

**UTT/12/5597/DC – (TAKELEY)**  
*(Uttlesford District Council Application)*

**PROPOSAL: Change of use from three bedroom semi-detached house into ground floor one bedroom flat and first floor studio flat, each with own entrance**

**LOCATION: 4 School Villas, Molehill Green, Takeley**

**APPLICANT: Uttlesford District Council**

**AGENT: Martin Stocks, Uttlesford District Council**

**GRID REFERENCE: 556455/224853**

**EXPIRY DATE: 19 December 2012**

**CASE OFFICER: Miss S Wellard**

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**1.0 NOTATION**

1.1 Outside Development Limits, within Countryside Protection Zone

**2.0 DESCRIPTION OF SITE**

2.1 This application relates to a semi-detached dwelling located within the settlement of Molehill Green. The property is owned by Uttlesford District Council. It has two-storeys with a single-storey flat roof element at rear that accommodates the bathroom. There are three bedrooms at first floor level. The building has rendered walls and an interlocking tiled roof.

2.2 There is a large level garden to the rear and a gravelled area at the front of the building. There are residential dwellings to either side of the site.

**3.0 PROPOSAL**

3.1 It is proposed to change the use of this existing three bedroom semi-detached two-storey dwelling to form a ground floor one bedroom flat and a first floor studio flat. Each flat would have its own entrance. The ground floor would be entered from the existing door at the rear of the building and first floor entered from the existing front door. No external alterations to the building are proposed. Four car parking spaces would be provided on the existing hardstanding to the front of the building.

**4.0 APPLICANTS CASE**

4.1 Design and Access Statement (Summary): Describes the proposal and the site. The proposal would create short term housing provision and would remain residential in nature. The changes are internal and would have no impact on the external appearance. The site is in a rural location but is close to public transport facilities, public services to villages, Stansted Airport Railway Station and has easy road access to the M11. The proposal could not accommodate a wheelchair user however several of the Lifetimes Homes requirements can be met within the ground floor accommodation.

## **5.0 RELEVANT SITE HISTORY**

5.1 None relevant

## **6.0 POLICIES**

### **6.1 National Policies**

- National Planning Policy Framework (2012)

### **6.2 East of England Plan 2006**

- Policy SS1 – Achieving Sustainable Development

### **6.3 Uttlesford District Local Plan 2005**

- Policy S8 – The Countryside Protection Zone
- Policy H5 – Subdivision of dwellings
- Policy GEN2 – Design
- Policy GEN8 – Vehicle Parking Standards
- SPG – Accessible Homes and Playspaces

## **7.0 PARISH COUNCIL COMMENTS**

7.1 Objects to this proposal in that it provides no benefit to the community of Molehill Green that has been blighted by the threat of airport expansion for a number of years. The proposal seeks to provide short term tenancies which will in no part contribute to revitalising this community. There are already a number of properties being used for this purpose in this location. Previous experience shows that these properties are not well utilised and lie empty for a large proportion of the time.

## **8.0 CONSULTATIONS**

8.1 None

## **9.0 REPRESENTATIONS**

9.1 The occupiers of 4 neighbouring properties notified via letter. No representations received. Period expired 3 December 2012

## **10.0 APPRAISAL**

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

- The principle of the proposal
- Impact on amenity
- Highway safety

10.1 The site is located within the Countryside Protection Zone (CPZ) in which the priority is to maintain a local belt of countryside around the airport that will not be eroded by coalescing developments. Policy S8 states that development will not be permitted if new uses would promote coalescence between the airport and existing development in the surrounding countryside, or the proposal would adversely affect the open characteristics of the zone. Policy H5 of the Local Plan states that the subdivision of

dwelling onto two or more units will be permitted if the character of the area would not adversely be affected.

- 10.2 The application site is already residentially used and within an established hamlet of dwellings. It is not proposed to be enlarged and there are no alterations to its external appearance. The area to the front of the building is already covered in hardstanding. Given that no external alterations are proposed, the development will not have any adverse impact on the character of the area or the openness of the CPZ. The building will be retained for residential purposes as existing and as such the use would not have any other impact than the existing situation. It is therefore considered that the proposal accords with the requirements of Policies S8 and H5 of the Local Plan.
- 10.3 Policy GEN2 sets out to ensure development does not materially or adversely affect residential amenity through overlooking, overbearing or overshadowing. The proposal would have no greater impact on the amenity of any neighbouring residential property than the existing situation. The scale of the property will remain the same and therefore the proposal would not cause any loss of light or be overbearing. No additional windows are proposed so there would not be any loss of privacy.
- 10.4 There is an existing hardstanding to the front and side of the building of approximately 11m in depth and 8m in width. This space is adequate for the parking of four vehicles (2 per residential unit). The existing access would be utilised. As such the proposal accords with Essex County Council Vehicle Parking Standards (adopted 2009).
- 10.5 The Design and Access Statement outlines that whilst neither of the units would be suitable for wheelchair users, the ground floor unit meets several of the requirements outlined in Supplementary Planning Guidance Accessible Homes and Playspaces.

## **11.0 CONCLUSION**

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

- The proposal is acceptable in principle and complies with Local Plan Policies S8 and H5.
- The proposal would have no adverse impact on visual or residential amenity and therefore complies with Local Plan Policy GEN2.
- Adequate parking space could be provided within the site and the application therefore complies with Local Plan Policy GEN8.

## **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 the Policies of the Uttlesford Local Plan (adopted 2005) as shown in the Schedule of Policies

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