

PLANNING STATEMENT TO ACCOMPANY APPLICATION
FOR 2 NEW DWELLINGS

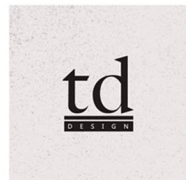
LAND TO THE EAST OF COLES LANE.

WALTON-ON-THE-NAZE

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Proposed Perspective View - Dwelling 1

Application

This document has been prepared by TD Design Studio to accompany the planning application for 2no. new dwellings on the site at The Cowsheds, Coles Lane, Walton On The Naze. CO14 8RF.

Now known as The Old Dairy, Coles Lane. CO14 8GH

The Site

The site is located to the east of Coles Lane and is approximately 120m north of the Walton On The Naze settlement boundary.

Hedging forms the perimeter of the boundaries, and the site is surrounded by open agricultural land in its close context.

Historic Planning Application

Development under class Q agricultural buildings to dwellinghouses was permitted in November 2022 under application number 22/01044/COUNOT for the change of use of existing agricultural buildings to 5 dwelling houses.



Proposed Side Elevation - Dwelling 1

Not to scale

Historic Planning Application

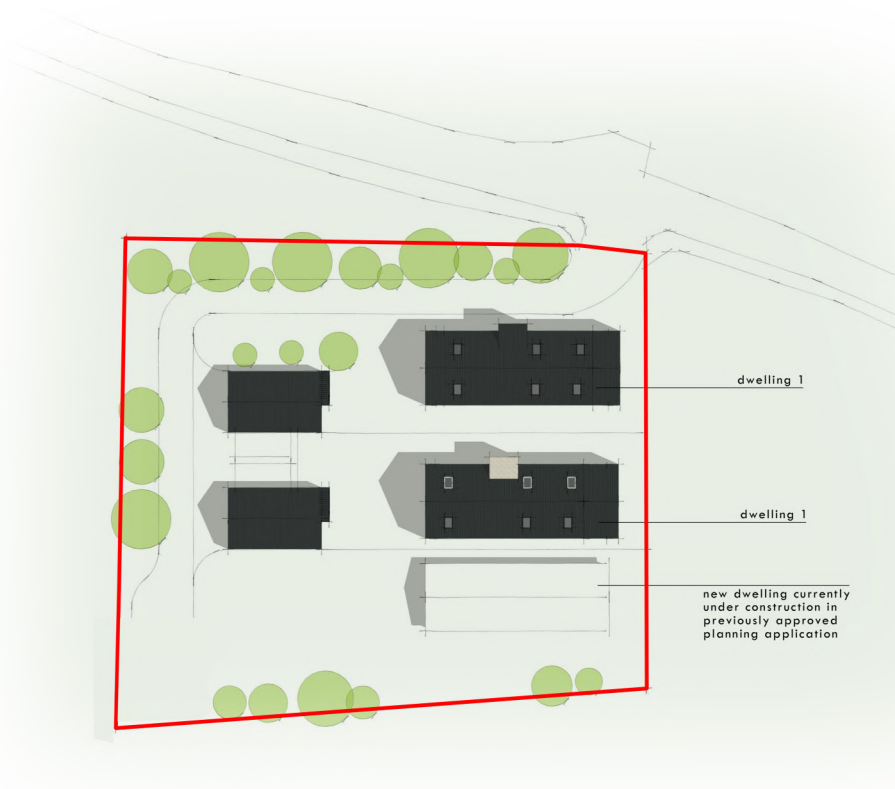
Decision: No prior approval required.
Since this approval, plot 5 has been constructed.

Differences between previous and new application

The 2 new dwellings proposed in this application will be detached and of similar design to those in the previous application.

They will be larger in size but consideration has been given to this as the 4 dwelling sizes are now 2 dwellings.

This application seeks to establish a fallback position whereby there is a reduction in the number of dwellings from 5 to 3. As stated, plot 5 of the original application is constructed, therefore the intention of the fallback is for 2 new detached dwellings instead of 4.



Proposed Block Plan

Not to scale

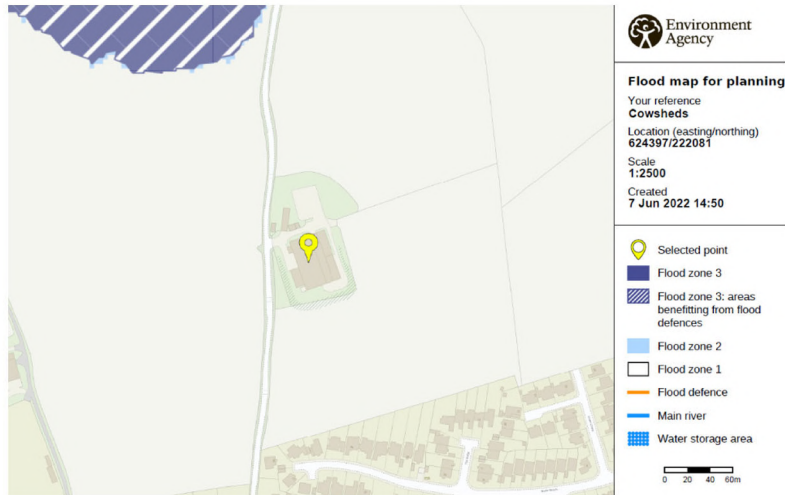
Access

Vehicle access to the site is from Coles Lane, which comprises a private lane of varying width leading north from Kirby Road.

