

UTT/1357/11/FUL – (LEADEN RODING)

PROPOSAL: Demolition of 17 dwellings, warden's house and common facilities. Erection of 8 affordable dwellings.

LOCATION: Holloway Crescent, Leaden Roding

APPLICANT: Uttlesford District Council

AGENT: The Design Partnership (Ely) Ltd

GRID REFERENCE:

EXPIRY DATE: 8 November 2011.

CASE OFFICER: Nicholas Ford

1.0 NOTATION

1.1 Within development limits.

2.0 DESCRIPTION OF SITE

2.1 Nos. 21-33, 23a, 33a and 35-43 comprise a block of 18 interlinked dwellings in a two storey red brick built block surrounding a central courtyard in Holloway Crescent, Leaden Roding. These properties are former sheltered housing and have been vacant since early this year. This is an established residential area and many of the dwellings are owned by the District Council including the block subject of this application. There are dwellings to the south of the block, to the east are recently constructed bungalows, to the west is a two storey block of maisonettes, to the north is a grassed green that has several established trees and some vehicular turning areas.

3.0 PROPOSAL

3.1 The application proposes the demolition of a block of 17 dwellings and the erection of 8 dwellings. This would comprise 6 x 3 bed and 2 x 3 bed dwellings.

3.2 Each dwelling would be two storey. Four of these would be arranged as semi detached dwellings facing north onto the green. To their rear would be a terrace of four dwellings which would face west. Dwellings would range between around 8-8.5 metre high. Each dwelling would be provided with two parking spaces and a private rear garden.

3.3 Materials proposed comprise red brick and weatherboarding to match the recently constructed bungalows with pantiles to roofs.

4.0 APPLICANTS CASE

4.1 See Design and Access Statement and Planning Statement. The application is also accompanied by a bat survey.

5.0 RELEVANT SITE HISTORY

5.1 UTT/1499/09/FUL - Erection of five bungalows approved 11 February 2010.

6.0 POLICIES

6.1 National Policies

- Policy PPS1 (Delivering Sustainable Development)

- Policy PPS9 (Biodiversity and Geological Conservation)

6.2 Uttlesford District Local Plan 2005

- Policy S3 (Other development limits)
- Policy H3 (New Houses within Development Limits)
- Policy H7 (Replacement Dwellings)
- Policy GEN1 (Access)
- Policy GEN2 (Design)
- Policy GEN7 (Nature Conservation)
- Policy GEN8 (Vehicle Parking Standards - ECCP Parking Standards)

6.3 Supplementary Planning Documents 'Replacement Dwellings', 'Accessible Homes and Playspace' and 'Energy Efficiency and Renewable Energy'

7.0 PARISH COUNCIL COMMENTS

7.1 The green has not been respected. Buildings look higher than their surroundings. Concern regarding height and pitch. Shared ownership homes would be more in keeping with the mix of private, Council and association properties. Existing buildings were constructed in the 1950s.

8.0 CONSULTATIONS

8.1 Highway Authority - No objection subject to a condition that parking spaces are provided before occupation of any dwelling.

8.2 Drainage Engineer - Surface water drainage would be to soakaway which is the preferred option. Permeable block paving is indicated to access and hardstanding but as no details are provided a condition should seek this.

8.3 Climate Change Manager - Please apply conditions to attain Code Level 3 Sustainable Homes and 10% on site renewable technology.

8.4 Natural England - The Bat Survey has identified the presence of bats. The scale of impact is low and mitigation has been provided which is appropriate and proportionate to the scale of impact. Permission may be granted subject to conditions including detailed mitigation, monitoring and the recommendations of the survey.

8.3 Thames Water - Consent from Thames Water would be required for building within 3 metres of a public sewer. Surface water drainage is the responsibility of the developer.

8.4 Building Control - No adverse comments.

9.0 REPRESENTATIONS

9.1 21 Letters received. Notification period expired 27 October 2011.

Summarised objections/concerns:

- Loss of green space. Not to be replaced.
- Excessive height
- Shadowing
- Light pollution
- It is not a Local Authority estate but includes a mix of private and housing association
- Low rent properties should be part rent/part buy to fit the community profile
- Elderly residents of the bungalows would experience unacceptable traffic movement

- Disruption to residents during construction
- Not enough visitor parking.
- Would affect our light and water.
- Concern for heating and water supply that comes from the complex.
- Discussions with the public have not been open and frank. Feel let down.
- This is not the plan residents agreed.

