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FULL PLANNING APPLICATION FOR A NEW BUILD DWELLING

LOCATED AT:

Rear of 67 Lower Queens Road, Buckhurst Hill Essex IG9 6DS

TO: Epping Forest District Council

FULL PLANNING STATEMENT

PREPARED BY

**NIC ANTONY ARCHITECTS
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Date: 26.04.21

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1. Introduction:

- 1.1 This is a Full Planning Application for a proposed new dwelling located on vacant land to the rear of No.67 Lower Queens Road, Buckhurst Hill, Essex IG9 6DS.
- 1.2 This Full Planning Statement should be read in conjunction with the submitted proposed drawings.
- 1.3 A Pre-Planning Application was submitted (Ref: EF\2021\ENQ\00144) dated 18.03.21. The Case Officer was Mr Muhammad Rahman. The Pre-Application response was positive and in general support of the proposal in principle. Some important advice and design guidelines was provided in the Pre-App report which we have responded to in this full submission.

2. Design:

- 2.1 The initial proposal submitted at Pre-App was for a two storey, two bed dwelling. Following the Pre-App advice we have reduced this proposal to a one and a half storey chalet bungalow with side dormers. The reasons for this reduction was to reduce the scale and bulk of the initial proposal, as well as removing potential overlooking into the rear gardens of 21 The Windsors and 69 Lower Queens Road.
- 2.2 The intention is to provide a dwelling that is a natural continuation and addition to the cul-de-sac known as 'The Windsors', therefore the aspect and orientation of the dwelling addresses the cul-de-sac with a north/south aspect, which in turn reduces the impact to the rear of Nos 67-73 Lower Queens Road.
- 2.3 The plot currently hosts a detached double garage structure which is to be removed. This garage provides off street parking for No.67 Lower Queens Road. We propose that the loss of this garage can be justified due to the fact that No.67 has a generous front forecourt with dropped kerb that can provide off street parking for 3 vehicles. Furthermore we are providing 1x off-street parking on an existing designated parking area that belongs to the site.
- 2.4 It is worth noting that the footprint of the proposed dwelling is 50.4m² which is less than the garage to be removed, therefore the additional proposed nett mass at first floor is 31.9m² with a hipped roof to match the cul-de-sac. Furthermore, the outlook from within first floor has been designed specifically to reduce outlook to the front and rear to reduce potential overlooking, therefore outlook has been provided through the side dormers.

Whereby the west facing outlook towards the garages provides no overlooking issues. You will notice the side windows facing towards the east are small “non-habitable” obscure windows up to eye level which are allocated to a bathroom and stairwell, which in turn do not provide any overlooking into the rear gardens of 21 The Windsors and 69 Lower Queens Road.

2.5 The room sizes, areas and layout comply with The London Plan and Sustainable Homes design guidelines.

2.6 You will notice that the external design and materials reflect the character of the cul-de-sac with some subtle contemporary additions.

2.7 You will notice from the submitted drawings that the separation distances from the proposal to adjoining properties is generous, therefore should not have any impact.

2.8 You will notice that the rear garden has a south facing rear garden with an open glazed corner which should provide a desirable rear aspect and outlook to the external landscaped areas from within. There is also an existing mature tree located on the rear boundary with No.67 which will reduce any impact and create a sense of privacy and enclosure to both dwellings.

3. Conclusion:

3.1 The intension is to provide a dwelling that is a welcomed and natural addition to the existing cul-de-sac which reflects the existing character.

3.2 This dwelling has been designed to minimise any impact to the amenity of the cul-de-sac and adjoining properties.

3.3 We believe the loss of the garage in this case can be justified with a better use in the form of a sensitively designed dwelling that is a natural addition to the cul-de-sac.

We look forward to your response.

Nic Antony
Director
Nic Antony Architects

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