

PLANNING DESIGN & ACCESS STATEMENT

The Lodge
22 Harwich Road
Ardleigh
Essex CO7 7LS

Burrell & Mistry LTD
Registered in England no. 9244820

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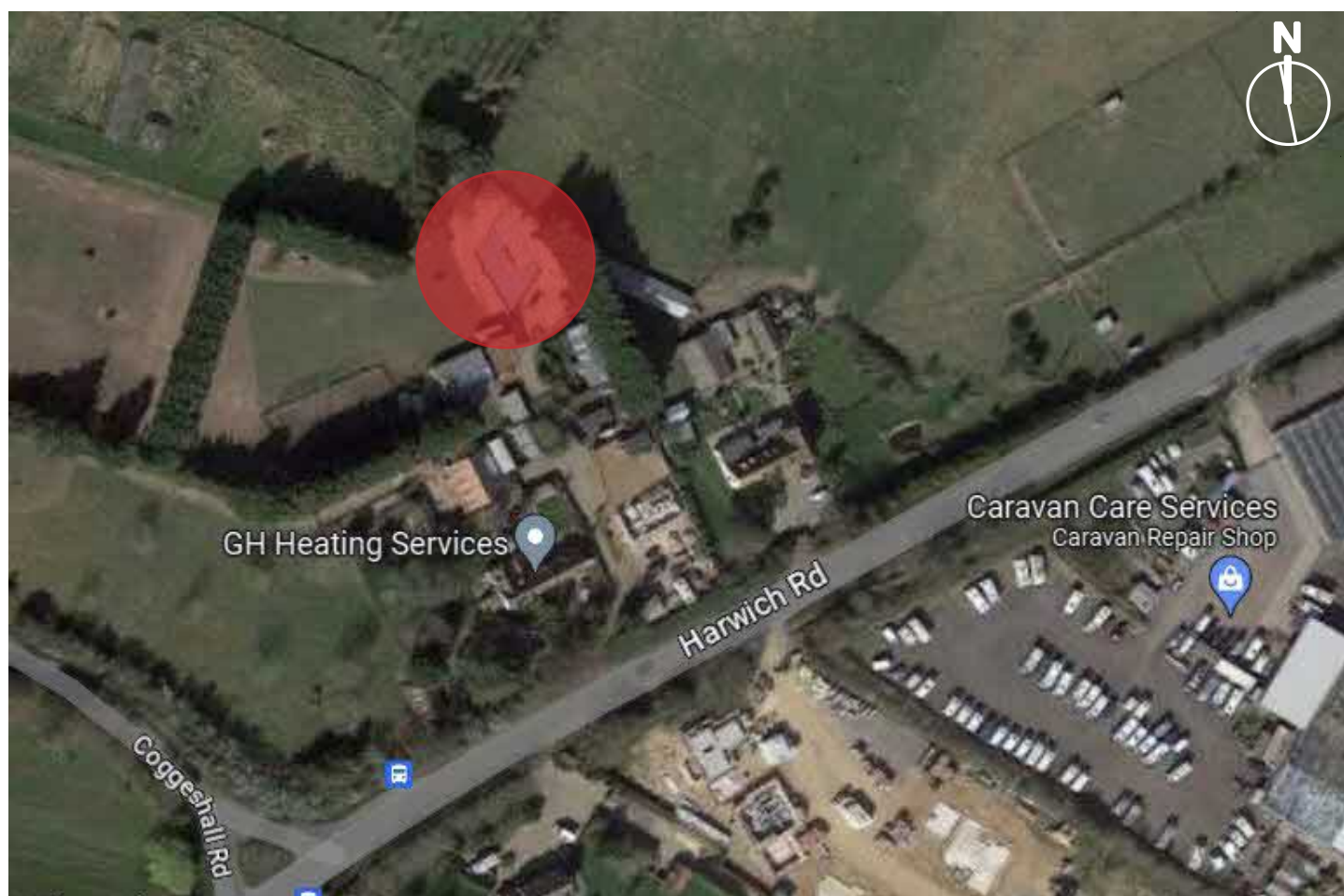


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AERIAL VIEW OF THE SITE:

The site is located to the north of 22 Harwich Road, within the parish of Ardleigh. The character of the surrounding area is semi-rural, with the site enclosed by a cluster of houses and various other associated outbuildings and sheds.

