

GPO Designs Limited
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Basildon Borough Council
The Basildon Centre
St. Martins Square
Basildon

13 May 2022

Dear Sirs,

Re: Changes from Application Reference 22/00295/FULL

The approved application 19/00294/FULL approved two new dwellings to replace an existing dwelling on the site. This application proposes to retain the existing dwelling though with the existing single storey extensions demolished and to add two new dwellings to the site. This application is a resubmission of application 22/00595/FUL with amendments to address the reasons for refusal of the that application including:

1. The area of hardstanding to the front of each of the dwellings has been reduced and a low boundary hedge is now proposed. All hard landscaping is now proposed to be permeable.
2. Whilst the reasons for refusal of the previous application 22/00295/FUL referred to a high building density it is noted that the plot width (as measured adjacent to the highway) of the three dwellings is greater than or very similar to the existing neighbouring properties: Ivy Lodge, Holly Lodge, Maple Lodge, Dewlands, Rivendell, Siam Cottage, Ferndown, Falconhurst, The Oaks and other properties on Crays Hill Road. The rear garden is certainly smaller than those properties which does increase the building density however the garden size is not apparent from the streets and the proposed garden sizes exceed the Council's requirements. A revised planning statement has been submitted with the application that further addresses the reasons for refusal of the previous application.
3. The retained verge area has now been shown shaded green highlighting that no development or parking is proposed on this area and the verge is proposed to be planted with grass. This is not a physical change from the previous scheme but rather clarifies what was previously proposed to address concerns raised by neighbours.
4. The rear gardens are shown with planting and hedging.

Each of the new dwellings is based on the design of dwelling previously approved for Plot 1 of application 19/00294/FULL but with the width of the proposed dwelling reduced by 700mm. Each of the dwellings has over 100m² of private amenity space and each is provided with two parking spaces with each space of size 2.9m x 5.5m, together with an area for refuse and recyclable storage and a cycle storage shed.

The heights of the proposed new dwellings are the same as the previously approved dwelling on plot 1.

Yours sincerely,

Mike Otter
Director,
GPO Designs Ltd.