

# Planning Statement

**Site:** Land adjacent Portland Lodge, Brentwood Road,  
Bulphan, Essex, RM14 3TJ.

**Proposal:** Erection of five detached dwellings  
(Submission of Reserved Matters following grant of  
outline planning permission under reference  
15/00487/OUT).

**November 2023**

1. An outline planning application was granted in September 2015 (reference 15/00487/OUT) for the erection of five dwellings on land adjacent to Portland Lodge, on the site of an existing industrial complex.
2. The outline planning permission was with all matters reserved for subsequent approval. Nevertheless, considerable discussion had taken place with the Council with regard to the extent and nature of the future development based on the scale of the existing commercial site to which it was to replace. In this respect, a detailed site layout plan was produced together with an indicative plan of the intended scale and form of the dwellings.
3. The Reserved Matters proposal follows the principles established within the outline decision and the correspondence undertaken with the Council. The issues to be considered in this case pursuant to the terms of the outline permission concern the scale, layout, appearance, access and landscaping of the development.

### **Scale**

4. The scheme is for 5 bespoke four bedroom detached houses designed with three different designs. The dwellings would follow the scale as shown on the outline scheme, with two storey modest houses of a height and width similar if not smaller than other properties recently constructed in the locality.

### **Layout**

5. The dwellings would be positioned centrally around a private drive with access in the same location as the entrance to the industrial yard. Plots 1-4 would be positioned fronting Colchester Road, with a slight step back to each other in order to create a varied rather than uniform street scene. Plot 5 would be positioned behind the road frontage, with the existing high hedgerow remaining along the front boundary with Colchester Road. Each property would be provided with two car parking spaces to meet the adopted standards together with a vehicle turning area. The dwellings would each have a private rear garden area in excess of 100m<sup>2</sup>.

### **Appearance**

6. The dwellings would have a vernacular appearance in terms of scale and materials, constructed using a soft red brick with concrete roof tiles. This would be an 'Olde Red Coach House Red brick produced by TBS. The roof tiles

will be concrete plain tiles as per the attached specification. Plot 2 would have a smooth rendered front elevation. A gable projection to plots 4 & 5 and bay windows for the remaining plots would complement this appearance. Upvc windows and composite doors will be used throughout.

### **Access**

7. The access would follow the principles set out within the outline permission, with the use of the existing single central access leading to a turning area and the provision of two parking spaces for each dwelling. The access will enter on to the slip road that serves Portland Lodge, ensuring that no direct access will occur on to Brentwood Road. The slip road has a double entrance at each end of the frontage to Portland Lodge with no improvement necessary to the extensive visibility splays in each direction.

### **Landscaping**

8. The site is relatively well screened from Brentwood Road. The existing hedgerow and trees will not be affected by the development. Heras fencing will be erected in the position shown on the layout plan, ensuring no plant, materials or work is undertaken within this area.
9. Notwithstanding the existing contained nature of the industrial yard, the development will feature new natural boundaries to the remaining three sides of the site. A new hedgerow will be planted along the southern and eastern boundaries, together with tree planting on the boundary with Portland Lodge and further trees interspersed along the eastern boundary. The hedgerow will include *Crataegus monogyna* (hawthorn) with blackthorn and dogwood included up to 10%, planted as a double row with planting at 300mm centres with each row offset and a stock size of 450mm-600mm. At least 20 trees will be planted at random intervals with a mix of the following with a stock size of 900mm-1200mm:-  
Prunus avium (wild cherry)  
Acer campestre (field maple)
10. Appropriate mulching and rabbit guards will be used. Any shrub dying or removed within 5 years of planting will be replaced with an identical species.

11. The outline planning permission was also subject to a number of other conditions beyond the requirement to submit the standard reserved matters. These conditions are detailed as follows:-

Condition 3 - A Highways Management Plan will be submitted for approval as required prior to the commencement of development.

Condition 4 - A Construction Management Plan and Waste Management Plan will be submitted for approval as required prior to the commencement of development.

Condition 5 - Agreed

Condition 6 – Notwithstanding the details suggested in paragraph 6 above, samples of all materials will be submitted for approval as required prior to the commencement of development.

Condition 7 - Details will be submitted for approval as required prior to the occupation of the development.

Condition 8 – Details of the surface water drainage will be submitted for approval as required prior to the commencement of development

Condition 9 - Noted

12. The details as submitted accord with the terms of the outline planning permission and with adopted policy in respect of the scale, layout, appearance, access, and landscaping of the site. It will represent an appropriate form of development that will accord with the character of the immediate locality and thereby reflect the Government's Guidance as contained within the National Planning Policy Framework.