

UTT/14/2223/FUL – GREAT EASTON

(Applicant is a District Councillor)

PROPOSAL: Change of use of land from paddock to residential. Demolition of outbuildings and erection of single storey bungalow

LOCATION: Homefield, Mill End, Great Easton

APPLICANT: Miss M Felton

EXPIRY DATE: 11 September 2014

CASE OFFICER: Karen Denmark

1. NOTATION

1.1 Outside Development Limits.

2. DESCRIPTION OF SITE

2.1 The application site is located in a backland position and currently forms part of a yard and paddock area to the rear of a property known as Homefield. It is accessed via an existing access point for Homeland and then through a gate into the yard area. Within this area is a small stable block, a large stable block and some outbuildings.

3. PROPOSAL

3.1 The proposal relates to the demolition of a range of small, poor quality buildings and the large stable block and the erection of a specially designed bungalow. This would be a horseshoe shape and would have 4 bedrooms and an integral double garage. The bungalow would have an eaves height of 2.5m and a ridge height of 5.9m. It would have an overall span of 24.2m and a depth of 28.5m on one wing and 20.7m on the other.

4. APPLICANT'S CASE

4.1 A Planning Statement has been submitted including statements from an Occupational Therapist from the Children with Disabilities team in Harlow, and 2 letters from a Consultant Paediatrician at West Essex Community Paediatrics Service describing the medical and housing needs of the applicant's children.

5. RELEVANT SITE HISTORY

5.1 None

6. POLICIES

6.1 National Policies

- NPPF

6.2 Uttlesford District Local Plan 2005

- Policy S7: The Countryside
- Policy GEN2: Design
- Policy GEN1: Access
- Policy GEN8: Vehicle Parking Standards
- Policy GEN7: Nature Conservation

7. PARISH COUNCIL COMMENTS

7.1 None received.

8. CONSULTATIONS

ECC Highways

8.1 No objections subject to conditions.

9. REPRESENTATIONS

9.1 This application has been advertised and 1 letter of representation has been received. Notification period expired 26 August 2014.

9.2 I have no objection to possible development at Homefield. If permission is agreed I will be annoyed as I was told I couldn't have development near my bungalow.

10. APPRAISAL

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

- A residential development is acceptable in this location (ULP Policy S7, NPPF),
- B any amenity issues would arise (ULP Policy GEN2),
- C access and parking are sufficient (ULP Policies GEN1 and GEN8), and
- D whether the proposals would affect protected species (ULP Policy GEN7, NPPF)

A Residential development is acceptable in this location (ULP Policy S7, NPPF)

10.1 The application site is located outside the development limits, well away from any settlement with facilities. In such locations there is a policy restraint against development other than development which is appropriate or that needs to take place there. Paragraph 55 of the NPPF states, "To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities." It goes on to state that isolated rural dwellings should be avoided unless it meets one of the listed exceptions of a dwelling for an agricultural worker, viable use of a heritage asset, re-use of a redundant building, or is of exceptional quality or innovative nature of design. In this instance none of the exceptions apply and as such the proposal is contrary to adopted Policy S7 and paragraph 55 of the NPPF. The site is not considered to be a sustainable location in accordance with the criteria set out in paragraph 7 of the NPPF and the development therefore would not comply with paragraph 14.

10.2 In this instance the applicant needs a specially designed house to accommodate her children, in close proximity to her family. The design features required include bedrooms of a certain size to accommodate special beds, no accessible power cables in the children's rooms, a kitchen which is inaccessible to the children, specially designed bathrooms with controls recessed into rooms, special doors and windows with

blinds incorporated into them, rounded corners and under floor heating which cannot be accessed by the children. The family has the support of the medical profession and the Council's Environmental Health officer who is providing assistance in relation to a Disabled Facilities Grant. In normal circumstances the personal circumstances of an applicant are not usually sufficient to overcome a policy objection to development, particularly one which fails on several levels like this one. However, in this instance the design requirements are so very specific and could not be created by adapting an existing dwelling. Therefore, due to the very special circumstances of the applicant it is considered that a policy exception should be made in this instance.

B Any amenity issues would arise (ULP Policy GEN2)

10.3 The bungalow would be located approximately 55m from Homefield, the nearest residential unit. Due to the scale, location and orientation of the property no loss of residential amenity would arise from the proposals and they would comply with Policy GEN2.

C Access and parking are sufficient (ULP Policies GEN1 and GEN8)

10.4 The proposals would involve the use of an existing access serving Homefield. ECC Highways Department has no objections to the proposals. There would be sufficient parking provision to serve the existing and proposed dwellings. The proposals would therefore comply with Policies GEN1 and GEN8.

D Whether the proposals would affect protected species (ULP Policy GEN7, NPPF)

10.5 The proposals involve the demolition of existing buildings and the clearance of the yard area of the site. As such the proposals have the potential to impact on protected species. A Phase 1 Habitat Survey has been undertaken and this considered the potential impacts and concluded that "the proposals can proceed without detriment to any legally protected species provided the guidance within this report is fully adhered to." The guidance relates to the retention of trees, maintaining existing grassland management regime, avoid clearance works in bird breeding season and incorporate biodiversity enhancements within the development. The proposals therefore comply with Policy GEN7 and the NPPF.

