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Planning Statement

PROPOSAL Proposed two storey side and front extensions, two storey entrance hall/porch and alterations to fenestration. Removal of front box dormer and construction of three pitched front roof dormers. Extension of rear box dormer and single storey rear extension. Garage conversion and outbuilding converted to an annexe with a new pitched roof and pitched roof dormer

SITE 4 Bromfelde Road
Billericay
Essex
CM11 2XT

DATE January 2024

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1 Introduction

1.1 This Planning Statement has been prepared as part of the application submission for the proposed development at 4 Bromfelde Road, Billericay.

1.2 Specifically, planning permission is sought for:

“Proposed two storey side and front extensions, two storey entrance hall/porch and alterations to fenestration. Removal of front box dormer and construction of three pitched front roof dormers. Extension of rear box dormer and single storey rear extension. Garage conversion and outbuilding converted to an annexe with a new pitched roof and pitched roof dormer.”

1.3 This Planning Statement sets out the background to the site, summarises the development proposal, and considers it against relevant planning policy.

2 Site Location and Surroundings

- 2.1 The application site is 0.1 hectares in size and contains a detached chalet-style dwelling on the south-west side of Bromfelde Road in the Crays Hill area of Billericay.



Figure 1: The application site outlined in red

- 2.2 Bromfelde Road is characterised by detached and semi-detached bungalows, chalet-style dwellings, and two storey dwellings of varying designs.
- 2.3 Images of the site and surroundings are provided below.



Figure 2: 4 Bromfelde Road

- 2.4 The site is not located in a conservation area and is not in close proximity to any heritage assets.

3 Proposed Development

- 3.1 The proposed development is for the erection of two storey side and front extensions, two storey entrance hall/porch and alterations to fenestration, together with the removal of front box dormer and construction of three pitched front roof dormers, the extension of the rear box dormer, and single storey rear extension. A garage conversion is also proposed and conversion of an outbuilding to an annexe with a new pitched roof and pitched roof dormer.
- 3.2 The proposals follow consent recently being given for a similar development under application reference 23/00082/FULL. The only differences being it is now proposed to construct a two storey entrance porch, and the fenestration at the rear would have slightly wider openings than the consented scheme. The images below demonstrate these differences.



Figure 3: The approved front and rear elevations



Figure 4: The proposed front and rear elevations

- 3.3 The materials used in the development would be the same as that approved under 23/00082/FULL and 23/01235/NMABAS, that being red brick and white painted render to the walls, cedar cladding to the porch, composite cladding to the dormers, and concrete tiles to the roof.

4 Relevant Planning History

4.1 The relevant planning history is as follows:

4.2 **23/00082/FULL:** *Proposed two storey side and front extensions, entrance hall/porch and alterations to fenestration. Removal of front box dormer and construction of four pitched front roof dormers. Extension of rear box dormer and single storey rear extension. Garage conversion and outbuilding converted to an annexe with a new pitched roof and pitched roof dormer.*

4.2.1 This application was approved on 4 April 2023.

4.3 **23/01235/NMABAS:** *To establish whether changes to all the materials to be used on the roof and walls of the dwelling can be considered as non-material amendments to granted consent 23/00082/FULL.*

4.3.1 This application was approved on 26 October 2023.

5 Relevant Planning Policy

- 5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise.
- 5.2 The latest National Planning Policy Framework (NPPF) was published in 2023. This document sets out the Government's planning policies for England including the presumption in favour of sustainable development and is a material consideration in the determination of all applications.
- 5.3 The development plan for Basildon is the 'Basildon District Local Plan Saved Policies 2007' which was issued on 20 September 2007, with the saved policies from the Basildon District Local Plan, which was adopted in March 1998 with Alterations in September 1999.
- 5.4 The key relevant policies for the proposal are as follows:
- Basildon District Local Plan Saved Policies (BDLP) (2007)
- BAS BE12: Development Control
- 5.5 The Essex Parking Standards (2009) is a relevant guidance document for car parking provision in new development in Basildon.

6 Key Planning Issues

6.1 The key planning considerations affecting the proposals at the site are as follows:

- Design and townscape; and
- Amenity.

6.2 These matters are addressed in the subsequent sections of this report.

7 Assessment

7.1 Design and Townscape

- 7.1.1 Saved Policy BAS BE12 of the BDLP states that planning permission for the alteration and extension of existing dwellings will be refused if it causes material harm to the character of the surrounding area, including the street scene.
- 7.1.2 The below assessment focuses on the principal alteration of the current proposals from the consented scheme, which is the double height front entrance porch. This was originally proposed in the consented scheme but removed from the proposals following advice from officers. It is stated in the delegated officer report for the consented scheme that a double height glazed entrance porch was considered to conflict with the traditional entrance form of a chalet-style dwelling. However, this was not informed by any supplementary guidance.
- 7.1.3 Other examples of similar double height entrance porches to chalet-style dwellings are found in the surrounding area, with recent planning consents. These are material considerations that should weigh in favour of granting planning permission for the current proposals.
- 7.1.4 Planning permission was granted on 3 January 2023 at Elmbank, Crays Hill, Billericay under reference 22/01624/FULL for: *“Two storey front and side extensions, replacement roof, single storey rear extension, front porch canopy and other alterations to existing dwelling, construction of one detached dwelling alongside and associated works.”* This included a double height front entrance porch to a chalet-style dwelling at a site just 200m to the north-west of the application site, and was considered by officers to: *“appear as proportionate additions to the resultant property, that would have a simple balanced asymmetrical appearance.”* The delegated officer report concluded that the development would continue to satisfy the good design objectives of the NPPF, the Essex Design Guide and Saved Policy BAS BE12 of the BDLP. The image below shows the approved front elevation.

