

# Planning Statement

10 Barncroft Green Loughton IG10 3ET

Proposed new dwelling unit and internal alterations at  
10 Barncroft Green Loughton.

## *Introduction*

This statement has been prepared in support of a planning application for the Proposed new dwelling unit alongside part single and part two storey rear extension. The application site is a two storey end of terrace house on the corner of Barncroft Green and Leycroft Close.

Access to the site is proposed from Barncroft Green and Barncroft Green . Accessible forecourt parking for one car is to be provided for the proposed house. The proposed dwelling will have space for refuse collection and storage located to the front of the site. both of which will benefit from rear garden and front garden space.

The site is not located within a Conservation Area and there are no listed buildings.

## *Amount*

We are proposed houses of a similar size and height to the existing terraced houses on Barncroft Green and Leycroft Close.

The proposal seeks to develop the site for residential use. Residential dwelling comprises of 3 bedrooms. The residential accommodation has been designed to meet the Mayor of London's Housing Design Guide standards, and the scheme aims to deliver accommodation of a high quality.

The dwellings among which the site is situated are two storey terraced houses with paved and planted forecourts. The facades on Barncroft Green, Barncroft Road and Leycroft Close are characterised by canted bays with flat roofs and front porches; facing brickwork; they are fitted with a range of uPVC casement windows. The main roofs are pitched and hung with tiles.

The proposal seeks to landscape and plant the rear gardens of the new dwelling to a high standard. In particular, trees are to be planted at the foot of the proposed rear gardens.

## *Design*

The form and scale of the development is to be of similar characteristics to properties on Barncroft Green to create a compatible street scene. The proposed development in terms of form and scale has similar characteristics to the adjacent properties on Barncroft Green and Leycroft Close. to create a compatible street scene with a material palette to compliment the proposed.

The proposal is of scale and character with respect to the surrounding area to ensure a good relationship with existing neighbouring properties and future developments.

The proposed development provides the opportunity to deliver a high quality scheme which will significantly enhance the appearance of the site and surrounding area. The proposal is in accordance with the design principles set out in national, regional and local planning policy guidance.

### *Residential Quality and Layout*

With regards to residential quality and layout, the London Plan Policy 3.5 states that housing developments should be of the highest quality internally, externally in relation to their context and to the wider environment.

The policy further states to incorporate minimum space standards.

London Plan Policy 3.8 requires all new housing to be built to Lifetime Homes Standards.

All residential units within the proposed development have been designed in accordance with the Mayor's internal space standards and will be Lifetime Homes compliant.

The proposal is in accordance with the relevant planning policy guidance and will deliver high quality residential accommodation which addresses the needs of the local community and the borough

### *Scale*

The locale of the site is characterised by two-storey terraced houses. While some houses in the surrounding area have shaped footprints resulting from their having large rear additions, the proposal follows the dominant pattern on Barncroft Green and Leycroft Close simple rectangular footprints.

Although the predominant roofing style of both Barncroft Green and Leycroft Close is pitched with gable-ends, the proposed roofs are hipped, so as to reduce the building's overall bulk and mitigate any sense of enclosure to neighbouring domestic gardens.

### LANDSCAPING

The site lies in an established residential area characterized by small front forecourts and larger rear gardens. The fronts predominantly feature hard landscaping, which for the most part serve as car parking spaces, as well as some planting and hedgerows. The rear gardens mostly comprise lawns, in some cases planted with trees and hedges.

The proposed rear gardens are to be grassed and planted with trees and bushes. The front forecourts are to be split between an areas of hardstanding that will serve as parking spaces and areas of lawn and flowerbeds planted with flora native to the area.

### ACCESS

The proposed dwellings are to have level approaches and thresholds, porches providing shelter, doors of sufficient width for wheelchair access and ground floor accessible WCs. Making the proposed dwelling accessible to as wide a range of people as possible has been a consideration from the earliest phases of the design process; this proposal is fully compliant with the Lifetime Homes standard.

The site is not located within a Conservation Area and there are no listed buildings within the vicinity. Barncroft Green and Leycroft Close appears to have readily available unrestricted on- street parking, with crossovers to dwellings as well. Access is from Barncroft Green and Leycroft Close. with an illuminated entrance and level access over the threshold with a canopy for weather protection. Access for refuse and recycling collection is within the site. These will be easily accessible by operatives from the local collection. The scheme proposes on site car parking to the front. proposed dwelling comprises cycle storage for two bicycles within the scheme.

### *Planning Benefits*

The proposed development will bring benefits to the site and the surrounding area by;

The proposal will develop the site and bring it into beneficial use by providing much needed residential accommodation to the borough.

The proposal will enhance the existing street scene and will be carefully designed in respect of the surrounding residential dwellings

The proposal will provide residential accommodation to high standards which comply with the Mayor of London's residential unit size standards.

### *Planning Obligations Statement*

Community Infrastructure Levy (CIL) states that in order to be sought, a planning obligation must be;

Relevant to planning

Necessary to make the proposed development acceptable in planning terms

Directly related to the proposed development

Fairly and reasonable related in scale and kind to the proposed development.

In addition to the provision of the planning and regeneration benefits, it is anticipated that an appropriate package of Section 106 contributions will be negotiated and agreed with the London Borough of Redbridge in due course. It is anticipated that planning obligations are likely to cover the following areas: Affordable housing, Employment, skills training and enterprise, Community facilities Education, Health, Sustainable transport, Public realm, Environmental sustainability.

These will be discussed with officers during the consideration of the application.

### *Conclusion*

The proposed development will provide planning benefits for the site and the surrounding area;

The proposal will redevelop the site and provide much needed residential accommodation for the borough

The proposal will enhance the streetscape and will be carefully designed in respect of the surrounding residential dwellings

The proposal will provide residential accommodation of a high standard which will comply with the Mayor of London's residential unit size standards

The proposed development will utilise sustainable and energy efficient building techniques

This planning statement has demonstrated the planning case in support of the proposals in context with relevant national, regional and local planning policy, and other best practice guidance. It is therefore respectfully requested that full planning permission is granted.