it creates a problem. We don't have enough land to build them so we can only meet the demand by building on land designated as Green Belt.
- The Green Belt is important to us and we take the responsibility of protecting Green Belt very seriously. We have therefore carefully calculated the minimum amount of Green Belt required to meet the demand, should that demand prove to be correct.
- The worst-case scenario reduces our Green Belt by 4%. This means that 59% of the land area in Basildon remains designated as Green Belt.

The Basildon emerging Local Plan 2014-2034 show that calculations have been made to determine the number of houses needed by the borough. These show that over 19,000 are needed over the next 20 years.

The emerging local plan also states that as a worst-case scenario the volume of housing needed would reduce the Basildon area green belt by 4%, meaning only 59% of the land area in Basildon remains as designated green belt. In relation to this proposal as the area around the dwelling is already green belt there is actually no need to remove it from the green belt to allow this development.

The local plan states that if the required number of required housing is correct it creates a problem. Basildon doesn't have enough land to build them so they can only meet the demand by building on land designated as green belt.

Accepting this proposal would contribute to the volume of housing needed within the Borough and it would make a contribution towards safeguarding green belt land for further generations.

Furthermore, as a local example of a similar situation, planning permission was received for the redevelopment of a small builder's yard on former plot lands situated on land West of The Avery, Crays Hill Road, Crays Hill, Billericay under application 18/00318/FUL. This application was granted permission to construct a detached chalet bungalow with detached garage to the rear. The site is approximately 2 miles away from the applicant's site on Sugden Avenue and it falls under the same planning authority so sets a precedent of developing similar materials storage sites in the Borough of Basildon to provide homes.

## National Planning Policy Framework

The National Planning Policy Framework must be considered when considering individual planning applications. The following policies contained within it are considered wholly relevant to this proposal and lend full support to it.

**Para 2:** Planning law requires that applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise. The National Planning Policy Framework must be taken into account in preparing the development plan and is a material consideration in planning decisions. Planning policies and decisions must also reflect relevant international obligations and statutory requirements. The NPPF confirms that it should be a material

consideration in planning decisions and so the following sections are considered as presenting considerable material planning support to the application. **The NPPF confirms that it should be a material consideration in planning decisions and so the following sections are considered as presenting considerable material planning support to the application.**

**Para 3:** The Framework should be read as a whole (including its footnotes and annexes). General references to planning policies in the framework should be applied in a way that is appropriate to the type of plan being produced, taking into account policy on plan-making in chapter 3. **This policy demonstrates how the NPPF must be considered as-a-whole and equally by implication the same should apply to the application of individual policies contained within the LDP. This application is supported by policies within the NPPF and the Local Development Plan that taken together should present the proposal for approval.**

**Para 7.** The purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs. At a similarly high level, members of the United Nations, including the United Kingdom, have agreed to pursue the 17 Global Goals for Sustainable Development in the period to 2030. These address social progress, economic well-being and environmental protection. **The applicant's proposal contributes to local sustainable development. Allowing a residential dwelling would be the best use for that particular parcel of underutilised land. The development will not compromise future generations' ability to meet their own needs, therefore the proposal meets the rationale of this policy so should be fully accepted and supported.**

**Para 8.** Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- a) **an economic objective** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure; **As a whole, England and Wales have not built enough new homes for more than a generation and the impact of Covid-19, the financial crisis, recession and economic slow-down has compounded this issue. One of the biggest impacts of a lack of housing supply is affordability, data shows that in 2017 26% of adults in the UK aged between 20 and 34 were still living with a parent or parents, compared to 20% in earlier years. House building plays an important role in generating economic output, new house building generated £38 billion of economic output to the Great Britain economy in 2017, the majority of which (85%) was contributed through private sector housing. This includes house builders themselves as well as their contractors and suppliers. Building a dwelling ensures work for the building industry and will also generate increased council tax for the Councils thereby meeting the economic tests.**
- b) **a social objective** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and. **The applicant's proposal will help to create a well-**

**designed and beautiful place that is accessible to both the services of Wickford and the countryside around it. Importantly the proposal helps to provide part of the range of homes that need to be established to support the current and the future generations of Wickford and as a self build dwelling meets the family's needs.**

- c) **an environmental objective** – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy. **This proposal meets the environmental objective of this policy as it is a better use of the land than its current role as a storage area for building materials. There is no harm to ecology of the area. The development will take place using sustainable materials and will be carbon efficient.**

