

95 Pye Corner, Gilston

Design and Access Statement

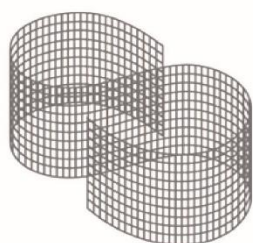
December 2023

Rev -



DESIGN AND ACCESS STATEMENT IN SUPPORT OF A HOUSEHOLDER PLANNING APPLICATION COMPRISING OF:

- UPWARD REAR EXTENSION BUILT ATOP AN EXISTING GROUND FLOOR STRUCTURE.
- INTERNAL REFURBISHMENT WORKS



SWAL
Engineering

This design & access statement should be read in conjunction with the following drawings:

- 322/PL/001 REV-
- 322/PL/002 REV-
- 322/PL/003 REV-
- 322/PL/004 REV-
- 322/PL/005 REV-
- 322/PL/006 REV-
- 322/PL/007 REV-
- 322/PL/008 REV-
- 322/PL/009 REV-

| | | |
|---|---|--------------------------------------|
| SWAL Engineering | 11a Woollard Way, Blackmore, Ingatestone, CM4 0QL | Date: 18 th December 2023 |
| Telephone: 07841482241 | www: SWAL-Engineering.com | PLANNING |
| Document: C:\Users\SamI9\Desktop\SWAL Engineering Ltd\200-499 Jobs\322. 95 Pye Corner, Gilston, CM20 2RD\322. 95 Pye Corner, Gilston DAS.Docx | Version: REV-A | Updated: - Page 1 of 10 |

Assessment of site and context

95 Pye Corner is located on the outskirts of the village Gilston, a large village and civil parish in Essex. Pye Corner is approximately 1 mile North of the neighbouring town of Harlow. 95 Pye Corner is located at the edge of the green belt land surrounding Harlow.

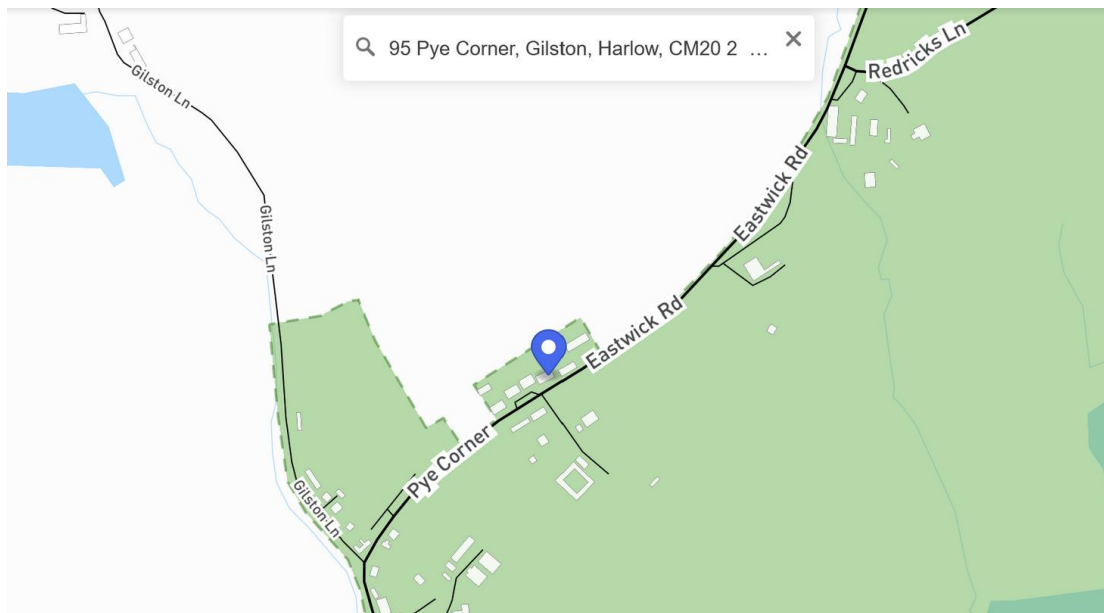


Image provided by Urbanist Architecture, 2023

Pye Corner is a busy road linking the nearby Sawbridgeworth with Eastwick and Harlow. Pye Corner becomes Eastwick Road near 95 Pye Corner, both roads are bound by farmland with intermittent residential developments along with pockets of woodland and hedgerow.

