

Application No: 25/00050/FULL

Received: 20.01.2025

**BASILDON BOROUGH COUNCIL**  
**TOWN AND COUNTRY PLANNING ACT 1990**  
**Town and Country Planning (Development Management Procedure) Order 2015**

To: MyHousePlan  
3 Carvers Farm  
Carvers Farm  
Dunton Road  
Billericay  
CM12 9TY

For: Mrs J Welsford & Mr M D  
Welsford Welsford  
16 Bellevue Road  
Billericay  
Essex  
CM12 9HB

In pursuance of the powers exercised by them as local planning authority this Council, having considered your application to carry out the following development:-

**Demolish existing bungalow and replace with two detached dwellinghouses (self-build) with parking and amenity space**

On land at

**16 Bellevue Road  
Billericay  
Essex  
CM12 9HB**

In accordance with the plan(s) accompanying the said application, the Council do hereby give notice of their decision to **GRANT PERMISSION** for the said development subject to the compliance with the conditions set out overleaf:-

**Planning Services, Basildon Centre, St. Martin's Square, Basildon, Essex SS14 1DL**

Yours faithfully



Mr Michael Murrell

Assistant Director Planning and Regeneration

Dated: 11.06.2025

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
2. The development hereby permitted shall be carried out only in accordance with the approved drawing(s) 1944-PL-004, 1944-PL-002, 1944-PL-003, 1944-PL-001 Rev A.
3. The external surfaces of the development hereby approved shall be constructed of materials and finish as detailed within the application, unless otherwise agreed in writing by the Local Planning Authority.
4. The windows to the first and second floor of the side elevations shall be obscurely glazed to a minimum privacy level 3 and should not be capable of opening to an angle of more than 20 degrees. These qualities should thereafter be permanently maintained.
5. No development above ground level shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of soft landscaping for the site which shall include indications of all existing trees, shrubs and hedgerows on the site and details of those to be retained.
6. No development shall take place (including any demolition, ground works, site clearance) until a Precautionary Method Statement for protected and Priority mobile species (hedgehog, nesting birds and reptiles) has been submitted to and approved in writing by the Local Planning Authority. The content of the method statement shall include the following:
  - a) purpose and objectives for the proposed works;
  - b) detailed design(s) and/or working method(s) necessary to achieve stated objectives (including, where relevant, type and source of materials to be used);
  - c) extent and location of proposed works shown on appropriate scale maps and plans;
  - d) timetable for implementation, demonstrating that works are aligned with the proposed phasing of construction;
  - e) persons responsible for implementing the works;
  - f) initial aftercare and long-term maintenance (where relevant);
  - g) disposal of any wastes arising from works.

The works shall be carried out strictly in accordance with the approved details.

7. Prior to any works above slab level, a Biodiversity Enhancement Strategy for protected, Priority and threatened species, prepared by a suitably qualified ecologist in line with the recommendations of the Bat Survey Report (Essex Mammal Surveys, April 2025) and the local policy requirement to include Swift bricks shall be submitted to and approved in writing by the Local Planning Authority.

The content of the Biodiversity Enhancement Strategy shall include the following:

- a) Purpose and conservation objectives for the proposed enhancement measures;
- b) detailed designs or product descriptions to achieve stated objectives;

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- c) locations of proposed enhancement measures by appropriate maps and plans (where relevant);
  - d) persons responsible for implementing the enhancement measures; and
  - e) details of initial aftercare and long-term maintenance (where relevant).
- The works shall be implemented in accordance with the approved details shall be retained in that manner thereafter.

8. The dwellings hereby permitted shall be constructed as self-build dwellings within the definition of a self-build and custom build housing in the Self-build and Custom Housebuilding Act 2015 (as amended).  
The first occupation of each dwelling hereby permitted shall be by a person or persons who had a primary input into the design and layout of the dwelling and who will live in the dwelling for at least 3 years.  
Prior to the first occupation of each dwelling the Council shall be notified of the person(s) who will take up first occupation of the relevant dwelling.
9. Prior to the occupation of the proposed development, details of a minimum of three integrated Swift bricks for each dwelling shall be first submitted to and approved in writing by the Local Planning Authority. The boxes should be placed either in a north or easternly elevation and the bricks should be 5m in height, with a 4m swoop zone clear of obstructions. The development shall be implemented in accordance with the approved details prior to occupation and shall be retained in that manner thereafter.
10. Prior to occupation of the development the vehicular access to plot 16A shall be constructed at right angles to the existing carriageway. In addition, the existing vehicular access to plot 16B shall be widened. The width of each access at its junction with the highway shall not be more than 6 metres and shall be provided with an appropriate dropped kerb vehicular crossing of the footway and highway verge as shown in principle on planning application drawing number 1944-PL-001 rev A.
11. An area within the curtilage of the site for the purpose of reception and storage of building materials shall be provided clear of the highway.
12. Prior to occupation of the development, two on-site parking spaces shall be provided for each dwelling. Each parking space shall have minimum dimensions in accordance with the current parking standards.
13. No unbound material shall be used in the surface treatment of the vehicular accesses within 6 metres of the highway boundary.
14. Prior to first occupation of the proposed development, the Developer shall be responsible for the provision, implementation and distribution of a Residential Travel Information Pack for sustainable transport, approved by Essex County Council, to include six one day travel vouchers for use with the relevant local public transport operator. These packs (including tickets) shall be provided by the Developer to each dwelling free of charge.
15. No development above ground level shall take place until a scheme showing those areas to be hard landscaped (including boundary fencing) and the details of that hard landscaping have been submitted to and approved in writing by the Local Planning

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Authority. The scheme as approved shall be carried out prior to the occupation of the development and thereafter permanently retained.