**Para 9.** These objectives should be delivered through the preparation and implementation of plans and the application of the policies in this Framework; they are not criteria against which every decision can or should be judged. Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area. **This application is a result of local policy guiding the applicant's proposal of constructing a small dwelling on an infill plot. Therefore, as the applicant is trying to provide a new dwelling that will help meet the Borough of Basildon housing needs it should be given permission to proceed. It is therefore a sustainable development.**

**Para 12.** The presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision-making. Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed. **This development is in full agreement with local plans and policy, it utilises guidance from The Essex Design Guide, meets the criteria of The Borough of Basildon's local policy GB4 Green Belt Residential Infill Development and consists of sustainable development so should be fully supported and gain planning permission.**

**Para 31.** The preparation and review of all policies should be underpinned by relevant and up-to-date evidence. This should be adequate and proportionate, focused tightly on supporting and justifying the policies concerned, and take into account relevant market signals. **The Borough of Basildon local plan states the number of houses needed in the Borough over the next 20 years, and the amount of green belt land that would need to be used to meet this target. The applicant's proposal is a planning gain as it provides much needed housing stock in the area, and it will reduce the need for open parts of the green belt being developed.**

**Para 38.** Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible. **This statement shows that the proposal is sustainable development on an economic, social and environmental level and that the proposal is a better use of the land so should be given planning permission under this section of policy.**



**Para 47:** Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. Decisions on applications should be made as quickly as possible, and within statutory timescales unless a longer period has been agreed by the applicant in writing. **The proposal fully accords with this policy, therefore should be given consent as there are no obvious material considerations that indicate otherwise.**

**Para 55 – 58:** In relation to the conditions and planning obligations. The applicant is willing to consider appropriate conditions to be applied in order to present the decision as acceptable to the LPA. The section of planning conditions and obligations within the National Planning Policy Framework allows development to proceed but with conditions in place to limit unacceptable impacts from the development. In this instance it would be appropriate to accept conditions that remove the building material storage yard in exchange for permission to construct a residential dwelling on the site.

The applicant currently has permission in place relating to the construction of a garage on the neighbouring plot known as “Woodbridge”, The Applicant would be prepared to enter into a Unilateral Undertaking to relinquish this current permission for the garage to secure permission on the self-build single storey dwelling.

**Para 60.** To support the Government’s objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay. **This proposal contributes to boosting the much-needed supply of homes so should be supported. It provides a parcel of land to build a smaller dwelling which will address a person’s specific accommodation needs in the area of Wickford.**

**Para 61.** To determine the minimum number of homes needed, strategic policies should be informed by a local housing need assessment, conducted using the standard method in national planning guidance – unless exceptional circumstances justify an alternative approach which also reflects current and future demographic trends and market signals. In addition to the local housing need figure, any needs that cannot be met within neighbouring areas should also be taken into account in establishing the amount of housing to be planned for. **The Basildon Local Plan states that over 19,000 new dwellings are needed in the next 20 years, The local council realise that they will have to sacrifice up to 4 percent of the boroughs green belt land. This proposal, even though small in scale will ultimately help to achieve this target of building over 19,000 in the next 25 years, the applicant’s site also has the additional benefit of not being in open countryside but in a previously developed and built-up residential area of Wickford.**

**Para 62.** Within this context, the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies (including, but not limited to, those who require affordable housing, families with children, older people, students, people with disabilities, service families, travellers, people who rent their homes and people wishing to commission or build their own homes). **This policy expressly states that the size, type and tenure of housing needed for different groups in the community should be assessed and action taken to provide what is shown to be needed by the assessment. In particular, there is support for self-build sites and this proposal fully accords with that statutory requirement that the council is under obligation to deliver on.**

**Para 66.** Strategic policy-making authorities should establish a housing requirement figure for their whole area, which shows the extent to which their identified housing need (and any needs that cannot be met within neighbouring areas) can be met over the plan period. Within this overall requirement, strategic policies should also set out a housing requirement for designated neighbourhood areas which reflects the overall strategy for the pattern and scale of development and any relevant allocations. Once the strategic policies have been adopted, these figures should not need retesting at the neighbourhood plan examination, unless there has been a significant change in circumstances that affects the requirement. **This proposal will satisfy part of the established need for housing in the Borough of Basildon, the figure for houses needed in the borough is set at over 19,000 for the next 20 years.**

