



DESIGN AND ACCESS STATEMENT

Erection of a Detached 4 Bedroom Dwelling

AT

Land Adjacent to 124 Benfleet Road, Benfleet, Essex, SS7 1QH

PREPARED FOR : In Property Ltd

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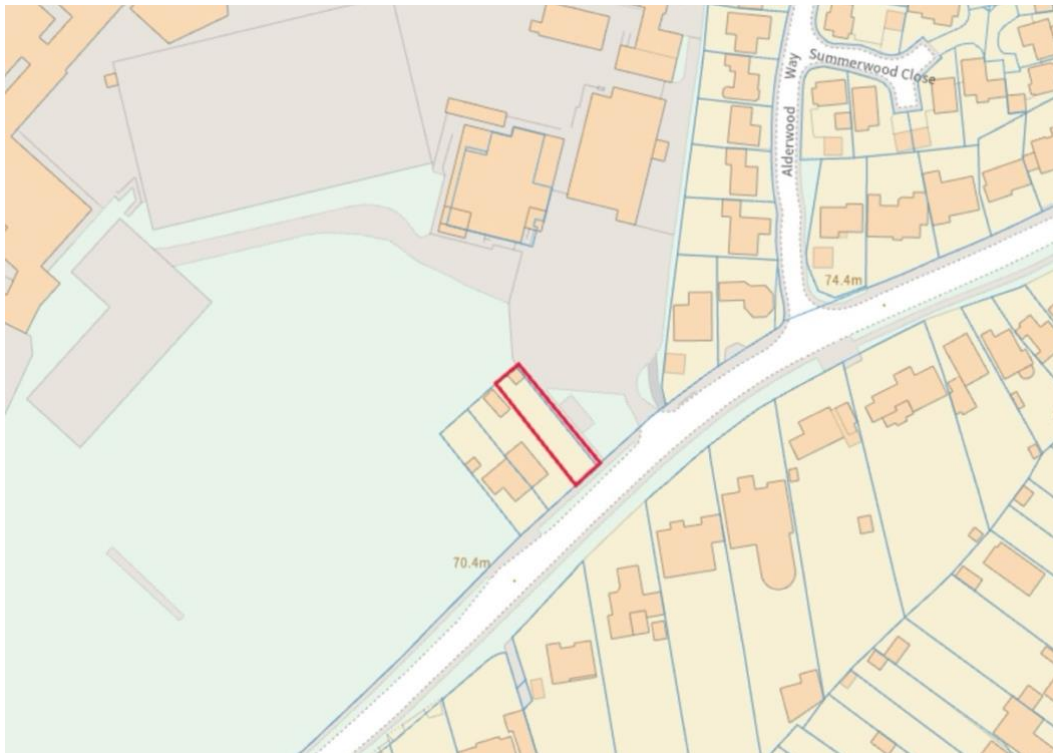
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1. INTRODUCTION

- 1.1 This detailed application seeks full planning approval for a detached dwelling on Land Adjacent to 124 Benfleet Road, Essex, Benfleet, SS7 1QH.
- 1.2 The application site is located in the village of Benfleet in the borough of Castle point.
- 1.3 The application site is a small gap amongst a pair of semi-detached properties, a public school carpark and entrance, and a further detached property beyond which constitutes a built-up frontage.
- 1.4 The application site is a residential garden, fenced off and enclosed by a 6-foot high close boarded fence to its perimeter. Within the site is a children's climbing frame, half pipe skate ramp and a garden shed.
- 1.5 The application site is wholly within the Green Belt.



OS Map Highlighting the Application Site as Indicatively Outlined in Red.



Castle Point Borough Council Proposal Map 1998, with
Application Site Outlined in red (www.castlepoint.gov.uk)

2. LOCAL AND NATIONAL PLANNING POLICIES

- 2.1 Castle Point's local plan was adopted in 1998 and due to its age, the policies contained within it predate all versions of the National Planning Policy Framework (NPPF). Such local policies are far outdated and carry very limited weight. As such, this application will be assessed against national planning policy.
- 2.2 Within the NPPF, paragraph 11 states that *'Plans and decisions should apply a presumption in favour of sustainable development; d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date'* and footnote 8 goes on to state, *'This includes, for applications involving the provision of housing, situations where: (a) the local planning authority cannot demonstrate a five year supply (or a four year supply, if applicable, as set out in paragraph 226) of deliverable*

housing sites (with a buffer, if applicable, as set out in paragraph 77) and does not benefit from the provisions of paragraph 76; or (b) where the Housing Delivery Test indicates that the delivery of housing was below 75% of the housing requirement over the previous three years'

2.3 The five purposes of the green belt are details in paragraph 143 to be;

- a) to check the unrestricted sprawl of large built-up areas;
- b) to prevent neighbouring towns merging into one another;
- c) to assist in safeguarding the countryside from encroachment;
- d) to preserve the setting and special character of historic towns; and
- e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

2.4 Paragraph 154 states LPA's should "*regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:*

- e) limited infilling in villages;*

3. PLANNING STATEMENT

3.1 When assessing the impact that the proposed dwelling would have on the green belt, the main issues to be considered are;

- Whether or not the proposal would be inappropriate development in the Green Belt;
- The effect of the proposal on the openness of the Green Belt;
- Whether any harm by reason of inappropriateness, and any other harm, would be clearly outweighed by other considerations. If so, would this amount to the very special circumstances necessary to justify the proposal?