10.0 APPRAISAL

The issues to consider in the determination of the application are:

A. Whether the replacement dwellings would be compatible with the character of the settlement, the scale, form, layout and appearance of surrounding buildings; provides adequate access and parking (PPS1, ULP Policies S3, H3, H7, GEN1, GEN2, GEN8 – SPD’s Replacement Dwellings, Accessible Homes and Playspace, Energy Efficiency and Renewable Energy, ECCP Parking Standards);

B. Whether there would be any harm to the amenity of neighbouring properties as a result of overlooking, overshadowing or overbearing impact (ULP Policy GEN2);

C. Whether there would be harm to protected species (PPS9 and ULP Policy GEN7).

- 10.1 **Whether the replacement dwellings would be compatible with the character of the settlement, the scale, form, layout and appearance of surrounding buildings; provides adequate access and parking (PPS1, ULP Policies S3, H3, H7, GEN1, GEN2, GEN8 – SPD’s Replacement Dwellings, Accessible Homes and Playspace, Energy Efficiency and Renewable Energy, ECCP Parking Standards).** The land subject of this application is within development limits and in accordance with Policy S3 development that is compatible with the character of the settlement will be permitted. Policy H3 allows for infilling in settlements where it would make efficient use of land and, similarly, be compatible with character. The land is in development limits and is not provided with any local designation that protects any particular environmental value of the site and therefore replacement dwellings that maintain character would be acceptable in principle.
- 10.2 Members may recall that bungalows have recently been constructed adjacent to the application site in a scheme to improve the housing stock. Some of the former residents of the sheltered housing subject of this application now live in those bungalows. The sheltered housing subject of this application was built in the 1970s, fails to meet current housing standards, has proved difficult to let and economically unviable to refurbish. This application forms the second phase of development to provide affordable housing to modern standards and to reflect housing need. The Housing section of the District Council has engaged with the Parish Council in creating a detailed scheme.
- 10.3 Holloway Crescent comprises post war built housing of an appearance typical of this time. The building is visually unremarkable. The replacement dwellings would be of a broadly comparable scale to neighbouring maisonettes. They have been designed to feature attractive steep pitches incorporating brick, weatherboarding and grey slate roofs to reflect the recently constructed bungalows. It is considered that they would enhance the character of the area and be an improvement to the sheltered housing.
- 10.4 The layout would take a narrow fringe of land for access to dwellings facing the green and to the existing access road. This would not be a significant area of land, would provide improved access and security for the new dwellings. Whilst noting the concern from a local resident the open space would remain a useful and usable amenity area for families.

- 10.5 Private garden would be provided to the rear of each dwelling. These would provide usable and appropriate amenity areas particularly considering this would be an improvement on limited space available for the sheltered housing.
- 10.6 With regard to access the width of the existing road would be widened to 4.8 metres and access provided to the front of dwellings facing the green. The Highway Authority is satisfied with the access and parking arrangements from a safety point of view subject to providing parking before occupation which can be secured by condition. Parking is provided in accordance with the new standard.
- 10.7 **Whether there would be any harm to the amenity of neighbouring properties as a result of overlooking, overshadowing or overbearing impact (ULP Policy GEN2).**
The scheme has been assessed with regard to preserving the amenity of neighbouring residents in relation to overlooking, overbearing and overshadowing. The new dwellings are shown sited in a manner that would not shadow existing properties not be overbearing. Conditions are recommended that would satisfactorily address any potential for overlooking by ensuring glazing be high level or obscure glazed to sensitive elevations.
- 10.8 **Whether there would be harm to protected species (PPS9 and ULP Policy GEN7).**
The Council as applicant has a duty to ensure that demolition would not result in harm to bats as a protected species. A bat survey has been carried out in this regard by a professional ecologist. This found some evidence of bat activity between the junction of the roof and external wall but no evidence of current or recent use was found. Demolition may result in the loss of a small non maternity roost but the report considers this of low conservation significance. Mitigation measures are suggested new bat roost provision and this can be secured by a condition. Natural England has advised that planning permission may be granted subject to a condition to secure the recommendations of the survey.

11.0 CONCLUSION

The following is a summary of the main reasons for the recommendation:

- A Subject to conditions the replacement dwellings would provide much needed modern and usable affordable housing that would preserve the character of the area and the amenity of neighbouring properties.

12.0 RECOMMENDATION – CONDITIONAL APPROVAL

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this decision.

REASON: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the approved plans as set out in the Schedule.

REASON: For the avoidance of doubt as to the nature of the development hereby permitted, to ensure development is carried out in accordance with the approved application details, to ensure that the development is carried out with the minimum harm to the local environment, in accordance with Policies S3, H3, H7, GEN1, GEN2 and GEN8 of the Uttlesford Local Plan (adopted 2005).