**Para 69.** Small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly. To promote the development of a good mix of sites local planning authorities should:

- a) identify, through the development plan and brownfield registers, land to accommodate at least 10% of their housing requirement on sites no larger than one hectare; unless it can be shown, through the preparation of relevant plan policies, that there are strong reasons why this 10% target cannot be achieved;
- b) use tools such as area-wide design assessments and Local Development Orders to help bring small and medium sized sites forward; c) support the development of windfall sites through their policies and decisions – giving great weight to the benefits of using suitable sites within existing settlements for homes; and d) work with developers to encourage the sub-division of large sites where this could help to speed up the delivery of homes. **This policy states that small and medium sized sites are good at contributing to the overall provision of housing in an area. This site is a windfall site within an existing settlement which is suitable for development, therefore according to this policy great weight should be given to the applicant’s proposal when considering this application for approval.**

**Para 88.** When considering edge of centre and out of centre proposals, preference should be given to accessible sites which are well connected to the town centre. Applicants and local planning authorities should demonstrate flexibility on issues such as format and scale, so that opportunities to utilise suitable town centre or edge of centre sites are fully explored. **This policy supports the construction of a dwelling on the applicant’s site. Edge of centre dwellings can better rely on public transport, walking and cycling therefore having less reliance on the use of a car, this makes the proposal more sustainable so should be supported. The applicant’s site is approximately 1 mile from Wickford railway station and town centre.**

**Para 119.** Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously developed or ‘brownfield’ land. **The applicant’s proposal would make effective use of the land. Currently the site is being utilised as storage for building materials, the use of this land as housing is a more effective use of it during the current housing shortage and it corresponds with the government’s desire to build more homes. The area of Sugden Avenue has long term residential status.**

**Para 120.** Planning policies and decisions should:

- a) encourage multiple benefits from both urban and rural land, including through mixed use schemes and taking opportunities to achieve net environmental gains – such as developments that would enable new habitat creation or improve public access to the countryside; **Not relevant to this application.**
- b) recognise that some undeveloped land can perform many functions, such as for wildlife, recreation, flood risk mitigation, cooling/shading, carbon storage or food production; **Not relevant to this application.**
- c) give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land; **This section of policy emphasises the value of using previously developed sites within settlements to provide homes. Substantial weight should be given to this application due to this section of NPPF policy.**
- d) promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively (for example converting space above shops, and building on or above service yards, car parks, lock-ups and railway infrastructure); and **As stated in the Borough of Basildon local plan, there is a shortage of land to build houses on in the area without compromising green belt land. This proposal helps to meet an identified need for housing, and it reduces the amount of green belt being built on therefore, should be given permission without delay.**
- e) support opportunities to use the airspace above existing residential and commercial premises for new homes. In particular, they should allow upward extensions where the development would be consistent with the prevailing height and form of neighbouring properties and the overall street scene, is well designed (including complying with any local design policies and standards) and can maintain safe access and egress for occupiers. **Not relevant to this application**

**Para 121.** Local planning authorities, and other plan-making bodies, should take a proactive role in identifying and helping to bring forward land that may be suitable for meeting development needs, including suitable sites on brownfield registers or held in public ownership, using the full range of powers available to them. This should include identifying opportunities to facilitate land assembly, supported where necessary by compulsory purchase powers, where this can help to bring more land forward for meeting development needs and/or secure better development outcomes. **The applicant’s proposal redevelops land in a positive way that improves the street-scene of Sugden Avenue by removing a building materials storage yard and replacing it with a well-designed dwelling that fits in very well with the other dwellings on Sugden Avenue, therefore this section of policy lends weight to this applications.**

**Para 123.** Local planning authorities should also take a positive approach to applications for alternative uses of land which is currently developed but not allocated for a specific purpose in plans, where this would help to meet identified development needs. In particular, they should support proposals to:

- a) use retail and employment land for homes in areas of high housing demand, provided this would not undermine key economic sectors or sites or the vitality and viability of town centres, and would be compatible with other policies in this Framework; **Essex is known as an area of high housing demand. This proposal should be supported as it is a more efficient**

**alternative use of land that is well situated for amenities and transport links so should be developed as residential.**

- b) make more effective use of sites that provide community services such as schools and hospitals, provided this maintains or improves the quality-of-service provision and access to open space. **Not relevant to this application.**

