

PLANNING STATEMENT

HERMAY, CROSSWAYS, BILLERICAY, ESSEX CM11
1EZ

ON BEHALF OF:

RICHARD GILLANDERS

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1.00 INTRODUCTION

- 1.01 This statement has been prepared to accompany a Certificate of Lawfulness application to continue using the converted garage of the property at Hermay, Crossways, Billericay as a residential unit (Use Class C3).
- 1.02 This statement should be read in conjunction with the application drawings and other supporting documents.

2.00 SITE DESCRIPTION: SITE LOCATION, AREA, AND ACCESS

- 2.01 The site is situated within the Basildon Borough Council and covers an area of 625.1m². The GEA (footprint) of the existing building is approximately 75.8m².
- 2.02 The site lies within the Green Belt but has a C3 use class.
- 2.03 The site is accessed via The Crossways and there will be no change to this arrangement as a result of this application.

3.00 EXISTING USE

- 3.01 The currently vacant 66.3m² (GIA) unit used to be an ancillary structure to a house. As a result of planning application 02/01380/FULL, the main house was demolished (this was noted in 2009 by the Planning Officer dealing with planning application 09/00441/FULL). The detached structure, which is on a site that has a C3 use class, was subsequently converted into a residential unit (at which point the owner started to live in it) and has been used for residential purposes since.
- 3.02 In 2019, a Case Officer inspected the site and noted that whilst the garage has been converted into a residential unit, it appeared to be in a poor state of repair and seemed to be unoccupied at the time. The Case Officer then closed the case (19/00196/UBW) without issuing an Enforcement Notice and recommended that no further action be taken.
- 3.03 Given that the building works were substantially completed in 03/2013 (please refer to building control application 02/01017/BN and the provided Signed Confirmation Document), which is well over four years (almost ten years) before the date of this application, and that the use began in 2013, we kindly ask you to approve this application.