

# STUDIO40

62 Shenfield Place, Shenfield CM15 9AH  
Planning Statement

2302-Shenfield\_Place-PS  
Feb 2024  
Rev: P2

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## 1.0 Introduction

This planning statement has been prepared in support of a householder planning application that seeks to extend the property 62 Shenfield Place, Shenfield.

The proposal seeks to demolish an existing side garage and single storey rear extension, to be replaced with a two storey side and rear wrap-around style extension with internal modifications, and a new single storey ground floor front extension.

## 2.0 Planning Policy

The starting point for determining this planning application will be the Development Plan, which in this instance is the Brentwood Local Plan 2016-2033. We expect the following policies to be of particular relevance to the proposal:

- Policy BE14 Creating Successful Places
- Policy BE13 Parking Standards

From a National Planning Policy and Guidance perspective we anticipate the following will also be considered.

- National Planning Policy Framework (NPPF)
- National Planning Practice Guidance (NPPG)

In respect of the above, we note that the proposal has been design in consideration of the impact the proposal will have on the character and appearance of the area, the impact upon the living conditions of the occupiers of neighbouring properties, and matters regarding parking and highways too.

Aerial photo of the local area. 62 Shenfield Place site highlighted in red



### 3.0 The Proposal

The proposed front extension will project 1m from the front facade, and shall span approx 4.7m across the width of the property. The extension will be offset on the western side of the front elevation.

The proposed two storey side extension will replace the existing garage and shall project 2.72m from the flank wall of the host dwelling. The north east flank will be inset 0.98m from the boundary shared with no61 Shenfield Place.

From front to rear, the side extension will have a depth of 12.59m in total, with the front façade set back 0.50m from the principal elevation to provide a degree of subservience.

The proposed ridge height of the side extension will set 0.53m below the existing main roof ridge, making it subservient to the host dwelling.

The proposed rear extension will project 2.08m beyond the existing ground floor single storey extension, and 3.85m from the existing first floor rear facade.

In total the rear extension will have a width of 10m, inset by 0.94m and 0.95m from the west and east boundaries respectively at the rear. The eaves height of the proposed rear and side extensions will replicate the existing dwelling, measuring approx. 4.95m from dpc, while the ridge will be approx. 7.15m from the same datum.

The proposed extension roof will have a hipped roof design incorporating a double side hipped roof, set down from the ridge. At first floor level 3 windows are proposed across the rear elevation with alterations to the ground floor fenestration. Alterations are also proposed to the fenestration of the front elevation.

### 4.0 Amenity

The front extension is proposed to replicate that of no68, with hipped roof arrangement to replicate the main roof of the dwelling.

The rear extension is compliant with the 45 degree guidance in respect of both neighbouring properties at nos 61 and 63 Shenfield Place.

The proposed two storey side extension would be set approx. 1m from the side boundaries and the rear extension would result in a distance of approx. 19m from the host dwelling to the rear boundary, which forms the side boundary of no59 Shenfield Place.

It is therefore considered that the proposals would not be of a size or design that would result in a harmful impact upon the living conditions of the neighbouring occupiers by way of overbearing impact, loss of privacy or loss of light.



above - existing front elevation

below - existing rear elevation



below - CGI of proposed front elevation



above - CGI of proposed rear elevation

### 5.0 Parking

Due to the proposed demolition of the existing garage, the site frontage will be re-landscaped to accommodate two off-road parking spaces with the existing driveway increased in width to accommodate two vehicles, An electric vehicle charging point will also be provided.

The size of the new spaces will be compliant with the Essex Parking Standards and arrangements will be made to ensure that surface water drainage is intercepted and disposed of separately to prevent discharge from or onto the highway.

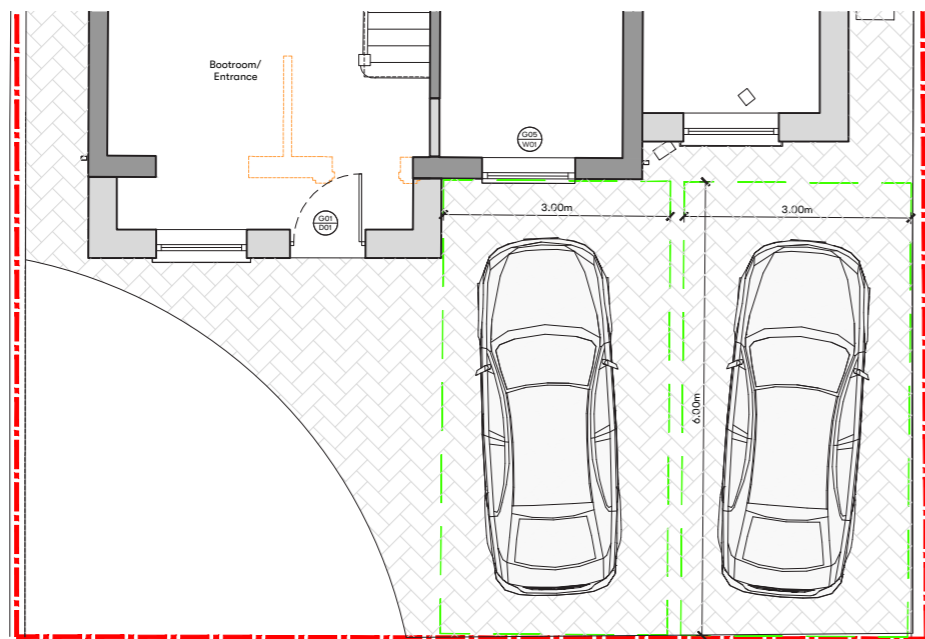
The proposal therefore complies with policy BE13 of the Brentwood Local Plan.