**Para 124.** Planning policies and decisions should support development that makes efficient use of land, taking into account:

- a) the identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it; **The site in question is to be developed as a site for a residential dwelling, the proposal should be supported as it makes efficient use of the land by changing it to residential in unison with all the other properties on Sugden Avenue.**
- b) local market conditions and viability; **The proposal is viable so should be supported.**
- c) the availability and capacity of infrastructure and services – both existing and proposed – as well as their potential for further improvement and the scope to promote sustainable travel modes that limit future car use; Infrastructure and services are local to the site. **There is good existing infrastructure near the site. The site is approximately 1 mile from Wickford Town centre shops, services and transport hubs.**
- d) the desirability of maintaining an area’s prevailing character and setting (including residential gardens), or of promoting regeneration and change; **The applicant’s proposal to remove a building materials storage yard and replace it with a residential dwelling would help to restore then maintain the prevailing character of the area. Therefore, this policy gives weight to the applicant’s proposal.**
- e) the importance of securing well-designed, attractive and healthy places. **The plans and elevation drawings included with this planning application show that the applicant’s proposal will create a well-designed, attractive and healthy place to live so should be supported by this application.**

**Para 126.** The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process. **This section of policy supports this application as at the core of this policy is the intention to design high quality buildings. The plans and elevation drawings show that a lot of consideration has been used to create the proposed dwelling. The removal of the building materials supply yard that currently occupies the site will also help to create a better place to live on Sugden Avenue.**

**Para 128.** To provide maximum clarity about design expectations at an early stage, all local planning authorities should prepare design guides or codes consistent with the principles set out in the National Design Guide and National Model Design Code, and which reflect local character and design preferences. Design guides and codes provide a local framework for creating beautiful and distinctive places with a consistent and high-quality standard of design. Their geographic coverage, level of detail and degree of prescription should be tailored to the circumstances and scale of change in each place and should allow a suitable degree of variety. **Information from the Essex Design Guide has been**

**used to develop this proposal and to ensure that the proposal is in line with local design stipulations, therefore this proposal should be fully supported.**

**Para 130.** Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development; **The applicant's proposal will function well and will add to the overall quality of the area over the lifetime of the development. The proposal is a residential dwelling being constructed in a residential area so will work well long term.**
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; **The proposal is of good design, size and layout and it conforms to the National Design Standards. The dwelling is placed well within its plot and will use effective landscaping to create an attractive dwelling that will fit in well with the other dwellings on Sugden Avenue.**
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities); **The bulk, mass and scale of the proposed dwelling are of a similar nature to the other dwellings on Sugden Avenue. The majority of dwellings on Sugden Avenue are single storey bungalows that are of a similar size and shape to the applicant's proposal.**
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit; **The applicant's proposal helps to establish a stronger sense of place by re-establishing the site as residential to fit in with the remainder of the plots on Sugden Avenue which are also of a residential nature.**
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; **Not relevant to this application.**
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience. **The applicant's proposal will create a safe and accessible dwelling that will hopefully be part of somebody's healthy lifestyle. The proposal will improve the quality of life for residents on Sugden Avenue as it removes a building materials storage yard that receives regular deliveries by lorry, this will make the area safer and quieter in terms of traffic.**

**Para 137.** The Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence. **This proposal should be supported as it is development that provides housing that does not encroach into the green belt, it redevelops a site that has been utilised as a building materials storage area. This proposal does not affect open countryside so should be fully supported.**

**Para 149.** A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:

- a) buildings for agriculture and forestry; **Not relevant to this application.**
- b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it; **Not relevant to this application.**
- c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building; **Not relevant to this application.**
- d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces; **Not relevant to this application.**
- e) limited infilling in villages; **This National Planning Policy Framework policy gives weight to this application as the site is an infill site that is already in an established residential area.**
- f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); **The applicant's proposal is a single storey 2 bedroomed property that will be a good addition to the local housing stock of Wickford. The house will be desirable and affordable for many people in the area of Wickford.**
- g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:
  - not have a greater impact on the openness of the Green Belt than the existing development; **The applicant's proposal does not have any impact on open countryside so should be fully supported.**
  - not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority. **The proposed development will cause no harm to the Green Belt around Wickford so should be fully supported.**

## Local Planning Policy

Basildon Borough Revised Publication Local Plan 2014-2034 (October 2018).