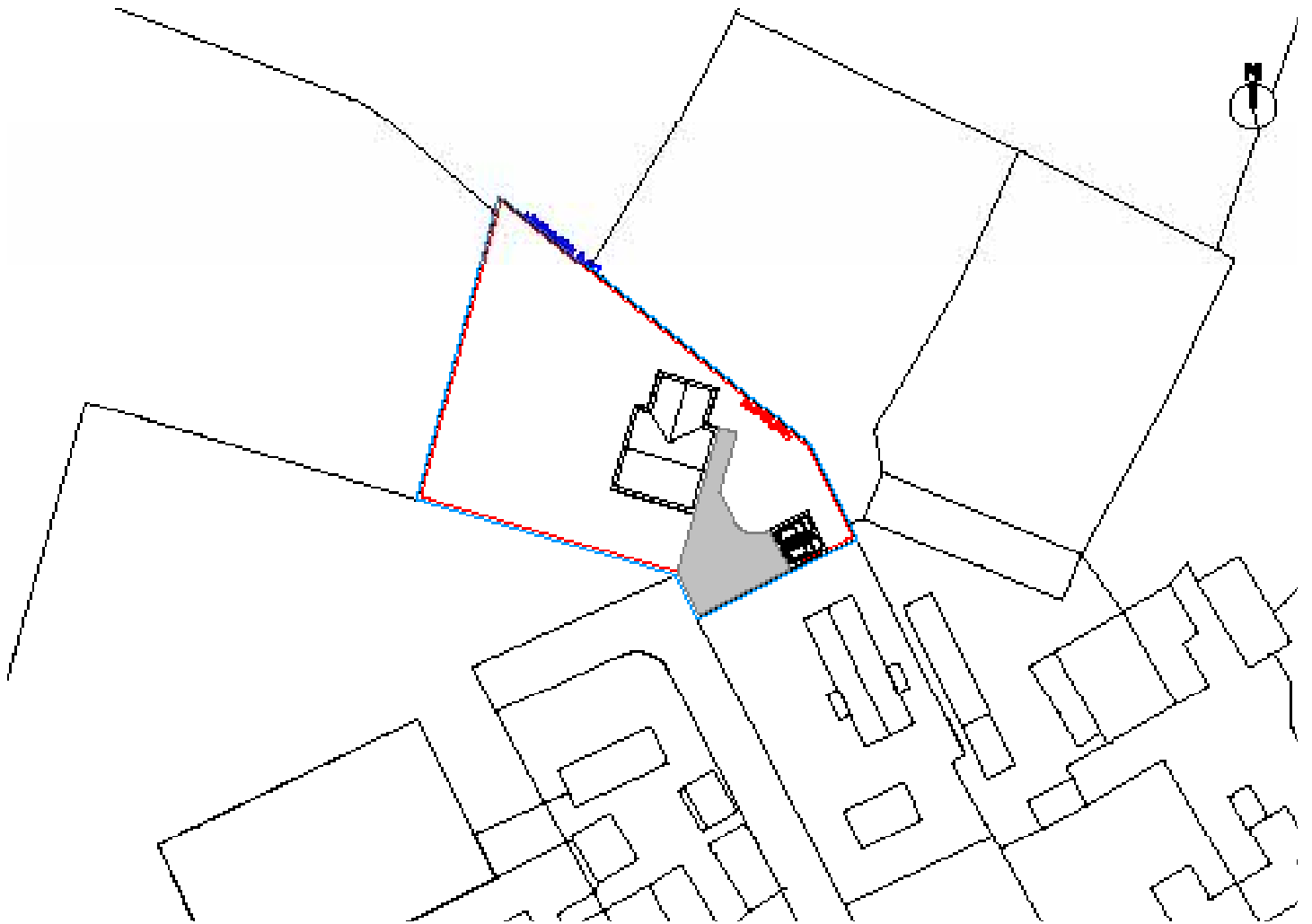


PLANNING HISTORY

In 2019, planning was granted for new dwelling following demolition of existing dwelling.
(P19/00297/FUL)

In 2021 planning was granted to move the same dwelling northwards in the site (P21/00891/FUL).

