

UTT/14/2426/DFO (THAXTED)

(More than 5 dwellings outside Great Dunmow, Saffron Walden and Stansted)

PROPOSAL: Details following outline approval of UTT/13/0108/OP - details of the layout, access, scale, landscape and appearance (Reserved Matters)

LOCATION: Land East Of Barnards Field, Thaxted

APPLICANT: Matthew Homes Ltd

AGENT: Mr Robert Harrington (BHD Ltd)

EXPIRY DATE: 8 October 2014

CASE OFFICER: Luke Mills

1. NOTATION

1.1 Countryside.

2. DESCRIPTION OF SITE

2.1 The application site is located off Barnards Field in Thaxted. It comprises agricultural land.

3. PROPOSAL

3.1 The application is for reserved matters approval in relation to access, layout, scale, appearance and landscaping following the grant of outline planning permission under application number UTT/13/0108/OP for the erection of 8 dwellings.

4. APPLICANT'S CASE

4.1 No case has been submitted.

5. RELEVANT SITE HISTORY

5.1 Outline planning permission was granted under application number UTT/13/0108/OP for the erection of 8 dwellings.

6. POLICIES

6.1 National Policies

- National Planning Policy Framework

6.2 Uttlesford District Local Plan 2005

- Policy S7 – The Countryside
- Policy GEN1 – Access

- Policy GEN2 – Design

- Policy GEN6 – Infrastructure Provision to Support Development
- Policy GEN7 – Nature Conservation
- Policy GEN8 – Vehicle Parking Standards
- Policy ENV5 – Protection of Agricultural Land
- Policy H9 – Affordable Housing
- Policy H10 – Housing Mix

6.3 Guidance

- Parking Standards: Design and Good Practice
- Local Residential Parking Standards
- The Essex Design Guide
- SPD – Accessible Homes and Playspace
- Developer Contributions Guidance Document

7 PARISH COUNCIL COMMENTS

7.1 Objection. The instigation of a ransom strip could lead to further development on the site.

8 CONSULTATIONS

ECC Highways

8.1 No objection, subject to conditions relating to the following:

- Construction traffic
- Layout of access
- Design of estate roads
- Phasing of estate road construction
- Information packs relating to sustainable transport modes

Natural England

8.2 No objection.

UDC Housing

8.3 No comment.

UDC Access and Equalities Officer

8.4 Further information required.

9 REPRESENTATIONS

9.1 Neighbours were notified of the application by letter and a notice was displayed near the site. No representations have been received.

10 APPRAISAL

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

A Countryside character (ULP Policy S7)

- B Agricultural land (ULP Policy ENV5)
- C Compatibility with surrounding buildings (ULP Policy GEN2; The Essex Design Guide)
- D Biodiversity (ULP Policy GEN7)
- E Accessibility (ULP Policy GEN2)
- F Crime (ULP Policy GEN2)
- G Private amenity space (ULP Policy GEN2; The Essex Design Guide)
- H Living conditions of neighbours (ULP Policy GEN2)
- I Highway safety (ULP Policy GEN1 and GEN8; Parking Standards: Design and Good Practice; Local Residential Parking Standards)
- J Affordable housing provision (ULP Policy H9; Developer Contributions Guidance Document)
- K Housing mix (ULP Policy H10)
- L Construction jobs (NPPF)
- M Vitality of town centres (NPPF)
- A Countryside character (ULP Policy S7)**

10.1 Outline planning permission has been granted for 8 dwellings so residential development on the site has been established as acceptable. It is considered that the further details provided in this application do not cause any material increase in the level of harm to the character of the countryside compared with what may reasonably have been expected when outline permission was granted. Therefore, the proposal does not conflict with Policy S7 which seeks to protect the character of the countryside.

B Agricultural land (ULP Policy ENV5)

10.2 The loss of agricultural land was accepted at the outline application stage. Therefore, the proposal does not conflict with Policy ENV5 which seeks to protect the best and most versatile agricultural land.

C Compatibility with surrounding buildings (ULP Policy GEN2; The Essex Design Guide)

10.3 The proposed development follows similar design principles to the existing residential development through which the application site would be accessed. It is also considered that the layout follows the established pattern. A condition could be used to secure appropriate external finishes, which should follow the established mix of red brick, render and weatherboarding. Another condition could be used to secure appropriate hard and soft landscaping, including boundary treatments such as walls between rear gardens and the street.

D Biodiversity (ULP Policy GEN7)

10.4 Taking into account the questions on the Council’s Biodiversity Questionnaire, it is considered unlikely that the proposal would cause harm to protected species. There is no conflict with Policy GEN7, which seeks to protect biodiversity.

