

DESIGN & ACCESS STATEMENT

Proposed development for one detached dwelling.

Rear of 185A Noak Hill Road, Billericay CM12 9UL

Site

The proposed development site is located at the rear of 185A Noak Hill Road and faces on to the existing access road, which provides access to the 9 hole Public Golf Course, three detached houses adjacent to the Golf Course and four new dwellings to the rear of 189 Noak Hill Road.

Number 189 Noak Hill Road, formally a semi-detached property being replaced with a large detached house, with garage access from the access road.

The site is currently an open area of ground with the original concrete bases to the buildings and feed silos. Drawing 2259/E1.

The area, which has a hardstanding area adjacent to the access road, has not been used or maintained for a number of years.

To the North East of the site, adjacent to the Golf Course, there is a well established tree and hedgerow, both of which will be retained.

A public footpath on the Golf Course side runs the full length to the rear of houses and gardens to Noak Hill Road.

Attached to this statement is a 'Statement of Previous Use' obtained from the Greenkeeper at the adjacent 9 hole golf course. Mr Tony Masser, the Greenkeeper has worked at the Course for 31 years and has confirmed that the area was originally used as a chicken enclosure and feed silos. The two concrete bases for this enclosure and silos are still visible on site and are indicated on the attached plan 2259/E1.

Directly opposite the site are three detached chalet style houses and a bungalow, all with detached garages together with a detached house adjacent to the access road (Approval Ref: 18/00682/FULL).

To the rear of Number 185A Noak Hill Road, there is an existing large outbuilding.

Planning Permission for a detached dwelling on the rear land area and part of the then rear garden, was approved for a new 2 bedroomed dwelling (Approval Ref 17/00924/FULL)

Noak Hill Road is predominantly characterised by various medium to large houses of different sizes, the majority of which are detached dwellings.

Development parameters and design

The proposal includes:-

The construction of a new bungalow (Approval Ref 17/00924/FULL) is to the left of the proposed site which has, as yet, not been constructed.

The new garage, 8.605m from the access road, creating a minimum of two off-street parking spaces plus the garage to the new dwelling. Therefore no parking on the existing access road.

Existing trees and shrubs to the perimeter of the proposed site will be retained, together with the large Oak tree and trees to the North East of the site, which borders the Golf Course and public footpath.

New tree planting and landscaping will be provided.

To the frontage of the property, landscaping and open grass areas will be carefully considered, to provide an open frontage and aspect to the street scene.

The proposal is to construct a new detached 4 bedroom detached chalet style house with a detached garage.

The new Building principally (with the principal first floor windows) facing on to the existing access road from Noak Hill Road.

The proposed dwelling will also have a first floor bedroom window facing the gold course.

The detached garage will be set 8.605m from the access road and the proposed dwelling house 3.00 from the access road.

A chalet style dwelling is proposed, keeping the overall building height to 7.00m.

The dwelling and detached garage being built on land which has not been used for a number of years and is now partly overgrown and unsightly.

The existing concrete slabs, which are still visible, have a ground area of 370.3 square metres.

The ground floor footprint of the proposed building will be approximately 128 square metres, and the garage 37.75 square metres.

The external finishes will be to a good quality and complementary to the houses recently constructed along the access road.

Services

All services are available to the site, including mains drainage, gas and electricity.

The existing foul drainage runs within the access road, which has been recently renewed to serve the three houses adjacent to the Golf Course and the new dwellings opposite the site.

Current use

As stated earlier in this Statement, the area is badly overgrown and has not been used for a number of years.

The hardstanding areas are not used except for unauthorised parking. In addition unauthorised waste dumping (Fly tipping).

Sustainability

The new dwelling will boast renewable energy, along with a high standard of insulation with good detail design.

All to meet current Regulations, together with Part M of the Building Regulation for Disabled Access and Use within the houses.

Conclusion

The site is overgrown and has not been used or maintained for a number of years. The current problem being unauthorised parking and waste dumping/fly tipping. This is a concern to the residents of Plots 1 and 2, which are opposite the site.

The proposal will improve the street scene appearance and general surroundings.

A well designed dwelling and landscaping will enhance the appearance of the street scene.

One additional dwelling will not affect the existing access road and traffic flow.

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