

Our Ref: MN/JW/23.7930

Your Ref: PP-12637248

21 December 2023

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By planning portal

Dear Sir/Madam

### **Town and Country Planning Act 1990**

### **Application for Demolition of Existing Fire Damaged Dwelling and Erection of Replacement Three-Bedroomed Dwelling 39 Manor Avenue, Pitsea, SS13 2AU**

I enclose an application for planning permission as described above. The documents are set out in the attached 'Schedule of Application Documents'. My client will pay the application fee of £578 plus Planning Portal Service Charge online.

This proposal is for the demolition of the existing dwelling at 39 Manor Avenue, which has been destroyed by an extensive fire, and its replacement with a new dwelling which is more in keeping with the surrounding context. The principle of development is acceptable as the proposed dwelling will have no greater impact on the neighbourhood than the existing dwelling, which currently displays no real planning merits as it stands.

### **Principle of Development**

The site is located within an established residential area that mainly comprises of post-war prefab housing, a common style across Basildon. The site is not within a conservation area, nor is it in a special development control area. For these reasons, the redevelopment of the site from its current poor condition should raise no objections, given that it remains modest in scale and design.

Figure 1 overleaf clearly presents how the pre-existing dwelling looked prior to the fire destruction in comparison to after. As can be seen, this dwelling was once coherent with the attached dwellings of 41 and 43 Manor Avenue. The current site, as shown in Figure 2 overleaf, is in a significant state of disrepair, for which meaningful redevelopment is needed to restore visual harmony with the rest of the neighbourhood.

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Figure 1: Street View of 39 Manor Ave (Google Earth: left 2018; right 2023)



Figure 2: Photographs showing current state of site (left: rear elevation; right: ground floor interior)



## Policy Context

Various policies from the National Planning Policy Framework and the Basildon District Local Plan support the proposal.

### Basildon Local Plan

Policy BAS BE12 (Development Control) outlines that planning permission for residential development will be refused if it causes material harm in terms of character, overlooking, disturbance, over-dominance or traffic danger.

The pre-existing dwelling at the application site was acceptable in all of the above ways. The proposed replacement of that building is not considered to be materially different to the original dwelling. Therefore, the proposed development would not result in material harm in any of the above ways.

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### National Planning Policy Framework (NPPF)

NPPF Paragraph 120 (Making effective use of land) details that planning decisions should give substantial weight to the value of using suitable brownfield land within settlements for homes and support appropriate opportunities to remediate despoiled or derelict land.

The application site is appropriate for such development as is it is located in the settlement of Pitsea, within an existing residential frontage. A previous dwelling occupied the site, providing an existing strong precedent for residential development in this location.

### **Design Considerations**

An application under reference '17/00006/PDPA' sought prior approval for a rear extension on the attached property at 41 Manor Avenue. The related plans for this prior approval application present a clear picture of the general internal layout of these dwellings, which has been used, alongside photographs of the burned down building, to inform the design of the proposed replacement dwelling.

In the previous application, the decisions detailed that prior approval was not needed for a single-storey rear extension of this scale. The approved extension is shown below in Figure 3. The current application, to which this letter relates, proposes an almost-identical rear extension to the replacement dwelling which has effectively been deemed acceptable in principle.

Figure 3: Photograph of rear extension of 41 Manor Ave



As detailed in the submitted plans, the proposed replacement dwelling also involves a modest enlargement to the south in order to meet the current Nationally Described Space Standards for a three-bedroomed dwelling. This slight enlargement allows the internal configuration of bedrooms to remain in accordance with the prevailing pattern of development in the neighbourhood. The side access to the property is not affected by this enlargement, as the access point is retained in the rear garden.

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The only other real material alteration to the exterior of the dwelling would be the movement away from a flat-roofed front porch and towards a pitched roof that is more visually pleasing within the street scene. This is not unusual to the area as raised porch ridges are prevalent on this road, as can be seen the neighbouring properties shown in Figure 4.

Figure 4: Photographs of porch ridges on neighbouring properties



The street scene along Manor Avenue is characterised by residential developments of a similar design and scale to the proposed dwelling. Henceforth, this proposal is appropriate as it follows the wider pattern of development of the neighbouring properties.

### **Concluding Remarks**

This letter has clearly identified the planning merits of this proposal. Principally, this proposal will remove the remnants of the burned down property and replace them with a carefully designed new dwelling in keeping with the neighbouring area.

The proposed development replaces a pre-existing dwelling, that has been subject to a wholly-destructive fire. The new dwelling is acceptable in terms of all material considerations, including principle, design and scale.

For these reasons, planning permission is kindly requested from the LPA at the earliest opportunity, subject to reasonable conditions.

If the LPA require any additional information during the application process, early and proactive engagement is encouraged so issues can be resolved seamlessly.

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Please would you register the application, notify me of the application reference and timetable and supply a receipt for payment of the application fee. Should you have any queries relating to this proposal, please do not hesitate to contact me. I will otherwise make contact with the case officer in due course.

Yours faithfully

**Madhuri Nair** BSc (Hons)  
**Planning Consultant**

c.c. Mr W Cooper  
SPL