PROPOSED SITE LAYOUT PLAN



THE PROPOSAL

a) Design

It is a 1½-storey family house with 3-bedroom, entrance hall with staircase, 33 m² living/dining area, family room, large utility room, WC/shower room, master bedroom with en-suite, family bathroom, storage.

b) Material

- External walls: Render, colour white
- Roof covering: Concrete roof tiles
- External windows: Triple glazed
- External Doors: White PVC, thermally efficient with high security multi-point locking and ironmongery
- Boundary treatments: Wire fence with boundary trees as existing
- Vehicle access and hard standing: Concrete
- Lighting: LED lighting

THE PROPOSAL

c) Drawings

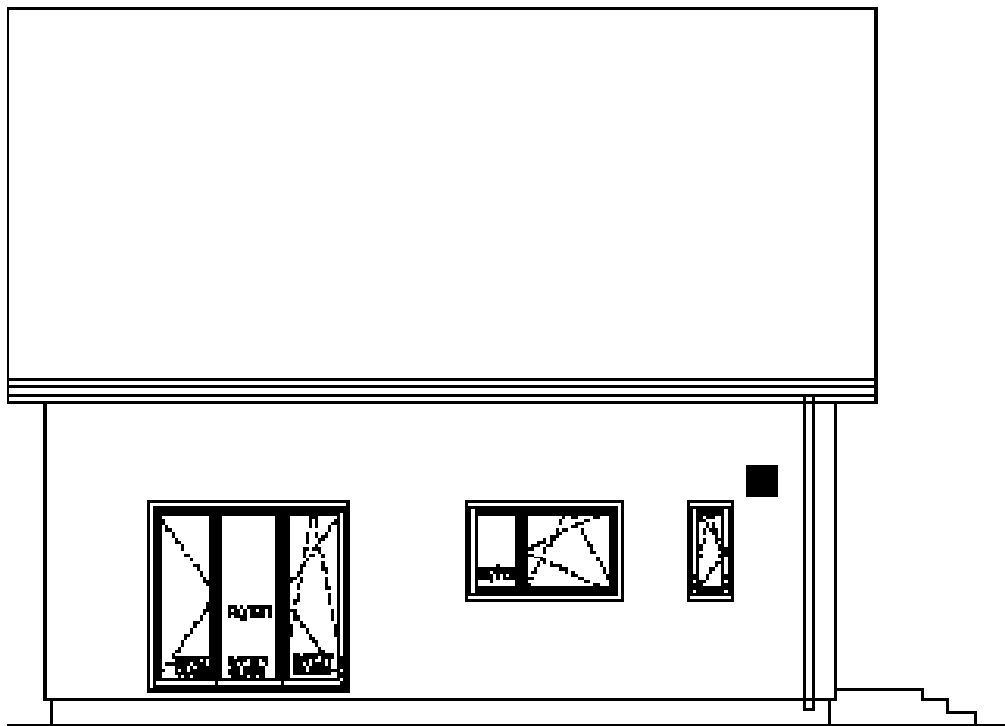
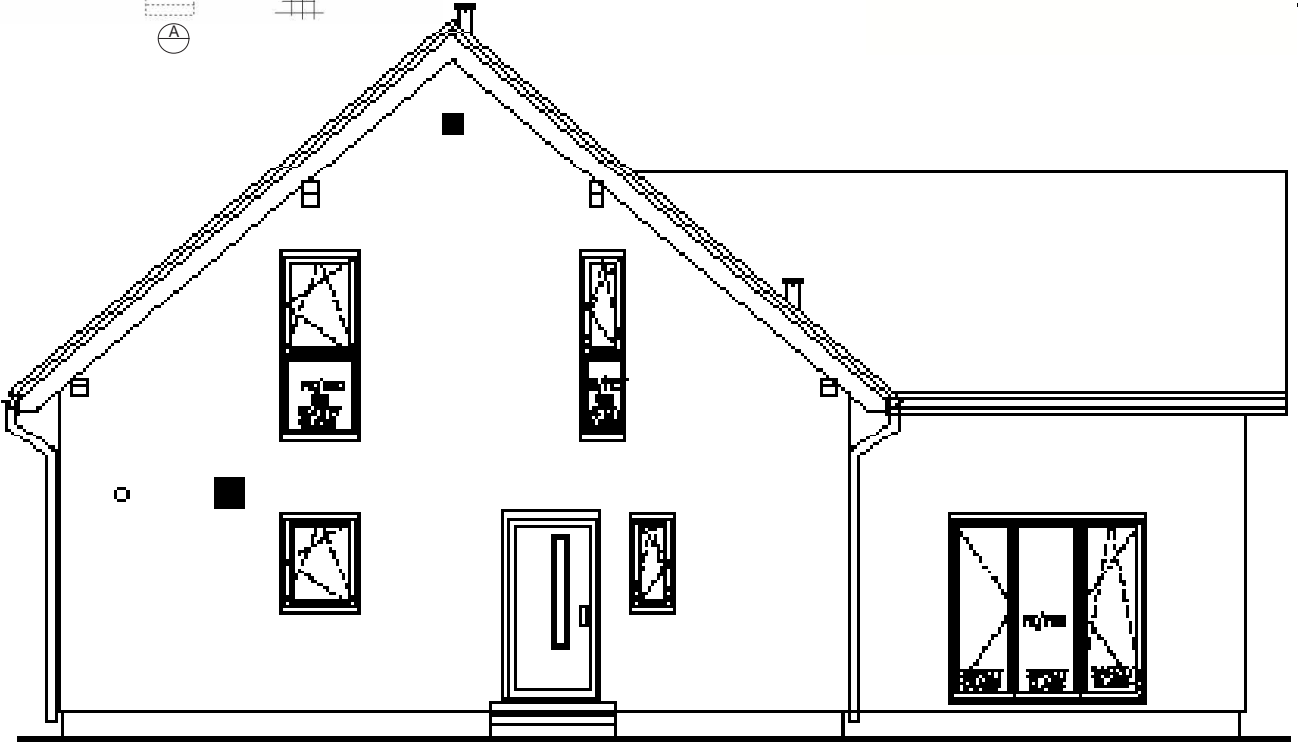