Inappropriate Development

3.1.1 The application site is a residential garden within the Green Belt. Paragraph 154 of the National Planning Policy Framework (the Framework) states the new buildings in the Green Belt will be inappropriate unless they fall into specified exceptions, including limited infilling in villages (154/e).



This proposal for a single detached dwelling in the village of Benfleet would fall within this exception.

3.1.2 The Framework does not define 'limited infilling' in villages. However, development in the vicinity of the application site aside from the public King John School, its carpark and its playing fields, is consolidated and forms a built up frontage along Benfleet Road. The application site is some 9m wide and both neighbouring dwellings plot widths, to the South West and North East, are similar at circa 10m and 13m.

3.1.3 Having regard to the setting, it is considered that the proposal amounts to limited infilling and thus not inappropriate nor harmful to the Green Belt.

Openness

3.1.4 In consideration of the width and character of the application site, and the fact it is currently a residential garden to 124 Benfleet Road and bears no relationship with the neighbouring school, it does not contribute positively to the openness of the Green Belt in this location. The scale and layout of the proposed four-bedroom dwelling is in keeping with the surrounding neighbouring properties and therefore the house, its access, boundary fence and domestic paraphernalia would therefore, not lead to a moderate loss of openness of the green Belt.

Other Considerations

3.1.5 Given the fact the Council cannot demonstrate a 5-year housing supply due to their far outdated local plan, a presumption in favour of sustainable development applies. This application would make a small but meaningful contribution to the supply and to the social role of sustainability.

3.1.6 Future occupiers of the proposed dwelling will support local services and businesses and the proposal would also make a contribution to the economic role of sustainability through the construction activity.

3.1.7 The proposal would not harm the character and appearance of the area or lead to other harms. Through the approval of this application, it would not set a precedent for any further infilling within the immediate vicinity nor along any other part of the green belt designations along



Benfleet Road and thus, this infill proposal is deemed to be limited, satisfying paragraph 154(e) of the NPPF.

3.1.8

Very Special Circumstances

3.1.9 The proposal would not be inappropriate development, result in a loss of openness of the Green Belt and would not infringe on any of the 5 purposes of including land in the Green Belt, as quoted in section 2.

3.2 It is appreciated each site should be judged on its own merits however, the LPA are not averse to releasing infill plots in the green belt for residential development as seen in 17/0508/FUL and 18/0278/FUL which arguably, both appear to be in a more rural location than the application site.

4. DESIGN & CHARACTER

4.1 With regard to paragraph 116(c) of the NPPF, the proposed dwelling responds well to the local character and designs of the neighbouring properties along the existing street scene of Benfleet Road. It is identified that there is a great variance in house types along Benfleet Road and many see more of a modern design which is what this application has been influenced by.

4.2 This application proposes a 2.5 storey 4 bedroomed dwelling with a ridge line equal to the neighbouring properties, 124 & 126 Benfleet Road. The proposed dwellings building footprint is also matched to the adjacent properties and as such, does not intrude nor overpower the existing built form or over develop the application site.

5. SUSTAINABILITY

5.1 The site is sustainably located with regard to access to local services. There is a bus stop in either direction within 40 meters of the application site with public footpaths serving both stops. The application site also adjoins a public school.

5.2 The proposed dwelling is intended to be constructed from off-site manufactured structurally insulated panels (SIPS) which far outweigh typical construction methods in terms of their thermal performance.

5.3 Given these panels are manufactured off-site, this will reduce traffic on nearby roadways, reduce impact on the environment and save time on the build.

5.4 The dwelling will benefit from renewable energy and be heated and cooled via an air source heat pump.

5.5. A 7kw EV vehicle charging point will be provided with the dwelling to encourage and promote the use of zero emission vehicles.

6. CONCLUSION

7.1 Due to Castle Points far outdated local plan, the Council cannot currently demonstrate a 5YHS and a presumption in favour of sustainable development applies.

7.2 This application is not contrary to any of the 5 purposes of the green belt listed in paragraph 143 of the NPPF.

7.3 This application satisfies paragraph 154(e) of the NPPF and makes efficient use of a vacant plot in an otherwise built-up frontage as is therefore deemed limited infilling within a village.

7.5 On a collective basis, the considerations outlined above clearly outweigh the harm to the Green Belt and demonstrate that the very special circumstances necessary to justify the development exist.

7.6 It is respectfully requested that the application be approved subject to suitable conditions.