

UTT/14/2948/FUL (Saffron Walden)

Minor

PROPOSAL: Proposed additional sheltered residential unit, extensions and external alterations to the existing building with associated alterations to the external areas

LOCATION: Hatherley Court Chaters Hill Saffron Walden

APPLICANT: Uttlesford District Council

AGENT: Ingleton Wood LLP

EXPIRY DATE: 28 November 2014

CASE OFFICER: Maria Shoemith

1. NOTATION

1.1 Within Development Limits, Conservation Area, adjacent to The Slade outside Flood Zone 2 and 3, Ancient Monument Located North East of the site

2. DESCRIPTION OF SITE

2.1 The application site is Hatherley Court which is Council owned sheltered accommodation. The building forms a rough 'S' shape. Attached to the building located to the north is Hatherley House, which is an independent care home.

2.2 The site is located on the north eastern corner of Chaters Hill /Radwinter Road. The Slade is located running through the site along the southern boundary. There is heavy landscaping along this boundary consisting of hedges and trees, many of which are covered by a Tree Preservation Order. The site is located within the Saffron Walden Conservation Area. There is an Ancient Monument located to the northeast of the site, adjacent to Chaters Hill, on the edge of The Common. There are open views of The Common from Chaters Hill. There are residential properties to the north, south, southwest and east of the application site. There are gardens of properties that front Hollyhock Road located adjacent to the site's access road and car park area.

2.3 There is a distance of 38 to 52m in terms of a back to back relationship from the proposed works to the nearest rear elevation of properties on Hollyhock Road. There is a distance of 43m from the works on the southern elevation to the gardens of properties on Vanoli Close. However, trees interfere with the above views which are located on the boundaries.

2.4 The ground levels on the site fall away from north to south, having a rough ground level difference from the northern element of the building to Radwinter Road of 2 to 3m.

3. PROPOSAL

- 3.1 The application is for one additional sheltered residential unit, extensions and external alterations to the existing building with associated alterations to the external areas. This would be in the form of a conservatory, a two-storey rear extension on the west elevation to provide a net gain of one new unit, two differing types of extensions to existing units and the insertion of Juliet balconies in order to provide more light and improved living space to the existing flats. Internal alterations are proposed creating a new defined entrance with canopy, a buggy store, a new general store, and a relocated refuse bin (2.6m deep x 7.2m length x 3.5m high). Internal reconfiguration would result in the relocation of a flat from the ground floor to the new two storey element and the creation of a new main lounge room area.
- 3.2 The proposed two storey extension would be 7.4m x 8.7m, consisting of a pitched roof, and having a height of 7.6m. The proposed single storey conservatory would be located also along the western elevation and having the dimensions of 5.6m depth with an additional 0.8m projection and a width of 6.6m. The conservatory would provide additional accommodation and an extension to the new main lounge area. Extensions to the existing flats would be of 4/6 square metres. This is proposed in order to increase and improve living accommodation to all the flats, whilst some are proposed to have internal alterations to create a through lounge/kitchen/dinner and with Juliet balconies.

4. APPLICANT'S CASE

- 4.1 As part of the application submission the following supporting statements have been submitted;
- Planning Statement with Design and Access Statement;
 - Biodiversity Statement;
 - Arboriculture Report
- 4.2 A tree survey has been submitted as part of the application. No tree removal is proposed, a part from possible two small rose trees in the rear garden. A protective barrier is proposed during the proposed construction works in order to protect the root areas.
- 4.3 A Biodiversity Statement has been submitted as part of the application which identifies The Slade, hedgerows and trees as important habitats. The statement outlines that these important features would not be affected by the development. Immediately around the perimeter of the building is currently mowed and managed lawn which has a low biodiversity level.
- 4.4 The submitted Planning Statement provides a breakdown of what the scheme would provide; this would be in the form of;
- Formation of a new main entrance in the east elevation utilising the current refuse area;
 - Erection of 10 two-storey extensions plus 2 at first floor only around the building, to provide modest additional floorspace to the existing flats;
 - Construction of a two storey extension to the south west corner of the building, containing two new one bedroom flats;