**Policy SD1:** A Strategic Approach to Sustainable Development in Basildon Borough.

The NPPF is clear that the purpose of the planning system is to contribute towards the achievement of sustainable development. It is widely recognised that there are three dimensions to sustainable development: economic, social and environmental which should be addressed in an integrated way because they are mutually dependent. **This section of local policy from Basildon Local Plan confirms that the National Planning Policy Framework should be instrumental in making planning decisions. Proposals that are shown to be sustainable development should be fully supported by this local policy as the NPPF requires local planning authorities to support sustainable growth.**

**Policy SD2:** Settlement Hierarchy and the Distribution of Growth  
 The NPPF expects planning to actively manage patterns of growth to maximise the use of public transport, walking and cycling, and to focus significant development in locations which are or can be

made sustainable. Consequently, this directs development towards existing settlements, particularly those that already benefit from access to a range of services and access to sustainable transport modes. **Allowing the applicant permission to construct this dwelling should be supported as the site in question is in a predominately residential area that is approximately 1 mile from the centre of Wickford and its services and amenities. This ultimately helps the Borough of Basildon as it has been said that to meet the local housing needs part of the green belt will need to be developed. Therefore, this application gain approval is a planning gain for the whole borough of Basildon.**

**Policy SD4:** Presumption in Favour of Sustainable Development

1. When considering development proposals in the Borough, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF. **This statement proves how the applicant's proposal is sustainable development, it also shows how the NPPF has been considered whilst developing this proposal, this should be a positive factor when considering the details of this application for approval.**
2. The Council will always work pro-actively with applicants jointly to find solutions which means that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area. **The proposed development improves the area of Sugden Avenue economically, socially and environmentally therefore is sustainable so should be approved for planning permission. The applicant is willing to work pro-actively with the local council to gain approval for this proposal,**
3. Planning applications that accord with the policies in this plan will be approved without delay, unless material considerations indicate otherwise. **No worthwhile material considerations have been identified so this application should be passed without delay.**
4. Where there are no policies relevant to the application, or relevant policies are out of date at the time of making the decision, the Council will grant permission unless material considerations indicate otherwise taking into account whether:  
**Not relevant to this application.**
  - a. any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole; or
  - b. specific policies as referred to in the NPPF indicate that development should be restricted.

**PolicyH1:**Housing Strategy

In order to deliver at least 15,465 new homes within Basildon Borough during the period 2014 to 2034, as specified in policy SD1, which respond to the needs of local residents now, and in the future, the Council will:

- a. Encourage the effective re-use of land within existing residential areas for the provision of new homes; **This section of local policy support the applicants proposal of constructing a residential dwelling on land that has been utilised differently in the past. The proposal brings the land back to residential use which is much more appropriate as the area is predominantly of a residential nature.**
- b. Encourage development in town centres to incorporate residential development on upper floors, and in locations on the edge of town centres. **Not relevant to this application**
- c. Identify specific strategic sites for additional housing growth across the Borough, with the aim of creating sustainable communities supported by sufficient infrastructure; **There is sufficient infrastructure in the area of Wickford to support the applicant's proposal of constructing a two-bedroom residential dwelling on the site. This policy gives weight to the applicant's proposal so should be fully supported.**

- d. Ensure that the mix of new homes provided in the Borough is aligned with the needs of the population. This will enable first time buyers, growing families and those looking to down-size to meet their accommodation needs; **The applicant's proposal is to construct a single storey 2-bedroom residential dwelling on the site. The dwelling will appeal to a lot of different people who need a single storey house due to their age or mobility. The proposal is a good addition to the housing stock of Wickford; therefore, it should receive support at planning stage from the local council.**
- e. Secure specific provision of specialist accommodation for older people, and other vulnerable adults living in our communities; **Not relevant to this application.**
- f. Provide opportunities for local people to build their own homes through the identification of sites specifically for self-build development; **This site provides an opportunity for a local person to self-build a dwelling on a site that is very well suited for residential development.**
- g. Identify sites to meet the special accommodation needs of our Gypsy, Traveller and Travelling Show people population. **Not relevant to this application.**

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|---------------|-------------|------------|-------------|
| <b>Policy</b> | <b>H21:</b> | Self-Build | Allocations |
|---------------|-------------|------------|-------------|

