

Site & Architectural Layout

4.07 The proposed dwellings are designed to have generous living accommodation on the ground floor, 3 bedrooms to the first floor and a master bedroom, en suite and dressing room within the roof space.

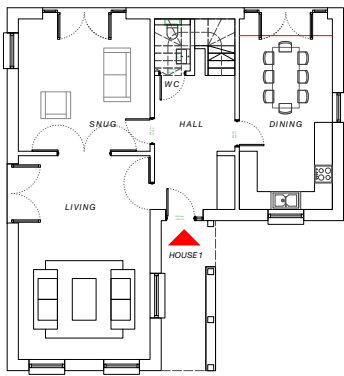
A generous covered porch area forms the entrance to each dwelling.

The two houses, although handed, are staggered so that House 2 sits more comfortably within it's plot and also to avoid increased overlooking between the two properties facing windows.

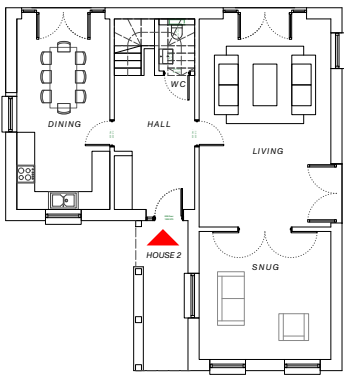
Key house plan features:

- Large covered porch areas.
- 4 bedrooms, 2 ensuite bathrooms and 2 other shower rooms.
- Extensive planting and considered landscaping to each property.
- W.C. to the ground floor.
- Part M compliant layouts.
- Modern / flexible floor plans.
- Safe and secure design.

4.08 The total GIA for each 4 bed dwelling is 230sqm, far exceeding minimum housing standard of 130sqm for that size dwelling and offering spacious, comfortable and naturally lit spaces throughout.

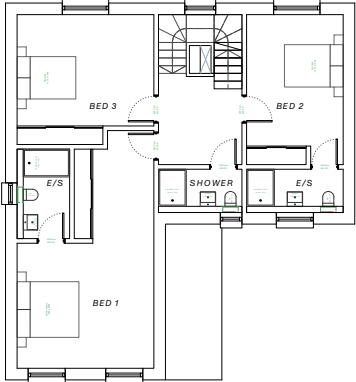


HOUSE 1 - GIA 91 sqm

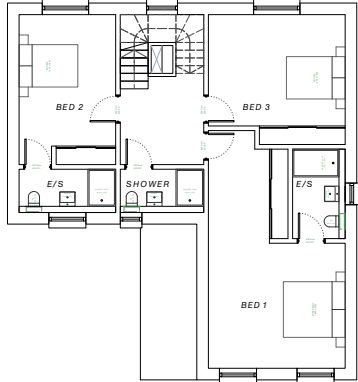


HOUSE 2 - GIA 91 sqm

Ground Floor Plan

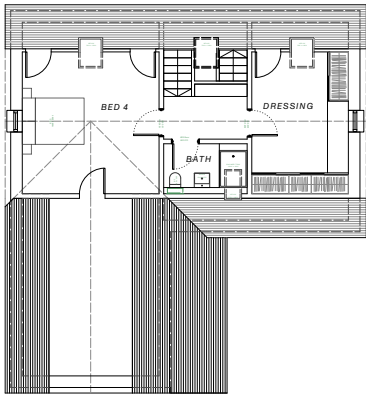


HOUSE 1 - GIA 91 sqm

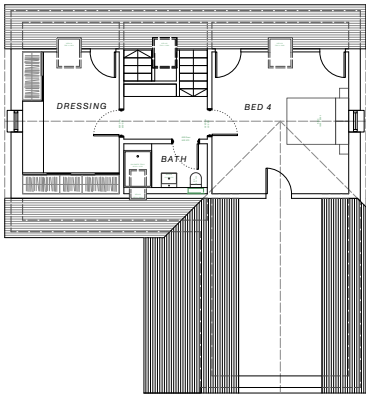


HOUSE 2 - GIA 91 sqm

First Floor Plan

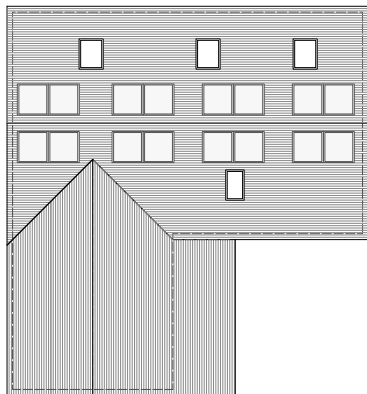


HOUSE 1 - GIA 48 sqm

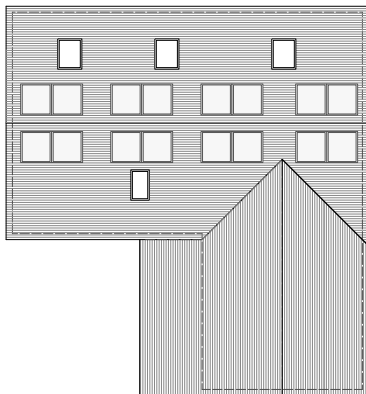


HOUSE 2 - GIA 48 sqm

Loft Plan



HOUSE 1



HOUSE 2

Roof Plan



Landscape & Ecology

- 6.01 A preliminary ecological appraisal (PEA) has been carried out on the site by Ecology Essex (November 2025), and submitted as part of this planning application .
- 6.02 The site is situated between a railway line and a dual carriageway with open fields and farmland either side. The site constitutes a large modified grassland plot of 2500sqm, edged with a woodland boundary of bramble shrub, evergreen hedge and mature trees.
- 6.03 It is currently being used as a suburban garden and parking area and therefore does not have a particularly high ecological value, as concluded in the PEA report.
- 6.04 The proposal is exempt from BNG requirements as it is a self build development, as described in the as defined in the Self-build and Custom Housebuilding Act 2015.
- 6.05 Additional bird and bat roosting provision is to be incorporated in the new development within the walls and the existing trees, boxes and locations as suggested in the PEA report.
- 6.06 Additional tree and shrub planting of native species such as hawthorn, blackthorn, hazel and guelder rose is proposed to the boundaries.



Swift, bat and bee boxes to be incorporated into the development.



