

APPROVAL OF RESERVED MATTERS 21/00201/OUT

WINTER COTTAGE (Land adjacent to Trees)

EDITH ROAD

KIRBY – LE – SOKEN

ESSEX

CO13 0DH

ACCESS

The site is a relatively flat piece of land measuring approximately 40' wide by 160' deep with no building, structures or trees. It has been used as a garden by the neighbouring property 'Trees' for many years but appears to have been a building plot originally and is relative in size to neighbouring properties. The plot itself is enclosed by 6' fencing to the side and rear aspects whilst the front borders Edith Road at a right angle. Electricity and water service the plot and there is no intention of supplying gas. The front of the property will primarily be for parking and allow access for 3 – 4 vehicles. Access will be from Edith Road, which is a private road, and a resin style driveway surface will be laid at the property. The proposed dwelling is a 2 bedroom single storey building and this should provide adequate off street parking for the residents and visitors. The boundary to Edith road will be marked by a low picket fence and supporting easily managed low maintenance foliage. Exit and entry to the proposed property will be at a right angle to Edith Road which is at the end of a no through road. Edith Road is private and has no footpath at the access point and no drop kerb will be required. Access will be 4.5 metres in width and maintained for 6 metres within the site.

Edith Road is accessed via Walton Road which is an adopted highway with a speed limit of 30mph through the village of Kirby-Le-Soken.

Although a self-build project a Residential Travel Information pack will be prepared.

APPEARANCE

The proposed dwelling is a 2 bedroom single storey building with a total surface area of 104 msq and a maximum height of 16'5". The dwelling will be positioned centrally to the plot and within confines of the current building line. The construction will be a Hirsiset log home of traditional cottage style and the exterior wood will be stained mid to dark brown to blend in with the natural surroundings and neighbouring properties. Wood has been chosen for this construction as it is environmentally friendly and energy efficient. It is also likely that insulated raft foundations will be used which have a low carbon footprint and are faster to put in place. The roofing will be dark grey whilst windows and guttering will also be dark grey to blend in with the roofing. Owing to the height of the construction, minimum impact will be made on surrounding properties. Windows to the property will mainly face front and rear and the entrance door will be on the side (South side). The property is designed to be low impact and blend in with the surroundings whilst also taking into account local wildlife.

LANDSCAPING

The front of the proposed dwelling will provide ample parking for 3-4 vehicles and will be constructed of resin style material. The boundary will be marked by low picket fencing and easily maintained shrubbery/foliage to blend in with neighbouring houses. The rear of the property will remain partially laid to lawn with the rear 50' garden area created into an orchard style meadow

garden with a mixture of mature and young trees. This will provide cover from neighbouring properties whilst allowing wildlife to thrive.

LAYOUT

The proposed dwelling is of a simple and straightforward design complimenting the nature of the surrounding and the size and shape of the plot. The position will adhere to the current building line and give adequate space to neighbouring properties, approximately 7' between boundaries on either side. Entrance to the dwelling will be on the south side with bedrooms overlooking the front aspect and living area overlooking the rear aspect. This will leave a rear garden/orchard area of approximately 100'. As previously mentioned adequate access will be left along the sides of the property giving access to the rear. All windows on the side of the property will be frosted whilst the front door will not overlook the neighbouring property 'Trees' as this will face the garage. There are no further outbuildings to consider.

SCALE

Edith Road has an eclectic mix of properties of varying styles and sizes. The proposed dwelling has a total area of 104sqm and is single storey. The properties at the rear of the proposed development are large detached houses whilst the property to the North aspect is a 4 bedroom bungalow. 'Trees' to the South aspect is a large detached house. The proposed dwelling 'Winter Cottage' is smaller than the mentioned properties and designed with scale in mind, to blend in. The building is approximately 26' wide and 43' long on a plot 40' wide and 160' long. The height of the proposed dwelling is a maximum of 16.5 ' to apex and will not overlook neighbouring properties. There is no intention for sky lights or mezzanine floors.