

Planning Statement

Property	80-82 High Street, Billericay CM12 9BS
Proposal	New roof, first and second floor extensions, alterations to ground floor to form 2 x 2b2p flats and 1 x 1b2p flat
Date	23 rd January 2024
Applicant	Vard Duggan Retirement Plan
Agent	Stephensons
Reference	21-062 V1.0

This statement relates to the application 22/01146/FULL. It has been produced to mitigate the reason(s) for refusal and to be read in conjunction with the drawings and reports submitted with the new application.

The reason(s) for refusal detailed in the decision notice are as follows –

The proposed development by reason of its design, siting and proximity to neighbouring properties would give rise to overlooking and loss of privacy to neighbouring occupiers at Hawkley Mews, to the detriment of the amenities of these neighbouring occupiers and the enjoyment of their properties. This is contrary to the NPPF and Policy BAS BE12 of the adopted local plan.

A daylight and sunlight assessment was carried out to assess the impact that the proposed development would have on Hawkley Mews. The findings conclude that the development would not result in a notable reduction in the amount of either daylight or sunlight enjoyed by the neighbouring building.

The officer report states the following issue –

The proposed extensions to the application property at the rear, including the proposed terraces, and the proposed rear dormers will give rise to overlooking to the flats in the rear block and a loss of privacy, detrimental to the amenities of these occupiers and the enjoyment of their properties.

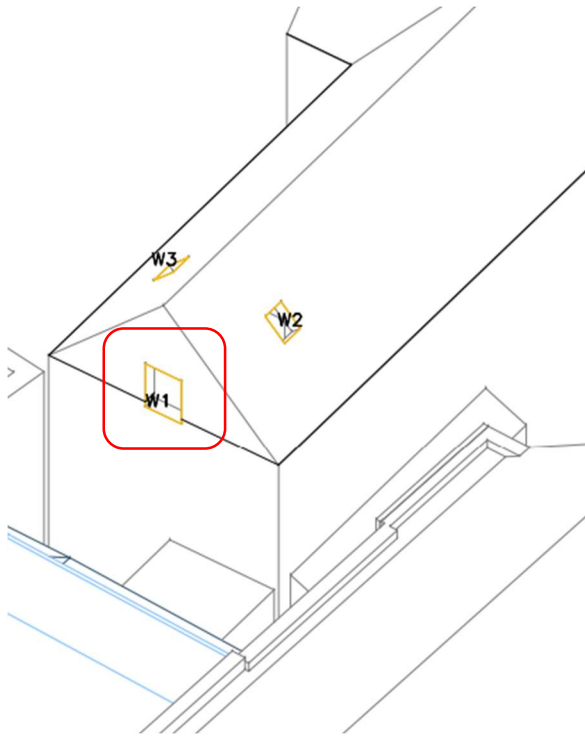


Figure 1 – Western Elevation of Hawkley Mews

Figure 1 shows the western elevation of Hawkley Mews. The image shows a window on the gable wall (W1), however, this was not included in the approved application 18/01486/FULL. Furthermore, the window services a kitchen, and the glazing type is obscure so overlooking would not be possible.

The officer report goes on further to say -

Whilst screening can be put along the proposed terraces in attempt to mitigate overlooking to existing neighbours at the rear, it is considered that this would enclose these areas to a degree which would be detrimental to their usability and, together with the enclosure created as a result of the neighbouring buildings, would result in dark and oppressive spaces and would detrimentally impact the natural light that would enter the rear of the units, which is noted is already restricted to two elevations only. The screening would be harmful to the amenities of future occupiers and the design of the units for this reason and is not considered to be an acceptable means to prevent overlooking.

The daylight and sunlight assessment report addresses the above issue.

To conclude, we believe the issues raised in the decision notice and officers report have been sufficiently addressed/resolved based on the data and analysis provided in the daylight and sunlight assessment report and discrepancies raised regarding the planning approved for Hawkley Mews.