95 Pye Corner is a semi-detached property attached at the left-hand side. Located to the right are a pair of semi-detached properties which are larger in size and form. Located immediately beyond the rear boundary is the garden for the property located along the right-hand side of 95 Pye Corner. Immediately to the front of the property is the road Pye Corner.

| | | | | |
|-------------------------|---|--------------------------------------|-----------------|--------------|
| SWAL Engineering | 11a Woollard Way, Blackmore, Ingatestone, CM4 0QL | Date: 18 th December 2023 | | |
| Telephone: 07841482241 | www: SWAL-Engineering.com | | PLANNING | |
| Document: | C:\Users\SamI9\Desktop\SWAL Engineering Ltd\200-499 Jobs\322. 95 Pye Corner, Gilston, CM20 2RD\322. 95 Pye Corner, Gilston DAS.Docx | Version: REV-A | Updated: - | Page 2 of 10 |



Image provided by Google Maps, 2023

The land to the rear of the greenbelt has recently been granted planning approval for the 'Gilston Park Estate' comprising of 8,500 properties across six villages. This area is likely to dramatically change in the coming years.

| | | | | | |
|------------------------|---|---|------------|--------------------------------------|--|
| SWAL Engineering | | 11a Woollard Way, Blackmore, Ingatestone, CM4 0QL | | Date: 18 th December 2023 | |
| Telephone: 07841482241 | | www: SWAL-Engineering.com | | PLANNING | |
| Document: | C:\Users\SamI9\Desktop\SWAL Engineering Ltd\200-499 Jobs\322. 95 Pye Corner, Gilston, CM20 2RD\322. 95 Pye Corner, Gilston DAS.Docx | Version: REV-A | Updated: - | Page 3 of 10 | |

The Property

95 Pye Corner is a semi-detached dwelling, the attached property is likely to have originally been a handed version of 95 Pye Corner. The attached property has been extended significantly to side and rear. The two adjacent semi-detached properties also appear to have been significantly extended.

The frontage of the property is formed using red brick laid to a Flemish bond pattern, the sides and rear of the property are finished using painted render. Windows are white double-glazed sash UPVC throughout, the roof is of a hipped end style and is finished with slate roof tiles.

There is a private driveway with access directly onto Pye Corner which provides parking for two vehicles. The gardens to the rear of the property are predominantly of soft landscaping with a small, paved area.



Principle elevation to 95 Pye Corner

| | | | | | |
|-------------------------|---|---|------------|--------------------------------------|--|
| SWAL Engineering | | 11a Woollard Way, Blackmore, Ingatestone, CM4 0QL | | Date: 18 th December 2023 | |
| Telephone: 07841482241 | | www: SWAL-Engineering.com | | PLANNING | |
| Document: | C:\Users\SamI9\Desktop\SWAL Engineering Ltd\200-499 Jobs\322. 95 Pye Corner, Gilston, CM20 2RD\322. 95 Pye Corner, Gilston DAS.Docx | Version: REV-A | Updated: - | Page 4 of 10 | |

The Brief

This application looks to maximise the existing property with the addition of a second story atop the existing rear kitchen. This addition would allow for the current first floor rooms to be re-arranged in such a way as to provide a new family bathroom whilst improving the flow of the building. There will be no net uplift in the number of bedrooms, and the development will not further encroach on the surrounding amenity space serving the property.

Proposals

- Addition of a second storey atop the existing ground floor kitchen.
- Internal refurbishment works.

Use

The property will remain as a single occupancy dwelling (use class 3). No additional bedrooms will be formed as a result of this application.

Massing and Scale

The proposal consists of building off the existing ground floor kitchen walls to form an additional storey to the rear of the property. The new roof structure has been set to appear subservient to the main property. There will be no change visually to the front elevation. The proposal will not extend beyond the line of the existing ground floor walls, no amenity space will be lost as a result of this application.

| | | | | | |
|------------------------|---|---|------------|--------------------------------------|--|
| SWAL Engineering | | 11a Woollard Way, Blackmore, Ingatestone, CM4 0QL | | Date: 18 th December 2023 | |
| Telephone: 07841482241 | | www: SWAL-Engineering.com | | PLANNING | |
| Document: | C:\Users\SamI9\Desktop\SWAL Engineering Ltd\200-499 Jobs\322. 95 Pye Corner, Gilston, CM20 2RD\322. 95 Pye Corner, Gilston DAS.Docx | Version: REV-A | Updated: - | Page 5 of 10 | |

Appearance

With the sensitivity of the area in mind the proposal will use the same materials and details as found on the original property.

Amenity space

The proposed extension will not exceed 50% of the total amenity space.

Amenity space = 494.5sqm (Prior to previous extension)

Amenity space = 406.8sqm (Following previous extension)

Percentage currently built on = 17.74%

There is no change to the amenity space proposed within this application.

