

**EASTERN AREA PLANNING COMMITTEE
ON 23RD MAY 2018**

UPDATE REPORT

Item No: (4) **Application No:** 18/00332/FULD **Page No.** 217-234

Site: Pamber Green, Blandys Lane, Upper Basildon

Planning Officer Presenting: Simon Till

Member Presenting: N/A

Parish Representative speaking: Ian Parsons

Objector(s) speaking: Mark Williamson

Supporter(s) speaking: N/A

Applicant/Agent speaking: N/A

Ward Member(s): Councillor Alan Law

Update information

1. Heights of buildings and floor areas

At the Committee site visit, the relative heights of the proposed and surrounding dwellings were queried. Approximate heights and floor areas taken from the Council's records of planning applications on Hampstead House, High Banks (both east of the site) and Moorings (south of the site) are presented in the table below:

Name of dwelling	Approximate ridge height (metres)	Approximate level of ridge (above sea level)*	Approximate floor area (square metres)
Proposed dwelling	8.3m	108.7 m	365 sq. m
Plot 1 (previous approved)	8.3m	108.7m	339 sq. m
Pamber Green (demolished dwelling)	6 m	107.9 m	125 sq. m
Hampstead House	6.5 m	106.5 m	460 sq. m

High Banks	11 m	111.7 m	220 sq. m
Moorings	7.8 m	106.8 m	250 sq. m
Plot 2 (under construction)	8.3 m	109.4 m	401 sq. m
*For reference, road datum height is 99m alongside Moorings, 99.2m to southern boundary.			

Members also queried the first floor level of the proposed dwelling. This is shown in the sections accompanying the planning application as 2.9 metres above the finished floor level of the lounge, the same as previously approved under planning permission 17/02446/FULD and with levels matching those approved under discharge of conditions application 17/03221/COND1, which incorporated the requirements of condition 15 for levels to be reduced by 1 metre from those shown in the approved drawings.

2. Southern wall and roof

Members of the public attending the site meeting queried the amount of additional wall of the proposed dwelling presented towards the southern boundary with Moorings. This wall remains at a distance of seven metres from the boundary and 23 metres from the rear elevation of Moorings. The following information relates to the southern wall:

Scale of wall of approved plot 1 dwelling = 52.5 square metres

Scale of wall of proposed plot 1 dwelling = 55 square metres

The proposed works would maintain the approved eaves height of 5 metres, and would increase the width of the lower part of the roof slope from 9 metres to 12 metres due to the loss of a dormer from the front elevation of the proposed dwelling.

3. Note to landscaping scheme

During the site visit members of the public queried landscaping associated with the proposed works, and in particular the proposal to impose a second line of hedging alongside the southern boundary with Moorings, for the purpose of softening the impact of the development on the setting of the Grade II listed building. Your officer noted an error in the submitted drawings and queried this with the agent, who has confirmed in an email dated 22 May 2018 that the new line of hedging is to include hedging between points D to A on the submitted block plan that forms the southern boundary of the site.