### 6.0 Materials

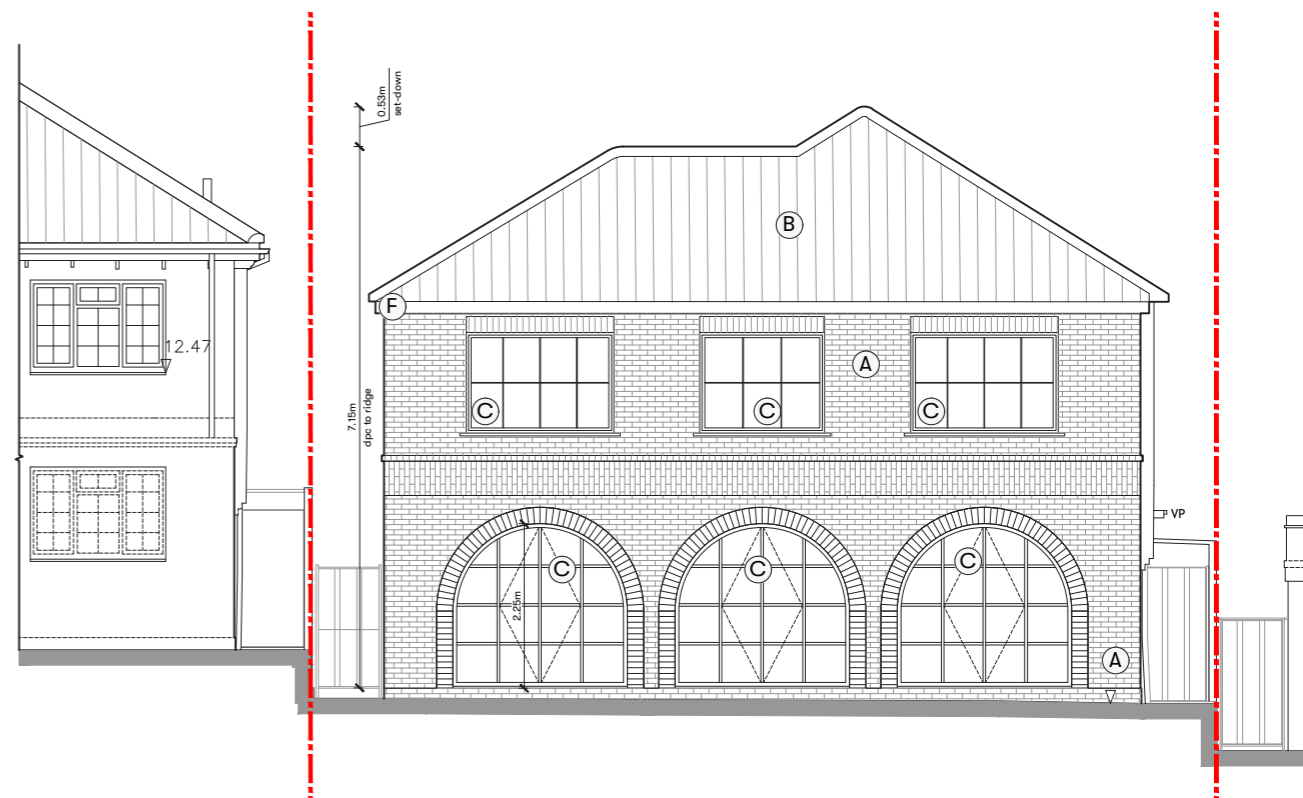
The proposal will largely adopt materials to match the existing dwelling in respect of the brick, roof tiles, fascias, soffits and rainwater goods. The proposed windows will be black, steel-style.

### 7.0 Conclusion

The proposed development is compliant with policy BE14 and BE13 of the Brentwood Local Plan and the aims and objectives of the NPPF. We therefore respectfully request that this application be approved.



Proposed Parking Arrangement  
1:100



NW Proposed North-West (Rear) Elevation  
1:100



SE Proposed South-East (Front) Elevation  
1:100

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