

2 THE UPLANDS LOUGHTON ESSEX IG10 1NH

PROPOSED 2 x 2 BEDROOM (3P) DWELLINGS

PLANNING DESIGN & ACCESS STATEMENT

EXISTING USE

The site is occupied with a detached dwelling facing to the South East with detached outbuilding and garage structure (for demolition) to the extensive rear garden, There is existing off road parking for two vehicles to the site frontage.

PROPOSED DEVELOPMENT

In March 2020 a pre-application submission was forwarded to the Council for the erection of two three storey semi-detached four bedroom dwellings to the rear of the site with associated amenity space and parking and the response dated 21st May 2020 highlighted areas of concern on new build policy.

The proposal has subsequently been re-designed in consideration of the above for a reduced scheme of two 2 storey semi-detached 2 bedroom, three person dwellings. Each dwelling has a gross floor area of 79m² to meet national space standards, a combined living dining kitchen area of 26.9m² and bedrooms of 16.5m² and 9.1m². The ground floor provides an entrance hall with entrance level wc facility and the first floor a bathroom and en-suite.

There are no proposed windows on the side elevations and the first floor rear windows are obscure glazed to stairwells and above 1.7m high for bathroom and en-suite roof windows, thus there is no overlooking or loss of amenity to the side or other dwellings / gardens to the sides or rear.

Externally the rear amenity spaces meet or exceed the required 50m² as mentioned in the pre-app response with min 1m sideway to both properties. The pre-app confirms two car parking spaces per dwelling to comply with Essex Highways which are achieved with three spaces at 2.5 x 5.5m and one space at 5.0 x 2.5m with 1 space per dwelling adjacent to the 1m entrance pathway additional width with electric charging point. Soft landscaping surrounds the parking to the frontage in order to 'soften the impact on the streets scene' as set out in the pre-app response. The site is served by several nearby bus routes and TfL underground such that the demand for vehicular use is limited. Refuse wheelie bin storage and cycle store locations for the proposed and host dwellings are also shown on the proposed plans.

The external design follows the guidelines of the Essex design guide together with LPA reference of the nearby York Hill conservation with vernacular design including plain tiled pitched roofscape with first floor gabled jetty, timber barge boards and eaves with coloured rendered elevations to compliment the host dwelling.

The ridge height follows the adjacent chalet bungalow Flats to the West of the site in order to minimise impact as suggested in the pre-app and the overall development remains subservient to the host dwelling. Other than demolition of the garage the latter is not affected by the proposed development which would retain a rear amenity space in excess of 128m² and front off road parking spaces.

The relationship with existing development is demonstrated on the requested existing and proposed streetscape drawing and the proposed permeable hard and soft landscaping scheme to compliment the streetscape can be a condition of the consent.

ACCESS

The site is level and access, control heights and entrance level wc are incorporated to meet building regulations Part M

ARBORICULTURAL REPORT

The enclosed arboricultural report confirms the only tree on the site is an elderberry tree in decline covered with ivy and that there are no other trees in the vicinity of the site requiring protection.

ENVIRONMENTAL ASSESSMENT

The enclosed environmental report concludes that further site investigation may be required and watching brief as a condition to a planning consent.

AIR QUALITY LEVY

It is noted that the proposed development falls within the Epping Forest 3km zone of influence and further air quality mitigation measures will attract a levy which the LPA will need to confirm when negotiations are concluded.

DRAWINGS

The application is supported by location and block plans, proposed floor plans, elevations, existing and proposed streetscape.

PHOTOGRAPHS

East and West photographs of the street and site are attached to this document.