3. Before occupation of any dwelling hereby approved all vehicle parking indicated on the approved drawings shall be hard surfaced, sealed and marked out in parking bays. The vehicle parking area shall be retained in this form at all times. The vehicle parking shall not be used for

any purpose other than the parking of vehicles that are related to the use of the development unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure that on street parking of vehicles in adjacent streets does not occur in the interests of highway safety in accordance with Policy GEN8 of the Uttlesford Local Plan adopted 2005.

4. Before development commences details of surface water drainage works shall be submitted to and approved in writing by the Local Planning Authority. Before these details are submitted an assessment shall be carried out of the potential for disposing of all surface water to the ground within the site by means of a sustainable drainage system, which should include levels of the vehicle access/hardstandings, materials to be used and how it would be drained. The results of this assessment shall be submitted to the Local Planning Authority. Subsequently, the surface water drainage works shall be carried out in accordance with the approved details before the first occupation of the dwellings and maintained in the same condition thereafter.

REASON: To control the risk of flooding to the development and adjoining land in accordance with the principles set out in Annex 5 of PPS25.

5. The development as designed, specified and built shall achieve a 'Code for Sustainable Homes' rating of 'Level 3'. The applicant will provide the planning authority with a Code for Sustainable Homes design-stage assessment of the rating of the proposed development, carried out by an accredited assessor, before work commences on-site. The developer will provide a Code for Sustainable Homes post-construction assessment of the rating of the as-built development within four weeks following its completion, also carried out by an accredited assessor.

REASON: In the interests of the promotion of sustainable forms of development and construction to meet the requirements contained in adopted SPD Energy Efficiency and Renewable Energy Adopted October 2007.

6. The applicant shall incorporate on-site renewable or low-carbon energy technologies to provide 10% of the annual energy needs of the approved development in-use.

The applicant will provide the planning authority with a design SAP or SBEM rating of the proposed development carried out by an accredited assessor before work commences on-site, as well as technical details and estimated annual energy production of the proposed renewable or low carbon technologies to be installed.

Within four weeks following its completion, the applicant will provide a SAP or SBEM rating of the as-built development and details of the renewable or low carbon technologies that were installed.

REASON: In the interests of the promotion of sustainable forms of development and construction to meet the requirements contained in adopted SPD Energy Efficiency and Renewable Energy Adopted October 2007.

7. The development hereby permitted shall be implemented in accordance with the scheme of mitigation/enhancement submitted with the application in all respects and any variation thereto shall be agreed in writing by the local planning authority before such change is made.

REASON: In the interest of the protection of the wildlife value of the site in accordance with Policy GEN7 of the Uttlesford Plan adopted 2005.

8. Before development commences details of materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the local planning authority. The development/works shall be implemented in accordance with the approved details. Subsequently, the external surfaces shall not be changed without the prior written consent of the local planning authority.

REASON: To ensure a satisfactory standard of development in the interests of visual amenity in accordance with Policy GEN2 of the Uttlesford Local Plan adopted 2005.

9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order with or without modification), no extensions shall be constructed (other than any expressly authorised by this permission or any other grant of express planning permission), freestanding buildings erected on any part of the site or an access/hardstandings created without the prior written permission of the local planning authority.

REASON: In order to prevent over development of the site in the interests of the character of the area and the amenity of neighbouring properties in accordance with Policy GEN2 of the Uttlesford Local Plan adopted 2005.

10. Before development commences full details of both hard and soft landscape works shall be submitted to and approved in writing by the local planning authority. Subsequently, these works shall be carried out as approved. The landscaping details to be submitted shall include:-

a) planting plans, including specifications of species, sizes, planting centres, number and percentage mix

REASON: The landscaping of this site is required in order to protect and enhance the existing visual character of the area in accordance with Policy GEN2 of the Uttlesford Local Plan adopted 2005.

11. All hard and soft landscape works shall be carried out in accordance with the approved details. All planting, seeding or turfing and soil preparation comprised in the above details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings, the completion of the development, or in agreed phases whichever is the sooner, and any plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation. All landscape works shall be carried out in accordance with the guidance contained in British Standards, unless otherwise agreed in writing by the local planning authority.

REASON: to ensure proper implementation of the agreed landscape details in the interest of the amenity value of the development in accordance with Policy GEN2 of the Uttlesford Local Plan adopted 2005.

12. Before development commences details of a scheme of window treatment for the first floor rear elevations of plots 5 to 8 (inclusive) indicating means of restricting overlooking shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be carried out in accordance with the approved details.

REASON: In order to protect the privacy of occupiers of adjoining properties in accordance with Policy GEN2 of the Uttlesford Local Plan adopted 2005.