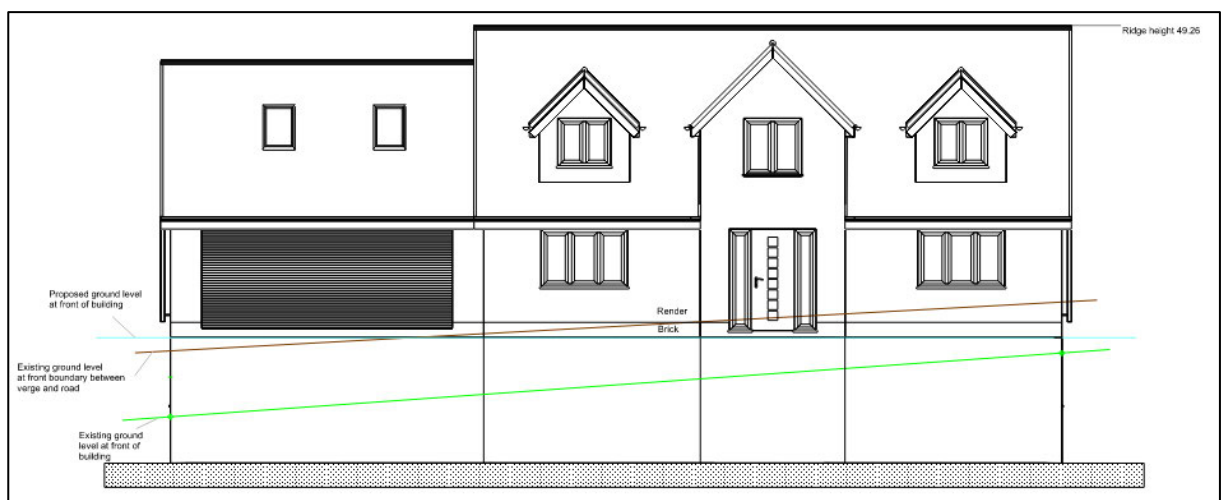


Figure 5: Approved front elevation at Elmbank, Crays Hill (22/01624/FULL)

- 7.1.5 A further example of a consented double height entrance porch to a chalet-style dwelling is at land to the west of The Aviary, Crays Hill Road, which is approximately 290m to the south-east of the application site. This was consented on 17 April 2020 under reference 20/00215/FULL. The image below shows the approved front elevation.



Figure 6: Approved front elevation at land to west of The Aviary, Crays Hill Road (20/00215/FULL)

- 7.1.6 A third example of a consented double height entrance porch to a chalet-style dwelling is at 17 Brightside. Whilst this is further from the application site than the previous two examples, it provides a further example of when the local planning authority has found such an entrance porch to a chalet-style dwelling to be acceptable. This was consented on 15 August 2018 under reference 18/00662/FULL.



Figure 7: Approved front elevation at 17 Brightside (18/00662/FULL)

- 7.1.7 We consider the proposed development – inclusive of the double height front entrance porch – would respond positively to the character of the local area, and the proposed double height front entrance porch would not result in a chalet-style dwelling that is out of character. The front elevation would be well-proportioned, adding architectural interest to the property. Furthermore, there are examples of similar forms of development to chalet-style dwellings in the surrounding area that demonstrate that the design feature of a double height front entrance porch would not conflict with the traditional entrance form of a chalet-style dwelling

We consider the proposed development to comply with Saved Policy BAS BE12 of the BDLP.

7.2 **Amenity**

7.2.1 Saved Policy BAS BE12 of the BDLP states that planning permission for the alteration and extension of existing dwellings will be refused if it causes material harm to the amenity of neighbouring properties. The proposed development would not result in any unacceptable impacts on amenity, noting the separation distances to surrounding properties. As such, it would comply with Saved Policy BAS BE12 of the BDLP.

8 Conclusion

- 8.1 The proposed development would provide an enlarged and improved chalet-style detached dwelling. This has been given consent previously under reference 23/00082/FULL on 4 April 2023. The principal difference with the current application and the consented scheme is the inclusion of a double height front entrance porch, which is not included in the consented scheme.
- 8.2 The double height entrance porch would add architectural interest to the property, and together with the three front dormers, would result in a balanced, and well-designed chalet-style dwelling, that would respond positively to the character of the surrounding area. Furthermore, the proposed entrance porch would follow similar proposals to chalet-style dwellings found in the local area, as evidenced in this Planning Statement. These consents are material considerations which weigh in favour of granting planning permission for the current proposals.
- 8.3 The development would not impact unacceptably on the amenities of surrounding occupiers and would not impact unacceptably on the operation of the local highway network.
- 8.4 In summary, the proposed development would comply with the objectives of the development plan, including that set out in national policy.