E Accessibility (ULP Policy GEN2; SPD Accessible Homes and Playspace)

10.5 Taking into account the comments of the Access and Equalities Officer, it is considered that further information is required to demonstrate that the proposal would comply with the SPD entitled ‘Accessible Homes and Playspace’. Subject to a condition to secure the approval of further details, there is no conflict with Policy GEN2 which seeks environments which meet the reasonable needs of all potential users.

F Crime (ULP Policy GEN2)

10.6 It is considered that the proposal generally prevents crime, although no details have been submitted regarding boundary treatments. The front gardens of each property should be suitably defined by low walls, railings or hedges to form a defensible space. Subject to a condition to secure appropriate boundary treatment, there is no conflict with Policy GEN2 which seeks to reduce the potential for crime.

G Private amenity space (ULP Policy GEN2; The Essex Design Guide)

10.7 The below table sets out approximate garden sizes for each plot:

Plot	Number of bedrooms	Garden size (sq. m)
1	3	109
2	3	200
3	4	207
4	4	203
5	4	186
6	3	160
7	3	160
8	4	148

All plots would be served by gardens exceeding 100 square metres, in accordance with the requirements of ‘The Essex Design Guide’. It is therefore considered that the occupiers would benefit from sufficient private amenity space.

H Living conditions of neighbours (ULP Policy GEN2; The Essex Design Guide)

10.8 While the rear elevations of Plots 1 and 3 would be 23 metres from the rear elevations of neighbouring dwellings, the proposed layout generally complies with 25-metre back-to-back standard in ‘The Essex Design Guide’. Given the marginal non-compliance on the two plots, it is considered that they would not cause significant harm to the living conditions of neighbours from overlooking. There is no conflict with Policy GEN2, which seeks to avoid loss of privacy.

I Highway safety (ULP Policy GEN1 and GEN8; Parking Standards: Design and Good Practice; Local Residential Parking Standards)

10.9 Barnards Field, an unclassified road, would be extended to form a connection with the proposed development. Taking into account the comments of the Highway Authority, it is considered that there would be no material harm to highway safety from this access arrangement. There is no conflict with Policy GEN1, which seeks safe vehicular access.

J Affordable housing provision (ULP Policy H9; Developer Contributions Guidance Document)

10.10 The provision of affordable housing, either on-site or via a financial contribution, was not secured when outline planning permission was granted. As the requirement for affordable housing does not relate to any of the reserved matters, it cannot be addressed in this application. Therefore, the proposal does not conflict with Policy H9 which seeks affordable housing provision.

K Housing mix (ULP Policy H10)

10.11 Four of the houses (i.e. 50%) would have 3 bedrooms. It is therefore considered that there is no conflict with Policy H10, which states that a significant proportion of market housing should be comprised of small properties.

L Construction jobs (NPPF)

10.12 It is acknowledged that the proposal would provide employment for construction workers during development, which would support the economy in accordance with guidance in the NPPF. However, little weight is given to this benefit because it is time-limited.

M Vitality of town centres (NPPF)

10.13 An additional 8 households would contribute to the viability of local business located in Thaxted and the surrounding area. Some weight is attached to this economic benefit, which is consistent with the guidance at paragraph 23 of the NPPF on ensuring the vitality of town centres.

11 CONCLUSION

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

A The proposal would not cause harm in relation to environmental or social considerations. There would be some benefit in relation to economic considerations. Therefore, the proposal accords with the presumption in favour of sustainable development, as set out in the National Planning Policy Framework.

RECOMMENDATION – CONDITIONAL APPROVAL

Conditions/reasons

1. Prior to commencement of the development, details of the external materials to be used shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

REASON: To ensure that the development would appear compatible with surrounding buildings, in accordance with Policy GEN2 of the Uttlesford Local Plan (adopted 2005).

2. Prior to commencement of the development, details to demonstrate compliance with the Supplementary Planning Guidance entitled 'Accessible Homes and Playspace' shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

REASON: To ensure that the development meets the reasonable needs of all potential users, in accordance with Policy GEN2 of the Uttlesford Local Plan (adopted 2005).