Access

The proposal does not change the existing general access arrangements. The main access to the property remains at the front of the house and side access retained via the side path.

| | | | | | |
|-------------------------|---|---|------------|--------------------------------------|--|
| SWAL Engineering | | 11a Woollard Way, Blackmore, Ingatestone, CM4 0QL | | Date: 18 th December 2023 | |
| Telephone: 07841482241 | | www: SWAL-Engineering.com | | PLANNING | |
| Document: | C:\Users\SamI9\Desktop\SWAL Engineering Ltd\200-499 Jobs\322. 95 Pye Corner, Gilston, CM20 2RD\322. 95 Pye Corner, Gilston DAS.Docx | Version: REV-A | Updated: - | Page 6 of 10 | |

Visual Impact

The proposal aims to improve the usability of the property. This will be achieved by forming a large new bedroom space to the rear of the property. The bathroom provisions do not currently meet modern living standards due to the size constraints of the property. Modifications to the existing property aim to provide a larger living space whilst also bringing the property in line with current living standards and requirements.

Impact on Neighbouring Amenity

The proposals covered in this application do not adversely affect overlooking, privacy and daylight for the following reasons:

Privacy and Overlooking

The proposal does not consist of any opening to the side elevation above the current boundary fence height. The upper floor windows to the rear elevation of the proposed extension do not provide access to any viewing platform or roof terrace. Due to the location of the neighbouring properties, it is not feasible to anticipate overlooking as being considered an issue for this application. The proposed application will not impose a greater risk of overlooking than the current arrangement of the property.

Sunlight and Daylight

The proposed side extension does not project out beyond the current rear boundary. The adjoining property to 95 Pye Corner also has a double storey rear extension that is in line with the rear of 95 Pye corner. The property adjacent the detached elevation is set back and sits at a slightly higher elevation than 95 Pye Corner. For these reasons, this application will not impact on any day lighting entering the neighbouring properties.

| | | | | | |
|------------------------|---|---|------------|--------------------------------------|--|
| SWAL Engineering | | 11a Woollard Way, Blackmore, Ingatestone, CM4 0QL | | Date: 18 th December 2023 | |
| Telephone: 07841482241 | | www: SWAL-Engineering.com | | PLANNING | |
| Document: | C:\Users\SamI9\Desktop\SWAL Engineering Ltd\200-499 Jobs\322. 95 Pye Corner, Gilston, CM20 2RD\322. 95 Pye Corner, Gilston DAS.Docx | Version: REV-A | Updated: - | Page 7 of 10 | |

Impact on the Green Belt

We strongly feel that the proposal is not in contravention of the guidance for developing the green belt for the following reasons:

- The proposal does not further encroach upon the green belt land and as such does not change the amount of land being kept permanently open around the property.
- The proposed development does not and, will not contribute to urban sprawl. The current property footprint will not be altered.
- The proposal for the 8,200 property development known as 'Gilston Estate' extends to the land directly behind the land at Pye Corner. This will result in Pye Corner being sandwiched between two large residential areas, Harlow and the proposed 'Gilston Estate'.
- This application will not result in the surrounding towns merging and does not result in a net reduction in amount of green belt land to Pye Corner.
- The Proposal does not affect the openness and does not result in overdevelopment.

| | | | | | |
|------------------------|---|---|------------|--------------------------------------|--|
| SWAL Engineering | | 11a Woollard Way, Blackmore, Ingatestone, CM4 0QL | | Date: 18 th December 2023 | |
| Telephone: 07841482241 | | www: SWAL-Engineering.com | | PLANNING | |
| Document: | C:\Users\SamI9\Desktop\SWAL Engineering Ltd\200-499 Jobs\322. 95 Pye Corner, Gilston, CM20 2RD\322. 95 Pye Corner, Gilston DAS.Docx | Version: REV-A | Updated: - | Page 8 of 10 | |

Conclusions

We strongly feel that the proposed development is in accordance with the planning guidance and that it will significantly enhance the usability of 95 Pye Corner for the following reasons:

1. The current arrangement does not meet current living standards with regards to the requirements of the sanitary facilities.
2. The proposal does not negatively impact the green belt and does not further encroach upon the green belt land surrounding the property.
3. The proposal does not affect the openness and does not result in overdevelopment of the green belt.
4. The proposal does not result in the surrounding towns merging and does not result in a net reduction of green belt land to Pye Corner.
5. The proposed development does not contribute to urban sprawl. The current property footprint will not be altered.
6. The proposal will have negligible impact on the neighbouring dwellings and will not be visible from the front of the property.
7. The proposal is subservient to the original property.
8. The development is not located within a conservation area, development of green belt land is in relation to density of development. This application will not change the density of development of Pye Corner.

| | | | | | |
|------------------------|---|---|------------|--------------------------------------|--|
| SWAL Engineering | | 11a Woollard Way, Blackmore, Ingatestone, CM4 0QL | | Date: 18 th December 2023 | |
| Telephone: 07841482241 | | www: SWAL-Engineering.com | | PLANNING | |
| Document: | C:\Users\SamI9\Desktop\SWAL Engineering Ltd\200-499 Jobs\322. 95 Pye Corner, Gilston, CM20 2RD\322. 95 Pye Corner, Gilston DAS.Docx | Version: REV-A | Updated: - | Page 9 of 10 | |