

**DESIGN AND ACCESS STATEMENT**

**SUBMITTED TO BRENTWOOD BOROUGH COUNCIL**

**PROPOSED DEVELOPMENT AT :**

**LAND TO REAR OF 28/30 PINE DRIVE**

**INGATESTONE**

**ESSEX**

**CM4 9EF**

November 2023

## **1. Introduction**

This Planning, Design and Access Statement has been prepared in support of a Planning Application at :

**Land to the rear of 28-30 Pine Drive, Ingatestone, Essex CM4 9EF**

(hereafter referred to as the 'Site' and as shown on the Site Location Plan).

The description of the proposed development is as follows :

**Outline application for the construction of one detached bungalow and garage (appearance and landscaping reserved matters).**

Additional details of the proposal are included on the following pages.

This Statement considers the proposal in relation to the relevant Policies of Brentwood Borough Council's Development Plan, and concludes that the proposed development is in accordance with these Policies.

This Application is identical to a previously approved proposal which has now lapsed - reference 19/00531/OUT and permitted by the Council on June 3rd 2019.

Other earlier Applications for a detached bungalow and garage on the same site were also approved by the Council in 2015 (reference 15/00535/OUT), in 2010 (reference EXT/BRW/1/2010) and at Appeal in 2007 (reference 06/00573/FUL).

It is fair to say the proposal has previously been thoroughly tested by the Planning Authority.

## **2. Site Context And Surroundings**

The Site is contained within the village envelope of Ingatestone as defined by the Brentwood Local Plan and as such there is a presumption in favour of sustainable development, subject to meeting relevant Planning Policies. The Site is not within a conservation area, or an area covered by any special policies.

The Application Site is located in an area of mixed dwelling types and styles which would appear to date from the 1930s or 1950s, and it is clear that there is no overriding design style or character to follow.

Opposite the Site there is a series of semi-detached bungalows, several of which have been extended to provide accommodation within their roof spaces at first floor level. At the end of

Pine Close are four semi-detached houses, some of which again have been extended to take advantage of their generous plots. The Site itself is formed from part of the rear gardens of nos. 28 and 30 Pine Drive - two detached single story bungalows again benefitting from good sized plots.

Access to the Site would be gained from a new vehicle crossover from the adopted highway Pine Close. The Site is flat and level and would be highly accessible to all persons with no need for steps to gain entry to the proposed dwelling. Internal access to, and throughout the property, would again be unrestricted, and as all the accommodation is on the ground floor, the layout would be highly flexible.

The village shops are within walking distance of the Site, as are bus stops giving access to Brentwood or Chelmsford, and the train station for more distant travel - this is a highly sustainable location and proposal.

### **3. The Proposal**

The proposal is to form a new building plot on part of the rear gardens of nos. 28 and 30 Pine Drive, with both the existing properties, and the proposed new one, all having private amenity areas in excess of the Council's minimum standards. The retained and proposed plot sizes are also consistent with those in both Pine Drive and Pine Close.

A new bungalow is proposed to reflect the style, scale and design of the surrounding dwellings. It is felt this would be more appropriate than a two storey house and complement the predominant existing layout.

The boundary between the site and no. 26 Pine Drive is extremely well established and the proposed layout would result in no overlooking or loss of amenity to this property whatsoever. The beech hedge along the front of the site would be entirely retained, apart from a short section which would be removed to allow vehicle and pedestrian access to the new dwelling, thereby retaining the privacy of the properties on the opposite side of the Close. Existing substantial tree screening will ensure no loss of privacy to no. 2 Pine Close.

It is therefore clear that the proposed dwelling would not affect the privacy or amenity of any of the existing properties : isolation distances are also far in excess of minimum standards.

A new 1.8m high fence with planting would be provided along the new rear boundaries of nos. 28 and 30 Pine Drive.

Landscaping itself is a Reserved Matter and as such would be dealt with at a later stage.

The new dwelling would have a full frontage on to Pine Close, and is therefore not 'backland development'.

Appearance is also a Reserved Matter, but if acceptable to the Council, it would be proposed the materials to be used would be red facing bricks (possibly with part render) and red clay roof tiles to match the existing properties.