3. Prior to commencement of the development, details of landscaping (including hard surfaces, planting and boundary treatments) shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

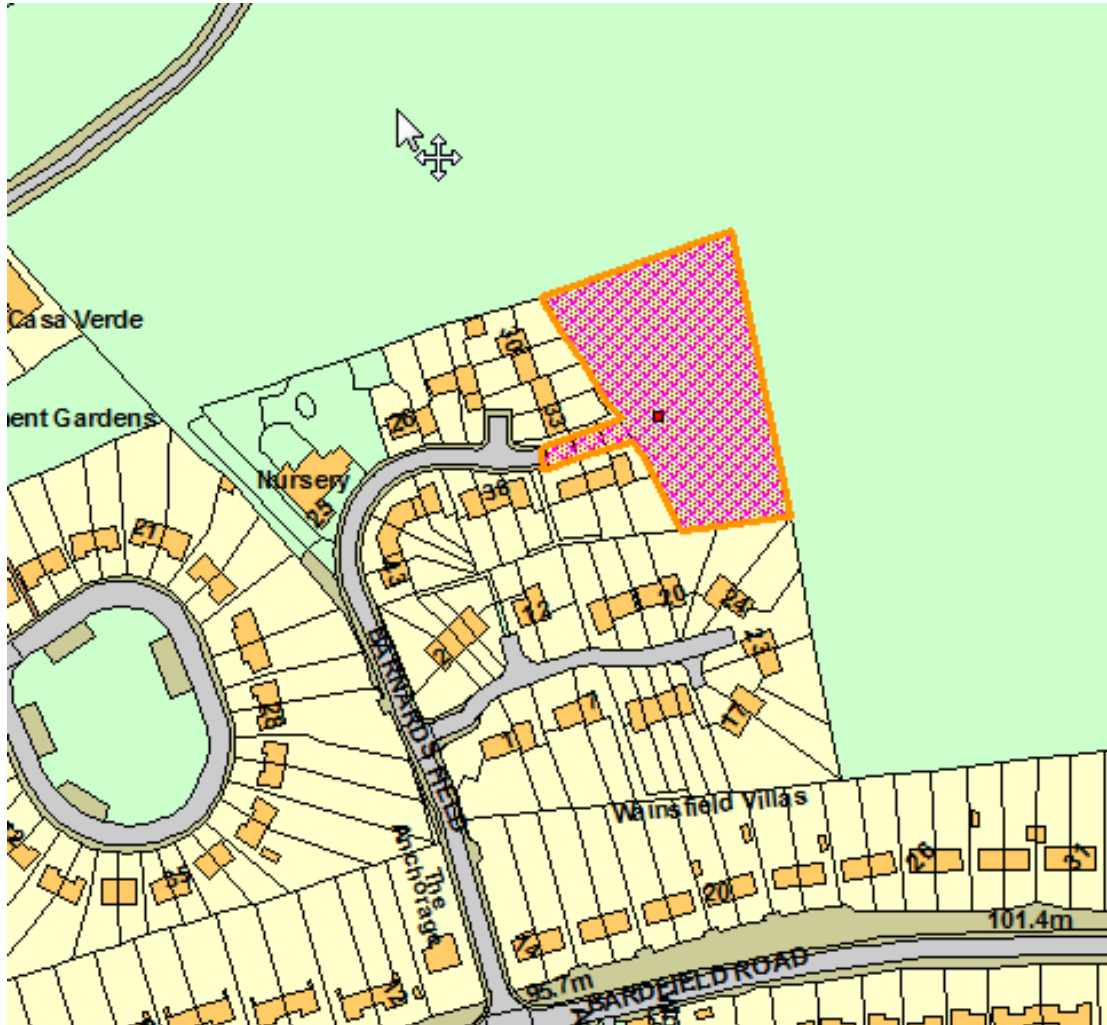
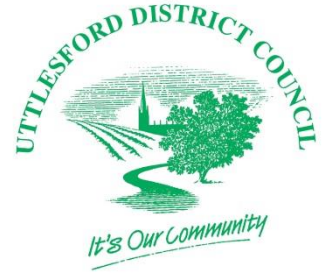
REASON: To secure an appropriate appearance for the development and to prevent crime, in accordance with Policy GEN2 of the Uttlesford Local Plan (adopted 2005).

4. Prior to occupation of any dwelling, the vehicular access shown on Drawing No. PL-01 Rev D shall be provided with a minimum 4.8 metre wide carriageway and 1.5 metre wide footway on the northern side.

REASON: In the interest of highway safety and inter-visibility between users of the access, in accordance with Policy GEN1 of the Uttlesford Local Plan (adopted 2005).

Application No. : UTT/14/2426/DFO

Address: Land East Of Barnards Field,
Thaxted



Reproduced from the Ordnance Survey map with the permission of the Controller of Her Majesty's Stationary Office© Crown Copyright 2000. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings

Organisation: Uttlesford District Council

Department: Planning

Date: 2 October 2014

SLA Number: 100018688