The reasons for the above conditions are:

1. In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).
2. For the avoidance of doubt and in the interest of proper planning.
3. To ensure the external appearance of the development is appropriate to the locality in accordance with the requirements of Policy BAS BE12 of the Basildon District Local Plan Saved Policies.
4. To avoid overlooking of adjoining properties and in accordance with Saved Policy BAS BE12 of the Basildon District Local Plan
5. To safeguard and improve the appearance of the area in accordance with Saved Policy BAS BE12 of the Basildon District Local Plan and Section 197 of the Town and Country Planning Act 1990 (as amended).
6. To enhance protected, Priority and threatened species and allow the LPA to discharge its duties under the NPPF 2024 and s40 of the NERC Act 2006 (as amended).
7. To enhance protected, Priority and threatened species and allow the LPA to discharge its duties under the NPPF 2024 and s40 of the NERC Act 2006 (as amended).
8. The development permitted was exempt from mandatory biodiversity net gain, in line with Biodiversity Gain Requirements (Exemptions) Regulations 2024. This condition is required to ensure the development is a self-build in accordance with the definition. If the development was not self-build mandatory biodiversity net gain would be required.
9. In order to preserve and enhance the Borough's natural environment.
10. To ensure that vehicles can enter and leave the highway in a controlled manner in the interest of highway safety in accordance with policy DM1 of the Development Management Policies as adopted as County Council Supplementary Guidance.
11. To ensure that appropriate storage facilities are available to ensure that the highway is not obstructed during the construction period in the interest of highway safety in accordance with policy DM1 of the Development Management Policies as adopted as County Council Supplementary Guidance.
12. To ensure adequate space for parking off the highway is provided in the interest of highway safety in accordance with Policy DM8 of the Development Management Policies as adopted as County Council Supplementary Guidance.

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13. To avoid displacement of loose material onto the highway in the interests of highway safety in accordance with policy DM1 of the Development Management Policies as adopted as County Council Supplementary Guidance.
14. In the interests of reducing the need to travel by car and promoting sustainable development and transport in accordance with policies DM9 and DM10 of the Highway Authority's Development Management Policies, adopted as County Council Supplementary Guidance.
15. To safeguard and improve the appearance of the area in accordance with Saved Policy BAS BE12 of the Basildon District Local Plan.

Informative(s)

1. The above is required to ensure the proposal complies with the Highway Authority's Development Management Policies, adopted as County Council Supplementary Guidance and NPPF 2024. Appropriate measures shall be provided to ensure no mud/debris is deposited on the highway throughout the construction works. All highway related details shall be agreed with the Highway Authority. All works affecting the highway to be carried out by prior arrangement with, and to the requirements and satisfaction of, the Highway Authority and application for the necessary works should be addressed for the attention of the Development Management Team at SMO3, Essex Highways, Unit 36, Childerditch Industrial Park, Childerditch Hall Drive, Brentwood CM13 3HD or emailed to [development.management@essexhighways.org](mailto:development.management@essexhighways.org)
2. Due to the age of the premises proposed for demolition it is likely that 'asbestos containing materials', (ACM), will be contained within the structure. Asbestos is considered a hazardous substance and therefore, works involving ACM are tightly regulated. In view of this the developer is advised, prior to any demolition works commencing, to commission an asbestos survey that quantifies the types and amounts of ACM present and to fully implement recommendations relating to the removal of such.

It is recommended that careful consideration be given to the safe removal of ACM to prevent contamination of land, both on site and the wider environment, which could otherwise result from the release of microscopic asbestos fibres.

Further information about handling and disposal of ACM is available on line from the Health and Safety Executive (HSE) and the Environment Agency.

3. Demolition and construction work and associated activities are only to be carried out between the hours of 08:00 and 18:00 Monday to Friday and 08:00-13:00 Saturday with no work on Sundays or Public Holidays other than internal works not
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audible outside the site boundary without the prior written permission of the Local Planning Authority.

4. Dust suppression methods shall be employed during demolition and construction so as to minimize likelihood of nuisance being caused to neighbouring properties.
5. No materials produced as a result of the site development or clearance shall be burned on site.

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A handwritten signature in blue ink, appearing to read 'M. Murrell', is written over a faint, rectangular grey stamp.

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Assistant Director Planning and Regeneration

Dated: 11.06.2025



## NOTES

- (1) If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the Secretary of State for Communities and Local Government in accordance with Section 78 of the Town and Country Planning Act 1990 within **six months of the date of this notice**. (Appeals must be made on a form which is obtainable from the Planning Inspectorate, Room 308A Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN.) The Secretary of State has power to allow a longer period for the giving of a notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the order. He does not in practice refuse to entertain appeals solely because the decision of the local planning authority was based on a direction given by him.
- (2) If permission to develop land is refused or granted subject to conditions, whether by the local planning authority or by the Secretary of State for the Environment, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted he may serve on the Council of the district in which the land is situated, as the case may be, a Purchase Notice requiring that Council to purchase his interest in the land in accordance with the provision of Part V1 of the Town and Country Planning Act 1990.
- (3) In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.
- (4) If consent under provisions of the Building Regulations is required, this should be obtained prior to commencement of work. You can contact our Building Services on telephone no 01268 208026, if in any doubt.
- (5) The provisions of Section 13 of the Essex Act 1987 (access for fire brigade) may apply to this development and will be determined at the Building Regulation stage.