

Timberland Farm
Solid Lane
Doddinghurst
Essex
CM15 0JF

Proposal: To add 1 x Single Storey Dwelling.

Previous approval application to create 4 x Dwellings reference 19/00584/FUL subsequent submission to regularise additions of extensions added to the Built units x 4

The site is now an established enclave offering secure living for 4 x single storey dwellings positioned within a mainly walled and gated area accessed off Solid Lane accessed by electric gates.

The countryside views are not affected and remain visible to all dwellings creating a modern housing complex that marries the benefit of new dwellings within an area of land that is enclosed and limited in its potential sprawl by the enclosure used to create the overall development.

Access is along Solid Lane which within the last approval an expectation that was carried out was to improve the road surface along the byway a turning head has also been added in case of access not being able to be gained to the site or delivery drivers.

There are no trees to be concerned about that could affect the submission and any planting has occurred at the point of the Dwellings being constructed.
The proposal will look to add similar hedge planting within boundary fence lines as already in position with the existing development.



Within the last approval there was concern raised over a Cadent Gas Line this was confirmed that this was some 170 metres from the development and remains the same within this submission.

The site used to sit within Open Green belt and was an enclosed previously developed site with a level of existing buildings that were utilised as the reasoning for the creation of the now completed development.

The submission for the additional unit is looking to create a single, similar designed and executed property to what is in situ currently, within an area of land to the North East of the site, the position is behind the walls to the North of the site and East of the site the position will not create any issue with adjoining properties amenity either within the enclave of the neighbouring property.

Policy states that limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continued use (excluding temporary buildings) which would - 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 LPA.

The position also makes good use of an area of land that will look to complete the overall design and layout of the site whilst not impinging upon garden space or amenity areas.

Design of the proposed unit has already been agreed is compliant with Policy CP1 (General Development Criteria) this is due to the design being of similar scale, mass and detail all materials are the same as the existing units.

Green Belt Position. The addition of a single storey dwelling within the North East area of the site in terms of design and green belt balance is acceptable in its response to the character and appearance of the surrounding area and Green Belt constraints compliant with planning policy CP1, GB1 and GB2 of the local Plan and Chapter 12 of the NPPF.

Car parking as with all other existing units is in accordance with policy and the Essex design guide, in a similar vein the amenity space available is in excess of the National and local requirements.

The connection of the new dwelling will be to the previously approved drainage systems and surface water will be dealt with in a similar manner to existing.

The addition of the new single dwelling is a completion of the site and will not be an overdevelopment as the land to be used is in excess of the existing units positioned within the walled area of the enclave, the addition will provide a 2 bedroom well designed compliant single storey unit of quality material and construction.

MJM