

PLANNING STATEMENT / December 2023.

Altered 6 Bed House of Multiple Occupation

13 Crouch Road
Chadwell St Mary
Essex RM16 4BX

This statement supports the application for a minor material amendment of the approved scheme ref 23/00330/CV, dated 16th June 2023. “Application for the variation of condition no 2 (Plans) of planning permission ref 19/01117/FUL (Erection of 6 bedroom house of multiple occupation on land adjacent to 13 Crouch Road with associated hardstanding.)”

The reference documents for this application are as follows:

The National Planning Policy Framework – NPPF (2019)

Thurrock Core Strategy and Policies for Management of Development Focused Review - CS(2015)

The Essex Design Guide (2018)

Residential Alterations and Extensions - RAE (2017)

Approved Documents of the Building Regulations (2022)

Technical housing standards – nationally described space standard (2015)

The Licencing of Houses in Multiple Occupation (Mandatory Conditions of Licences) (England) Regulations 2018

Since approval of the scheme, the following planning conditions of planning permission ref. 23/00330/CV have recently discharged under reference 23/00857/CONDC:

no. 3 (details of materials/samples to be submitted),

no. 4 (hard and soft landscaping),

no. 7 (construction management plan),

no. 9 (access to highway), and

no. 11 (driveway materials)

Furthermore, the detailed technical scheme has been registered with Thurrock Building Control and a new set of drawings has recently been submitted. The drawings contained in this application are a simplified version of this technical package.

The Applicant has now started on site and first elements of the foundations have been laid in the week commencing 24.11.2023. To that end, the approved scheme has been commenced and lawfully implemented.

As the principle, use, massing, and appearance of the building are no longer in question, the purpose of this new application to vary planning condition 2 (approved plans) to regularise the various changes that occurred recently during the technical design stage.

The liaison between technical designer, structural engineers, and the site engineer setting up the foundations has led to several minor alterations to comply with the various Approved Documents of the Building Regulations.

- The circulation has been enlarged internally to comply with regulations and provide more comfortable space for residents going in and out of the shared kitchen.
- Partitions thickness have been increased for better sound insulation.
- The internal ceiling height has been increased to ensure compliance with the requirement of 2.50m of the NDSS.
- Some smaller bedrooms are more suitable with a single bed, wardrobes have been added.
- Ensuite bathrooms have been rationalised, omitting the duplication of bathtubs and showers.
- Small windows have been added to both flank walls to allow more practicable operation of the building. At upper level, these windows are all set as fixed opaque up to 1.70m height from internal floor level to protect the amenity of the neighbours. A small clerestory window opens above to enable cross ventilation. A restrictor will limit the opening projection.
- The elevations have been rationalised with windows positioned in coordination with the specific IWC block construction system and the main structure. The kitchen window is enlarged. Two windows are added on the stair's landings (including openable vent at the top for smoke evacuation). One window is added to the bedroom in the loft.
- In turn, the large amount of rooflights was deemed inappropriate as leading to potential overheating or not easily accessible for openings. Two are retained and resized to be practicable and allow for cross-ventilation.
- The main roof has been raised by one meter yet leaving the proposed ridge height below the existing ridge height of the host building. This provides the matching of the roof pitch with the host building and appropriate internal ceiling height in the loft, which was lacking in the recently approved scheme.
- Solar PV panels are shown on the rear, south-facing roof. These would support an eventual air source heat pump.

The implemented scheme remains as approved and the proposed amendments are limited to the higher ridge line and the fenestration to both flank walls. The impact of the proposed amendment is very limited and will not adversely impact the street scene, the amenity of the host building or the neighbours.

The proposals contained in this application thus comply with the:
NPPF - National Planning Policy Framework
OSDP1 - Promoting Sustainable Growth and Regeneration in Thurrock
CSTP22 - Thurrock Design
CSTP23 - Thurrock Character and Distinctiveness
PMD1 - Minimising Pollution and Impacts on Amenity
PMD2 - Design and Layout
PMD8 - Parking Standards

The previous planning conditions can be carried over in a new approval, referring to the approved documents contained in 23/00857/CONDC.

The Applicant trusts these amendments are acceptable and look forward to receiving the support of the planning department and the Council's approval.

Ends.