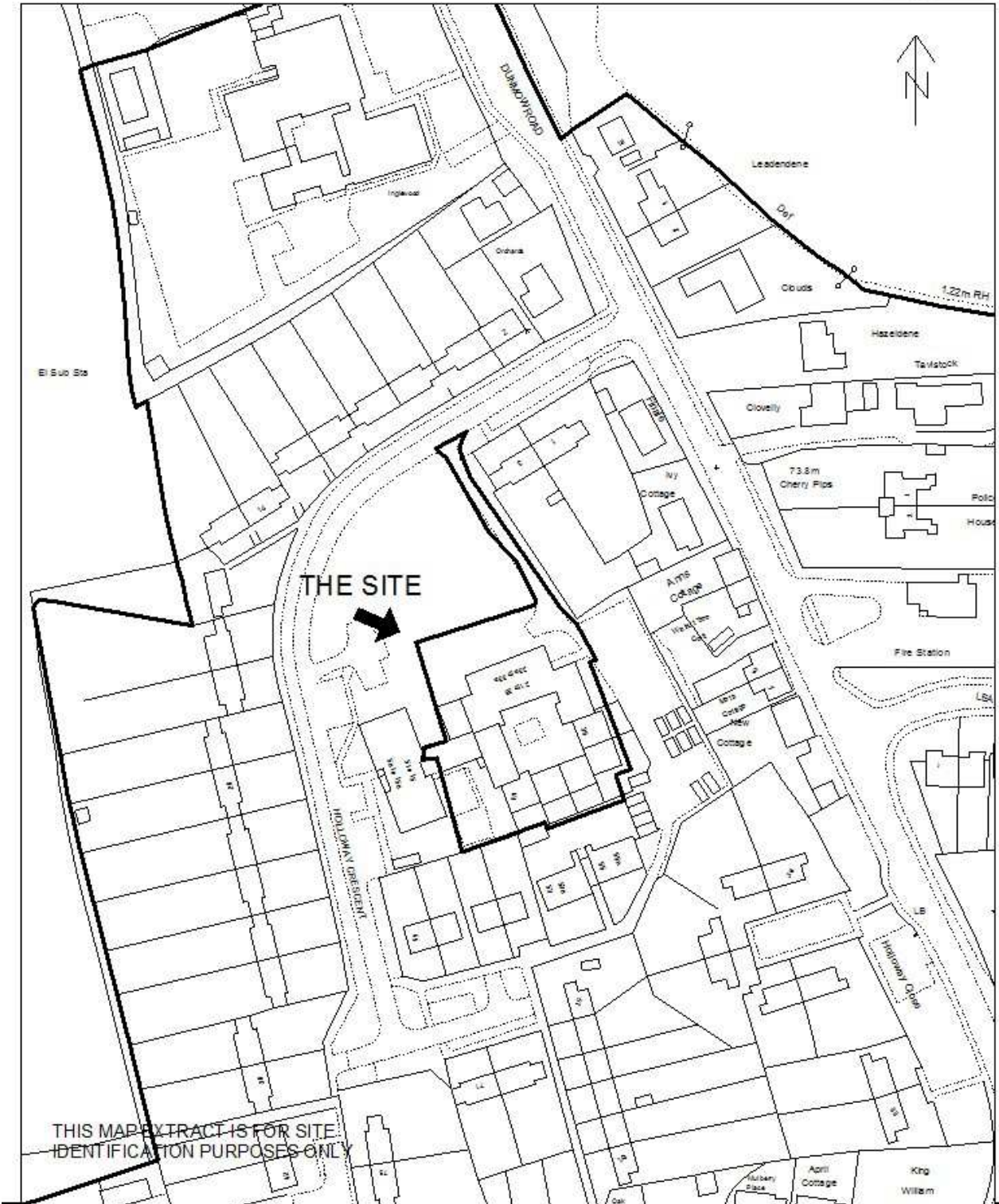
13. First floor bathroom windows to side elevations of plots 5 and 8 shall be obscure glazed and fixed shut. No further windows shall be inserted into the first floor side and rear elevations or roof slopes of plots 5 to 8 (inclusive).

REASON: In order to protect the privacy of occupiers of adjoining properties in accordance with Policy GEN2 of the Uttlesford Local Plan adopted 2005.

14. The first floor side elevation bedroom window to plot 1 shall either be omitted or shall be a high level window in accordance with details which shall previously have been submitted to and

approved in writing by the Local Planning Authority. Thereafter, the development shall be carried out in accordance with the approved details.

REASON: In order to protect the privacy of occupiers of adjoining properties in accordance with Policy GEN2 of the Uttlesford Local Plan adopted 2005.



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DATE:07/11/2011

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