



GARDEN ANNEXE

**10 FULLARTON CRESCENT,
SOUTH OCKENDON, RM15 5HN**

Supporting Statement

MS100-MEL-AR-REP-0001_Rev_0

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REVISION CHANGE NOTICES

Rev	Date	Description	Location/Description of Change
A	01-Oct-23	Issued for Review	First Issue
0	13-Oct-23	Final	Comments incorporated

Note: Reference images used in this document are courtesy to Google Maps, Street view and Google images.

1. INTRODUCTION

THE APPLICATION

This statement has been prepared to support a planning application for construction of a new single storey garden annexe for domestic purposes incidental to the enjoyment of the main dwellinghouse at no. 10 Fullarton Crescent, South Ockendon, RM15 5HN.

2. THE SITE

The application site at No. 10 Fullarton Crescent, South Ockendon comprises a 2-storey residential property surrounded by other similar residential uses. The existing house is a 3-bedroom end terraced house with extended kitchen and utility room on the rear side, in a well-established residential area. The site is located on the left side of the street, approximately 50 – 60 meters before reaching the roundabout with Foyle Drive Street. The property benefits from a car parking space to the front of the dwelling which has a dropped kerb access from the Fullarton Crescent Street. The applicant decided to seek permission to expand the existing accommodation, which was proving insufficient for two parents, two kids and an elderly family member, that is often visiting the applicant to help the young family with the day-by-day activities.

3. PROPOSED DEVELOPMENT

The proposal is for the construction of a new garden outbuilding to be used as annexe. The layout of the house is not suited for any further extensions and the most effective and least disruptive addition of a guest/sitting room and adjacent bathroom to the existing accommodation is proved to be a “granny annexe” outbuilding at the rear of the existing back garden.

The annex with a bed/sitting room and adjacent bathroom will be a “granny annexe”, at the rear of the existing garden. It will create the necessary space and privacy for the domestic purpose incidental to the enjoyment of the main dwellinghouse. The intention has been to provide more independence and space to the visiting elderly family member. Car parking requirements will not increase, given that the mix and number of occupants will not change because of this development.

The annexe will be used only for purposes ancillary to the use of the dwellinghouse and not as an independent unit of accommodation. The annexe will accommodate a small bedroom, a bathroom, and a lounge space. No cooking facilities are to be installed within the annexe. The occupier of the outbuilding would use the kitchen facilities within the main dwelling.

The outline height will be 2.8m, that is minimised by maintaining the floor level established at the front of the outbuilding to the rear with a flat roof. The proposed layout will relate positively to this location and will meet the requirements of the Local Plan policies.

The location of the outbuilding will have no impact on the neighbouring property and will not cause loss of light, outlook, overshadowing or overbearingness. It is acknowledged that introduction of the residential use will cause some disturbance within the garden setting however, the occupant of the outbuilding would be utilising cooking/eating facilities within the main dwellinghouse, therefore we consider this to be acceptable. The elderly family member desires to have this independent space to give a benefit to the family members to enjoy their privacy and use the living room without hindrance.

MATERIALS

The outbuilding will meet proposed high-quality matching or complementary materials which relate to their context and are site specific, show sensitivity and respect to the surrounding original buildings, including matching stock and pointing, use of white facias and “slate” grey roof finishes.

The proposal outbuilding will be designed to be environmentally, socially, and economically sustainable, and to ensure that the proposed changes can make a positive influence over the time. The selection of materials for internal alteration will include wall insulations and noise cancellation panels, this will help to reduce carbon emissions, ensure energy conservation in accordance with the Thurrock and London plan approved policies.

The additional design features will incorporate the following elements:

- Use of high lumen/watt efficiency indoor lighting throughout.
- Use of as many materials as possible from local suppliers to reduce transportation to the site that will also help in terms of lowering the fuel usage and reducing the impact on the local environment.
- Maximize natural light using detailed fenestration to reduce the loss of energy (argon filled glass).
- Low energy AAA rated bulbs to be installed.

The annexe will be rendered externally to match the existing house, with a flat roof, uPVC windows and doors.

4. CONCLUSION:

Assessments of the proposal have concluded that the proposal will not have a detrimental effect on the surrounding properties. We regard the proposed development as an appropriate, sympathetic addition to the area. The proposal is considered acceptable in terms of height, materials, privacy and not impact the amenity of neighbouring dwellings, the appearance and character of the property within the local area.

The proposal would comply with relevant planning policies and would not cause any demonstrable harm in planning terms.

The proposal is consistent with the aims of the relevant Local and National Policies. The proposal is considered acceptable in terms of height, materials, privacy and not impact the amenity of neighbouring dwellings, the appearance and character of the property within the local area.