#### **4. Planning Policy**

The following Local Plan Planning Policies are relevant to the proposal :

##### BE02 Water Efficiency And Management :

Specific to this current proposal is the limit of 110 litres per day per person as an aid to water conservation, which would be achieved by suitable internal sanitary fittings eg dual flush w/c's. Use of water butts to collect rain water for garden use can also be encouraged.

##### BE05 Sustainable Drainage :

Measures on a site of this size would include the use soakaways and/or under-ground 'crates' to manage rainwater flows. Permeable paving would also be used for vehicle hard standing areas.

##### BE13 Parking Standards

'Essex Parking Standards - Design And Good Practice (2009)' states the requirement for two off street parking spaces per 2+ bedroom properties - this is achieved on the Application Site. It should be noted that all previous Applications on this Site have been supported by the Highways Department.

##### BE14 Creating Successful Places

The proposal is for a high quality detached bungalow in a highly sustainable location which makes efficient use of land within Ingatstone village envelope. The property would be highly accessible with a very flexible layout which could easily be adapted to an owner's changing requirements.

Access to and across the Site would be flat and level for less able persons, and internally all rooms would be on one storey. The beech hedge along Pine Close would be retained (except for the pedestrian and vehicle access) and other site boundary hedges would also remain, thus ensuring the privacy and amenity of existing residents. Remoteness would further help in this regard maintaining a layout sympathetic with the established local character.

### HP01 Housing Mix

This Policy really only applies to sites larger than the proposal Site, but the thrust is that there should be a variety of housing types and tenures on new developments. New build bungalows are rarely provided on new sites despite demand being strong, and as such it is clear that the proposal for an accessible single storey home in this location would meet the requirements of a retired or disabled owner.

### HP06 Standards For New Housing

The proposal's design satisfies both the Internal and External Residential Space requirements of this Policy.

Private external amenity area is provided well in excess of the minimum standard required of 100 sqm. For the proposed dwelling it would be approximately 375 sqm, with the retained area at no. 28 being 130 sqm, and at no. 30 over 300 sqm.

### NE03 Trees, Woodlands, Hedgerows

In relation to paragraph 2 of this Policy, it is confirmed all trees on or around the edge of the Site will be retained by the design layout. All hedgerows would also be retained save that necessary to provide vehicle and pedestrian access to the new proposed dwelling. Both trees and hedgerows make a positive contribution to the local landscape and provide privacy to surrounding homes. Additional planting would be proposed as appropriate when a Reserved Matters Application is submitted.

### NE07 Protecting Land For Gardens

The proposal is clearly located on the current back garden land of nos. 28 and 30 Pine Drive and as such it needs to address and satisfy the four points which make up the Policy :

- a. The retained garden spaces are sufficient for the two bungalows when measured against minimum standards. No. 28 retains 130 sqm whilst no. 30 would retain an area in excess of 300 sqm. These dimensions are similar to those of the other bungalows in Pine Close and the houses in Pine Drive.
- b. As previously set out, the proposed dwelling would be a bungalow, as are the immediate neighbouring properties, and be of a similar height. Garage parking would be set back behind the building line to reflect the established character.

- c. Amenity and privacy are maintained by remoteness and by mature trees and hedges.
- d. Ample amenity space is provided, along with compliant vehicle access and parking arrangements. The existing dwellings' vehicle access and parking would be unaffected.

Design measures to be incorporated on this Site would include : the retention and reinforcement of existing boundary hedges to encourage wild life, energy efficiency measures to control climate change, highly rated boiler/heat pump, consider use of solar roof panels, uprated insulation to walls/floors/loft, fitting of recycling bins in kitchen, car charging point in garage, outside clothes drying area, external space for recycling bins accessed from kitchen side door, cycle storage within garage, level access across site for mobility impaired persons.

## **5. Conclusion**

The Local Plan acknowledges that well designed infill proposals which make efficient use of land, are acceptable, as long as they meet the design criteria of the above Policies. This proposal complies with such requirements.

This highly sustainable proposal has no detrimental impact on the local built environment, or on neighbouring properties' amenity or privacy.