GROUND FLOOR AREA 91,27 m² (982 sq ft)



FIRST FLOOR AREA 66,35 m² (714 sq ft)

THE PROPOSAL

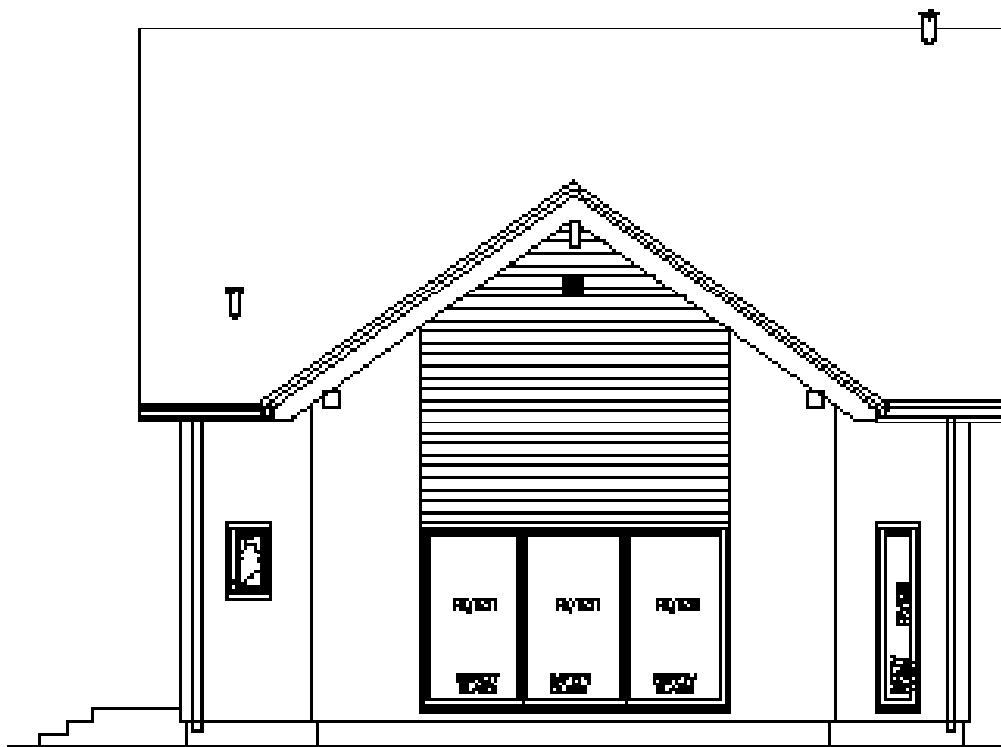


Elevation B

THE PROPOSAL



Elevation C



Elevation D

ACCESS AND PARKING

a) Access

The house will use the access road serving the existing site. The house will share an entrance driveway with the neighbouring properties.

b) Parking

There is sufficient parking space on-site to accommodate up to four cars. There are two dedicated parking spaces.

PRIVACY, IMPACT ON NEIGHBOURS AND AMENITY

The placement of the proposed dwelling has been carefully considered to prevent any undue impact on neighbouring properties, safeguarding against issues such as overbearing structures, loss of light, or infringements on privacy.

To further mitigate potential concerns, the sitting arrangement has been strategically sited to avoid any overlooking of neighbouring properties. This thoughtful approach ensures that the new dwelling not only complements its surroundings but also respects the privacy and well-being of neighbouring residents.

VISUALS