11. CONCLUSION

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

- A The proposal is contrary to Policy S7, is not considered to be a sustainable development and does not meet the exceptions set out in paragraph 55 of the NPPF. However, given the very special circumstances of the applicant it is considered appropriate in this instance to make an exception to policy.
- B There would be no loss of amenity arising from the proposals.
- C Access and parking provision are satisfactory.
- D There would be no adverse impacts on protected species.

RECOMMENDATION – CONDITIONAL APPROVAL

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

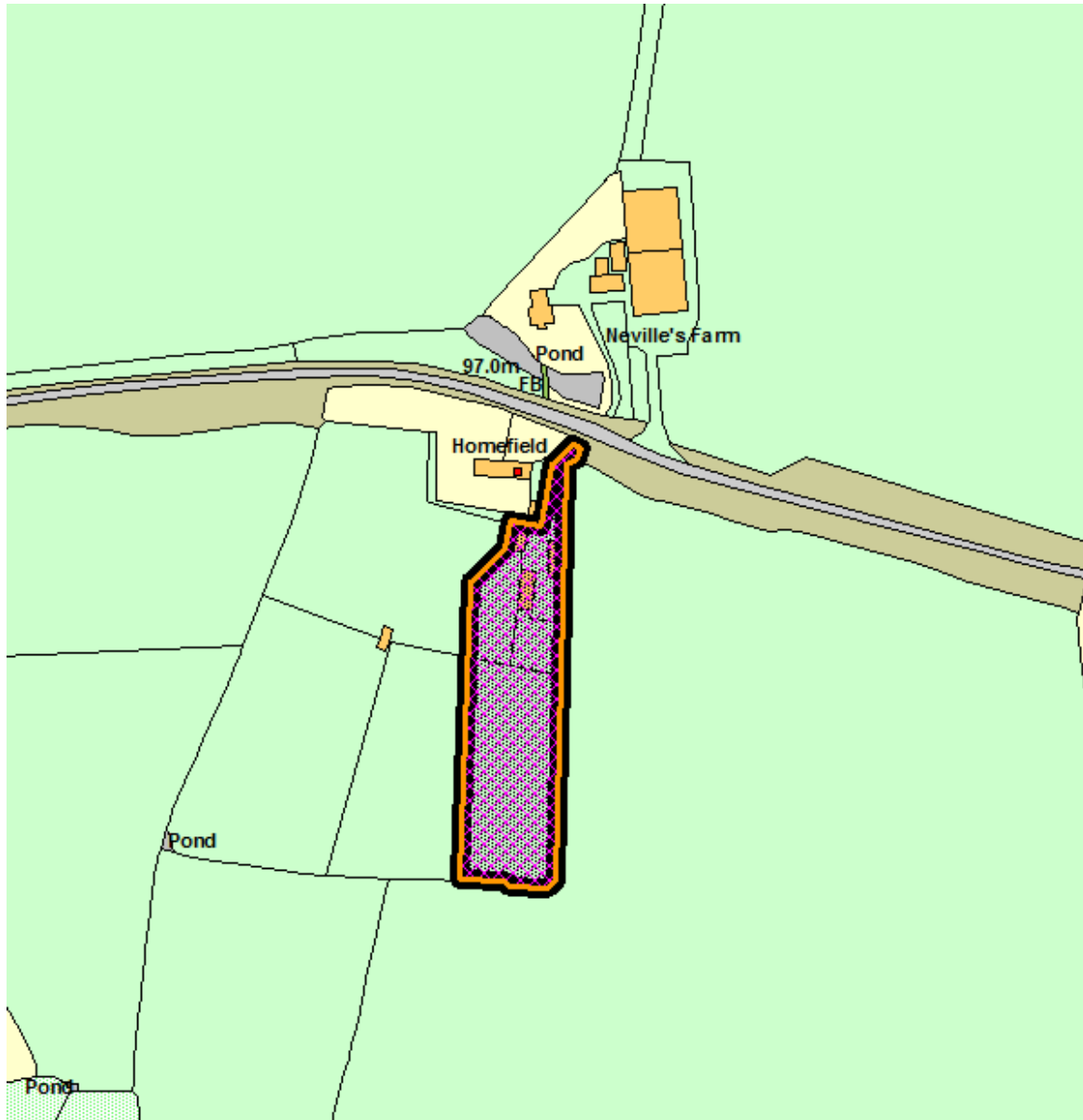
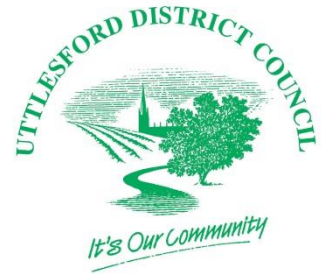
REASON: In order to comply with Section 91 (1) and (2) of the Town and Country Planning Act 1990 (as amended).

2. Prior to the erection of the development hereby approved (not including footings and foundations) samples of the materials to be used in the construction of the external surfaces of the development hereby permitted shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

REASON: In the interests of the appearance of the development in accordance with Policy GEN2 of the Uttlesford Local Plan (adopted 2005).

Application no.: UTT/14/2223/FUL

Address: Homefield
Mill End Green
Mill End Green Road
Great Easton



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Organisation: Uttlesford District Council

Department: Planning

Date: 4 September 2014

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