

15 West Park Avenue,

Billericay,

Essex

CM12 9EE

Planning Statement

Application by Mr & Mrs
Harvey

Demolish existing detached
garage and conservatory.
Proposed front and rear
extensions, internal alterations
and attached double garage.



October 2023

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1.0 Introduction

The following planning statement accompanies an application for demolition of existing detached garage and conservatory, proposed front and rear extensions, internal alterations and attached double garage,

This planning statement is to be read in conjunction with the following drawings:

- 01/15/23
- 02/15/23
- 03/15/23

2.0 The Site

The site comprises land measuring 0.07ha and fronts West Park Avenue, Billericay CM12 9EE and within a residential area of Billericay.

The land is generally level and lies outside the Environment Agency flood zones.

The boundaries are lined with maintained mature hedgerow and trees, which will remain and protected throughout the works.

The existing access to the application provides safe access onto West Park Avenue and will remain in position.

3.0 Proposed Development

The proposal is to demolish the existing detached garage and conservatory, remove the front dormers and bay window and bring the south west wall in line with the main front wall of the dwelling at ground floor level.

The works to the front elevation will consist of a two storey glazed front entrance with modest pitched dormers to the main roof. Also a double attached garage to the east elevation will be constructed.

To the rear, alterations will be carried out to the existing dormer with a first floor extension proposed to provide a screed balcony to the east first floor bedroom.

The conservatory will be replaced by a single storey garden room and a small kitchen extension will also be added to the rear elevation.

Mono pitched roof with solar panels will be added to the remaining dormer.

The provision for bin and recycling storage will not change

4.0: Layout

The layout is shown on drawing 02/15/23.

There is ample on-site parking for all types of vehicles with the access unchanged allows vehicles to leave the site in forward gear.

5.0: Scale

The scale of the extension and alterations is based upon the character and built environment of the area which has resulted in providing a dwelling reflecting traditional forms and proportions.

6.0: Landscaping

The site is generally level throughout and there are a number of existing mature trees and plants which will be protected during construction.

Large area of lawn will be provided to the rear of the site together with the retention of existing trees and hedgerow

7.0 Appearance

The majority of dwellings in West Park Avenue face the street with sizeable plots, with the result of the works to the application site would not be out of keeping with other development within the area.

Materials for 15 West Park Avenue are selected from traditional pallet being Red face brickwork, render with the roof finished in Eternit slates.

8.0 Summary

Careful consideration was given to the design regarding overlooking, to the front, the pitched roof dormers are set back from the original large dormer and the 2400mm wide windows reduced in size.

This has resulted in a balanced design with window jamb being an extra 500mm approximately from the west boundary.

To the rear, although the proposed balcony fronts the rear boundary, the design includes a min 1400mm high obscure glass balustrade which provides screening as the average height of a person sitting is 1340mm.

The design concept has been to create a building that respects the surroundings and to ensure that that the design is not detrimental to enjoyment of users of the adjoining properties.

This is an acceptable design approach and one that is endorsed in the Essex Design Guide which allows the use of materials to follow traditional pattern, and as a result the design will serve to enhance the character and will blend in with the locality.

9.0 Photographs



FRONT ELEVATION

SIDE ELEVATION

REAR ELEVATION

REAR ELEVATION SHOWING CONSERVATORY