

ROSEMEAD, FAIRSTEAD ROAD, TERLING, – BDC/20/02068/FUL

DEMOLITION OF EXISTING DETACHED DWELLING AND REPLACEMENT OF 2/3 STOREY DETACHED DWELLING HOUSE

Dear Members of the Planning Committee,

- This statement has been prepared by Plaice Design Company Ltd, who are acting as the Agent on this application.
- This planning application seeks to secure consent for the construction of a replacement dwelling, in a residential area, which is within a defined settlement boundary, but outside of the Terling Conservation Area.
- The replacement dwelling will be a 2 storey detached property with full accommodation in the roof and 3 Nr dormers facing Fairstead Road and 2Nr dormers facing the rear garden.
- The application has received no objections from members of the public but did receive a letter of support from the owners of the neighbouring property Magnolia.
- Environmental Health and ECC Highways raised no concerns. ECC Fire & Rescue drew attention to a couple of standard points. The only objection received, was from Terling and Fairstead Parish Council.
- The applicant (Mr & Mrs Cheshire) previously secured planning consent to substantially remodel and extend Rosemead (under application 16/00788/FUL). This approval included for converting the roof space to create additional accommodation. A Material Operation has occurred on site and as such the works could still be completed in entirety.
- The proposed replacement dwelling, has been designed to reflect the Georgian detailing, style and massing of the previously approved scheme, as can be seen on pages 7, 11 & 12 of the Design & Access Statement.
- The proposed replacement dwelling will benefit from high levels of insulation and air tightness and includes sustainable technologies, such as Air Source Heat Pump and Mechanical Ventilation Heat Recovery.
- The house has been designed to be adaptable and flexible to meet the needs of Mr & Mrs Cheshire and their two children and will ensure they can continue to care for their children as they grow. The proposals also include for a carers suite for overnight accommodation if required.
- The Parish Council have made reference in their objection to the dwelling becoming a place of work.

It is important to clarify that the need for tutors, therapists and carers to visit the property, in order to assist with the care of Mr & Mrs Cheshire's two children, does not make it a place of work. It is still first and foremost a residential property.

- The Parish Council have also stated in their objection, that the applicant acknowledged the dwelling would become a place of work during the life of the proposed building – this is simply incorrect.
- The Parish Council have made reference in their objection to Braintree District Council's Local Plan Policy paragraph 3.38, quoting requirements for external play areas for special needs children and drawing attention to safeguarding.

It is important to note that the Parish Council have failed to acknowledge the opening line of paragraph 3.38, which states:

“special needs housing falling outside Classes C1 & C3...is a sui generis use...”

As the proposed application falls within Class C3, the application is not being assessed as a sui generis and as such, the comments stated within 3.38 are not applicable.

- It is noted that the Committee Report suggests a pre commencement condition being applied until details of both the finished levels of the ground floor and external works have been identified.

Please note, an updated Proposed Site Plan was submitted on the 4th March. It is hoped this information is sufficient to avoid the need for a pre commencement condition to be applied to the application.

Thank you for your time.

Yours sincerely

Mr Chris Game MCIAT
Director / Chartered Architectural Technologist