The Council maintains a register of people who are seeking to acquire a serviced plot of land to develop as a home for their own need. These are either in the form of self-build or custom housebuilding, as defined in the Self-build and Custom Housebuilding Act 2015 (as amended). Local planning authorities are expected to identify demand and consider future need for this type of housing and plan accordingly, including through policies within their Local Plan. By developing policies within their Local Plans for this type of development local planning authorities can identify suitable sites and assist in increasing the number of planning permissions for self-build. Demand identified by the register is limited, and mainly indicates a need for sites in the northern part of the Borough. **This policy gives weight to the applicant's proposal. The applicant would like permission to self-build a house on a suitable residential plot within an established residential area. The site that the applicants is proposing to build on is an adequate size for the proposed self-build so should be approved.**

**Policy H23:** The Location of Residential Development

The NPPF expects Local Plans to identify locations where development is encouraged, and where development will be restricted. This should be based on the strategic priorities for the area. Local planning authorities should support proposals for the change of use of buildings into residential use where there is an identified need for additional housing in that area, unless there are good economic reasons for not doing so. **This section of local policy from the Borough of Basildon promotes the change of use of land into residential to create more opportunities to build the dwellings that are needed within the local area. This section of policy supports what the applicant is proposing so it should be supported.**

**Policy H25:** The Size and Types of Homes

The NPPF requires planning policies to deliver a wide choice of high quality homes and create mixed and balanced communities. It expects local planning authorities to identify the size and types of new homes that are required in particular locations, reflecting local demand. **This application provides a**



**high-quality home that fits well into its surrounding area. The size of the home, being single storey will appeal to many people in the immediate area and therefore will be a good addition to the housing stock of Wickford.**

#### **Policy DES2: Areas of Special Development Control**

There are three areas where Special Development Control (SDC) policies have existed since the 1980s to protect the character of these and their surrounding areas. These are Ramsden Bellhouse, Bowers Gifford and Sugden Avenue, Wickford. These ensure that only development of a satisfactory design and layout takes place by setting out a series of measures which are designed to ensure that new dwellings do not dominate the street scene, are not out of character, and do not cause excessive overlooking or overshadowing of existing properties. **The proposal is for a single storey two bedroomed dwelling that is similar in size, shape and form to the other dwellings on Sugden Avenue. The siting of the building on its plot will eradicate overlooking and overshadowing neighbouring plots so should be acceptable for planning permission, the applicants design has a similar plot size and floor area to other dwellings on Sugden Avenue and is of a similar type being a single storey bungalow style building. The proposal also follows the criteria for local policy GB4 concerning infill sites. Policy GB4 has a set criterion that when met allows residential infill developments on previously developed sites.**

#### **Policy DES4: High Quality Buildings**

Buildings should be designed to a high standard, responding appropriately to their location and reflecting their function and role in relation to the public realm. Proposals for new buildings, extensions, and alterations to existing buildings will be expected to:

- a. Use good quality and durable building materials, that are appropriate to the context of the development; **The design and access statement that supports this application shows detail plans of the dwelling that is proposed. It will be constructed of high quality materials and the proposed dwelling will respond well within its location and function well as a home.**
- b. Be clearly organised in terms of their form and internal layout and circulation to reflect the hierarchy of function they will accommodate, the uses they will serve and the context they will address; **A floor plan has been provided showing the layout and the function of the rooms.**
- c. Establish a coherent and consistent building line that relates to the existing street alignment; **The site plan provided with this application shows that the proposed dwelling will adhere to the established building line on Sugden Avenue.**
- d. Incorporate active frontages to the public realm that emphasise corners, establishes new, or reinforces the most prominent existing frontages, and provide natural surveillance over all publicly accessible spaces; **The applicants proposal incorporates an existing site that access the site from Sugden Avenue. The frontage of the dwelling that abuts Sugden Avenue will be changed to create a more domestic appearance that it is now as a building materials storage yard.**
- e. Create distinct public frontages and private areas with clear and delineated boundaries; **The applicant will use landscaping to create a garden space at the site, this will give it unity with other properties on Sugden Avenue so is a planning gain and should carry weight due to this policy.**
- f. Allow for flexibility in future adaptation or extension to accommodate alternative uses, or to respond to the changing future needs or circumstances of occupiers by means of their internal arrangement, internal height, detailed design and construction; **The applicants proposed**