The highways report included in 22/01044/COUNOT concludes that “compared to the previous agricultural use, the provision of 5 new dwellinghouses would not result in a significant or detrimental increase in the volume of traffic using the site”. As this fallback application is to reduce the number of dwellings on the site, there will be even less volume of traffic and should therefore be considered positively.

Access to the site is approximately 280m from the junction of Coles Lane and Kirby Road. Visibility when entering Kirby Road from Coles Lane is over 200m in either direction, which is deemed safe for vehicles.

The proposal seeks to create 2 new dwellings with accompanying garages of similar design. The garages will provide 2 safe and covered parking spaces for each dwelling. Each plot will have a further 2 external spaces, making 4 spaces per dwelling.



Flood Risk Map

Not to scale

Locality

The site is located to the north of Walton On The Naze. It benefits from relatively easy access to amenities and open spaces, while also being in a very rural setting.

Its locality means that future occupants will enjoy relatively peaceful usage of the dwellings. In turn, their own activities will have limited impact on neighbours, due to their distance.

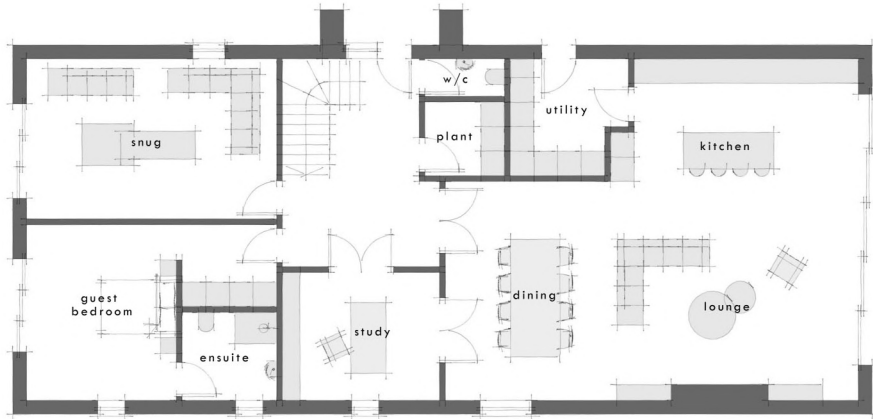
The positioning of the dwellings on the site, and the limited openings within the longer side elevations will reduce light pollution. This will also reduce the impact of noise from cars passing on Coles Lane.

Contamination Risk

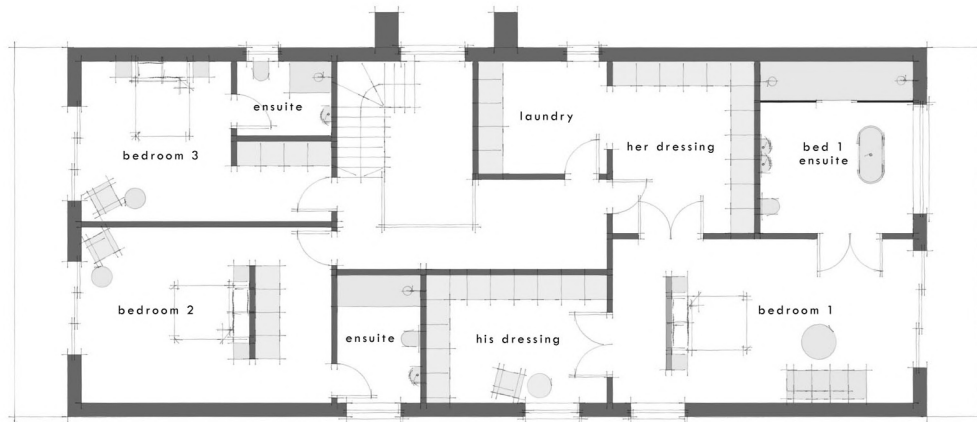
The current approved application raised no issue with contamination of the site. Due to its relatively recent assessment, it is deemed that this information is still correct.

Flood Risk

The site is located within Flood Risk Zone 1, which means it has the lowest probability of flooding.



proposed ground floor plan - dwelling 1
not to scale



proposed first floor plan - dwelling 1
not to scale

Amount

The scheme proposed in this application seeks approval for 3 no. dwellings on a site that has approval for 5 dwellings. The 2 newly proposed dwellings are of larger scale, but are of a balanced size to the larger plot in which they sit. The 3 dwellings benefit from large gardens which are an appropriate size to the number of occupants each dwelling will house.

