

Design and Access Statement

Householder Planning Application

May Cottage, Fen Lane, Upminster, RM14 3PR

Partial demolition of bungalow, two storey extension and loft conversion

Erection of Cart Lodge

Outline LPA Ref:



1. Introduction

1.1 This design and access statement has been prepared in accordance with the requirements of The National Planning Policy Framework.

1.2 This statement is prepared as a supporting document for a Householder Planning Application for a partial demolition of May Cottage, Fen Lane, Upminster Rm14 3PR; this bungalow was constructed in the last 60 years. The application seeks to add a two storey extension, loft conversion and an erection of a cart lodge. Together with an inground swimming pool with pool house to the rear of the garden. The requirement for this statement is to demonstrate how the application is relative, and has taken into account the site setting, context and constraints of the surrounding settlement area.

1.3 May Cottage is located on Fen Lane, it has single storey and two storey properties surrounding the dwelling to the North and West. The properties to Fen Lane predominantly benefit from large setbacks from the highway (Fen Lane).

1.4 May Cottage together with the majority of the addresses of Fen Lane were constructed in 1940s and 1950s as noted there is a great variance in the style and size of these addresses. With single storey and two storey properties to both the North and South sides of Fen Lane.

The Topography of the site is predominantly flat.



Fig 1 Site

2. Site Planning History

- 2.1 Application for an addition of two pitched roof dormers to front roof slop. Alterations to rear elevation including single storey rear extension and alterations to existing pitched roof dormer. **GRANTED 09.06.2016**
- 2.2 Application for a two storey side and rear extension **WITHDRAWN 12.01.2016**
Aside from the above no specific or relevant planning history exists.

3. Site and its Surroundings

- 3.1 The properties opposite the proposed application site are of significant size and scale with extensions, adaptations and conversions having been granted permission from the Local Planning Authority.
- 3.2 The application site is the last property on the Southern side of Fen Lane before agricultural land, as such has no immediate neighbouring property to its left (from the street scene) Its setting within its curtilage (as shown in figure 1) is such that there is an estimated 10-12 metre grassed garden area to this agricultural boundary.
- 3.3 Surrounding dwellings are all built in different design and sizes. Due to the sizes of their gardens, placement of windows there will be no overseeing issues.
- 3.4 Two dwellings to the side of May Cottage, are of similar layout as bungalows.
- 3.5 The dwelling is not in a conservation area.



Fig 2. (Two neighbouring bungalows to May Cottage)



Fig 3. (Three Houses Opposite side of the road to May Cottage)



Fig 4. (14 Baldwin Road)



Fig 5. (View of Fen Lane)

4. Access and Highways

- 4.1 The property is located fronting Fen Lane and is serviced by the existing driveway to the front of the property.
- 4.2 Fen Lane is a single carriageway that connects to Ockendon Road and Combs Lane.
- 4.3 There will be no revision or change to the current allowance for parking access due to the large drive way. A cart lodge has been included in this proposal Drg no. 2024/665/0207

5. The Design

- 5.1 This is a Householder Planning application seeking permission for a partial demolition of a bungalow, two storey extension, loft conversion and an erection of a cart lodge.
- 5.2 Materials to be used in the construction of this extension shall be of brick and block with a light coloured render to the external walls.
- 5.3 The direction of roof will stay the same, with the frontage continuing to be in the middle of the dwelling.
- 5.4 The landscaping in this proposal will be to include a ground level swimming pool and pool house of light weight structure, in the rear of the property.

6. Statement of Justification

- 6.1 The purpose of these works is to provide greater, more usable living accommodation and to take the opportunity to modernise the current dated appearance of the property. The proposal which we have put forward offers an innovative approach to improve the property street appeal.
- 6.2 This Proposal aims to continue the development of the properties on Fen Lane, to modernise the design of the property.
- 6.3 Due to the open space surrounding the dwelling, it is not anticipated that there will be no overbearing issues to neighbouring properties.
- 6.4 Suitable insulation, heating upgrades and solar panels will be implanted into the design for better sustainability.

Further referencing to be read in conjunction with design documentation;

Existing Elevations 2024/665/0101
Existing Floorplans 2024/665/0102
Proposed Elevations 2024/665/0201
Proposed Floor Plans 2024/665/0202
Proposed Cart Lodge 2024/665/0207
Site Plan Block Plan 2024/665/0500