**dwelling will be flexible enough to be adapted or extended in the future.**

g. Incorporate exteriors and elevations that provide visual interest and are visually organised and well-proportioned to contribute positively to the legibility of the area; **The plans provided with this application show that the design of the dwelling has architectural merit, as an example of this the proposal incorporates features such as a course of Houndstooth brickwork into its design.**

h. Enable the provision of adequate, appropriate and usable private or communal amenity space, defensible space, as well as parking and servicing as necessary. **The site has adequate and appropriate amenity space, there is enough to create usable private amenity space in the form of a garden whilst having enough room for a driveway and parking. The proposed dwelling will have defensible space around it that can function to allow the inhabitants of the property scope to make the property secure and design out the risk of crime.**

#### **Policy GB3: New Development in the Green Belt**

Where very special circumstances have been demonstrated, and development is exceptionally permitted within the Green Belt, the Council will seek to remove permitted development rights for any further works to, and within the curtilage of, the proposed development where it is likely that further development would cause harm to the openness of the Green Belt. **The applicant is willing to have conditions associated with the gaining of planning permission to construct this dwelling.**

#### **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: **Policy GB4 is a very important policy to use in this application as it is worded to allow the use of infill plots within the green belt.**

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; **The plans submitted with this application show that the plot is located between existing dwellings on an existing road frontage.**

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; **The plans submitted show that the proposed dwelling will be single storey and of a size that is appropriate for the site. Predominately Sugden Avenue contains bungalow style dwellings so the applicant's proposal will help to harmonise the whole street scene.**

c. The dwelling(s) must be set within the site, and must have circulation space around it comparable to adjoining properties; **The site plan submitted with this application shows that the building will be set within the site to follow the building line taken by other dwellings on the street. The proposed dwelling would have a comparable amount of space around it when compared to other properties on Sugden Avenue.**

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; **The plans provided with this application show that the dwelling follows scale, form and proportions of those of adjacent buildings on other plots on Sugden Avenue.**

- e. The dwelling(s) must reflect the materials, design features and architectural style predominant in the area; **The dwelling will be constructed of similar materials and be of a similar shape and size to other dwellings on the street. The area is known for having individually designed properties that have unique design features to give each property some individuality.**
- f. The development of the site must not involve the removal of significant existing tree coverage; **This proposal does not incorporate the removal of any trees from the site.**
- g. The development must incorporate appropriate boundary treatments and soft landscaping; **The design and access statement shows that the property will be landscaped and have a garden created for it to use in-line with other properties on the street.**
- h. Subdivision of plots may occur where the resulting plots would meet criteria a-g of this policy. **Not relevant to this application. The application is for one dwelling so no further subdivision of the plot will take place.**

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. **The applicant is willing to have conditions associated with the gaining of planning permission to construct this dwelling.**

**Policy GB7:** Change of Use of Buildings and Land in the Green Belt  
The NPPF allows for the partial or complete redevelopment of previously developed land within the Green Belt, whether redundant or in continuing use (excluding temporary buildings), subject to meeting certain criteria. **This policy states that the NPPF allows partial or complete redevelopment of previously developed land within the Green Belt if a certain criterion has been met. This criterion is the details associated with local policy GB4 which have been satisfied, so the permission to build this dwelling should be granted.**

## Conclusion

This planning design and access statement has been prepared in support of a proposed self-build new dwelling on a plot of land adjacent to the Poppies, Sugden Avenue in Wickford, Essex.

This infill brownfield site is of a sufficient size to accommodate the proposed dwelling. The scale shape and form of the property are similar to other properties on Sugden Avenue and the proposed design work well within its location. The site is serviced by amenities such as mains water, sewers and gas supply.

The application consists of sustainable development as the proposal meets all the requirements set out in the NPPF which is the overriding documents used to determine this application for planning permission. The application also met the criteria for Local Borough of Basildon policy GB4: Green Belt Residential Infill Development. This should be the test to see if the proposal is worthy of permission. As the proposal has passed this test planning permission should be granted and issued.

The land in question is not in open countryside, it has previously been developed to be used as its current use as a building materials storage yard. Due to its location on Sugden Avenue it has an obvious residential purpose that should be utilised to help develop the housing stock of Wickford.

This statement provides an overview and explanation of the background of the proposal, the policy context within which the application should be considered and determined when taking into account site specific planning issues.

## Recommendation

The planning authority is respectfully requested to approve this application.

**Heal Planning**

**11 St Mary's Place**

**Shrewsbury**

**Shropshire**

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