The location and spacing of the dwellings on the site follows a similar fashion in which the previous agricultural buildings were set. With the dwellings being parallel on the short elevation, the amount of built form visible from the roadside will be minimised, as the dwelling further from the road will sit behind.

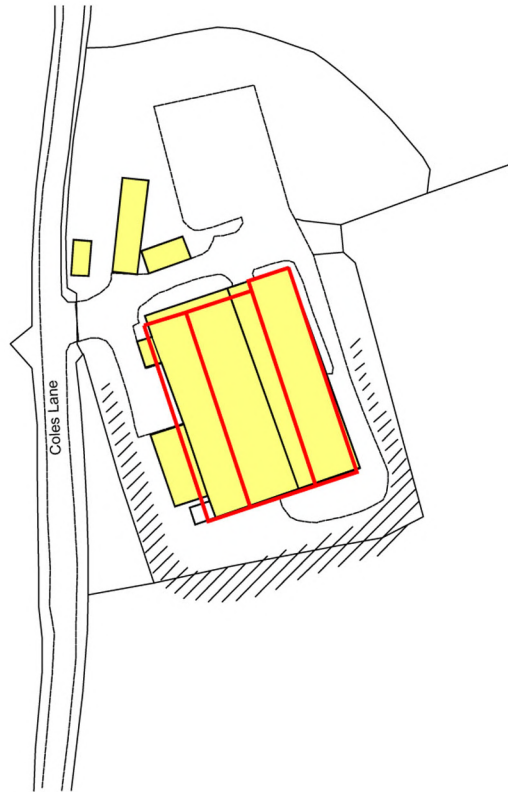
Layout

The internal arrangements of each dwelling has been designed for longevity, with design intentions specific for both current and future occupants.

Large circulation spaces and wide internal doors allow for easy of access, and bedrooms on the ground level provide functionality for disabled users.

The rooms and spaces are large and varied, allowing each room to have it's own atmosphere. Each room is of a balanced proportion permitting its function use to change as the users needs change.

Views out and natural daylight in are promoted at every opportunity, allowing the internal spaces to be naturally lit, heated and ventilated.



Location Plan

Not to scale

Landscape

The site benefits from natural screening on all four boundaries. No new access points are proposed from Coles Lane, meaning that the majority of this screening will be retained. This will enhance the rural aesthetic and ground the new dwellings seamlessly into their site, giving the impression that the dwellings have been present for a long period of time.

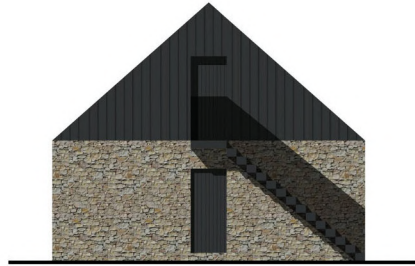
New landscaping is proposed within the site. This will consist of a modern aesthetic similar to the modern detailing of the dwellings.

Access

The existing access to Coles Lane is proposed to be retained. With the reduction in the number of dwellings, there will be a subsequent reduction in cars entering and exiting the site, which will be safer for both the occupants of the dwellings and other road users.

This reduction in dwellings will also reduce the number of cars present on the site and also other urban paraphernalia such as the number of bins.

Within the garages, there is space provided for both bin and bike storage. With its rural location, having a safe and large space to store bikes will mean that occupants will be less reliant on the use of their car.



Proposed Garage Elevations

Not to scale

Scale

The proposed scale of the dwellings echo the agricultural building that were previously present on the site. This is accentuated with the choice in materials and form.

The dwellings do not over-saturate their plots, and do not overbear the adjacent dwelling that is currently built under the approved historic application.

Each dwelling has a garage of a well proportioned size that is designed to house 2 cars, and which also offers a unique and multifunctional room above.

Appearance

The aesthetics of the dwellings reflect the local character of rural Essex, and the previous agricultural use of the land.

The external metal cladding will provide a modern and high-end finish that will be continued with the interior design. All materials externally again draw influence from the history of the site.

The brickwork proposed on ground level for the second dwelling aims to give the impression of a building that has been reinstated and developed with a first floor extension added above.

With this dwelling sitting centrally on the plot, the design intent is that the first floor additional has been added at the same time as the first dwelling built.

Conclusion

The agreed development under class Q 22/01044/COUNOT permitted 5 dwellings. This application will reduce the total from 5 to 3. Therefore reducing the number of occupants and visitors which will in turn reduce the impact on local services and highways. The 2 new dwellings are conducive in design to the original application. Furthermore the reduced built form will increase green space and biodiversity.

In this case, the fallback position of lawful development therefore should be considered positively when compared against the current approved scheme.