- Removal of Flat 1 and the creation of a new residents lounge on the ground floor (opposite the new entrance);
- Construction of new conservatory on the west elevation adjacent to the new residents lounge;
- Minor alteration to the existing second floor lounge to provide French windows and Juliette balconies and the additional of sun pipes to improve natural lighting;
- Provision of a new external refuse store;
- Provision of a new internal buggy store;
- Creation of a new terrace area adjacent to new conservatory

4.5 It is emphasised within the Planning Statement that “*the main driver for the proposed alterations is to bring the existing accommodation up to current standards; the building is largely unaltered from its original design, and the majority of existing flats provide poorly sized bedroom facilities that fall short of current standards. All of the flats also have very small, poorly designed kitchen areas. The building has poor physical attributes that add to its unsuitability for modern life; the interior is very dated with no reception area or easily identifiable entrance to the scheme. The residents lounge is located on the second floor and whilst large, it is a gloomy space, with poor natural light and therefore not conducive for socialising. There is no purpose built scooter store/charging point....*”

4.6 The Planning Statement makes reference to appeals for retirement apartments on Former Bell Language School, South Road and on Station Road which provide fewer car parking spaces, measuring 2.4m x 4.8m. It is also stated that the Parking Standards whilst it requires a minimum of 1 space per retirement dwelling plus 0.25 spaces per visitor it also accepts that a reduction in parking provision maybe support if sufficient evidence can be provided to justify a reduction. It had been resolved at these appeals that due to the average age of the residents being above 78 years of age then there would be less reliance on the need for private mode of transport.

4.7 Two consultation events are stated to have taken place for existing residents in June and residents were taken to visit Beaumont House in Coggeshall, where a similar programme of improvements has taken place. A Public Consultation event was held on 23 September 2014 for surrounding neighbouring residents located on Hollyhock Road and Radwinter Road. Whereby only one resident attended raising concerns about external lighting, and ensuring that existing trees along the shared boundary would be retained.

5. RELEVANT SITE HISTORY

5.1 The planning application history is listed below relates to a recent extension to Hatherley House to the northeast of the application building;

- UTT/1412/07/FUL - Two storey rear extension – 3 October 2007
- UTT/1512/10/REN - Renewal of planning approval UTT/1412/07/FUL for two storey rear extension – granted 13 October 2010

6. POLICIES

6.1 National Policies

- National Planning Policy Framework

6.2 Uttlesford District Local Plan 2005

- Policy ENV1 Design of Development within Conservation Area
- Policy ENV3 Open Spaces and Trees
- Policy ENV4 Ancient Monuments and Sites of Archaeological Importance
- Policy GEN1 Access
- Policy GEN2 Design
- Policy GEN4 Good Neighbourliness
- Policy GEN 5 Light Pollution
- Policy GEN8 Vehicle Parking
- Policy H3 New Houses within Development Limits
- Policy H9 Affordable Housing
- Policy H10 Housing Mix
- Policy S1 Development Limits for Main Urban Areas

6.3 Uttlesford District DRAFT Local Plan

- Policy SP1 Presumption in Favour of Sustainable Development
- Policy SP2 Development within Development Limits
- Policy SP6 Meeting Housing Need
- Policy SP7 Housing Strategy
- Policy SP11 Protecting the Natural Environment
- Policy SP12 Accessible Development
- Policy SP14 Infrastructure
- Policy HO1 Housing Density
- Policy HO2 Housing Mix
- Policy HO5 Affordable Housing
- Policy HO6 Housing Mix
- Policy HO7 Affordable Housing
- Policy EN1 Sustainable Energy
- Policy EN5 Pollutants
- Policy EN10 Sustainable Energy and Energy Efficiency
- Policy DES1 Design
- Policy HE1 Design of Development within Conservation Area
- Policy HE4 Protecting the Natural Environment
- Policy HE5 Traditional Open Spaces and Trees
- Policy TA1 Parking

7. PARISH COUNCIL COMMENTS

- 7.1 No comments received.

8. CONSULTATIONS

ECC Highways

- 8.1 No comments as the proposal is not contrary to transportation policies. The highway authority is satisfied that the current parking provision is adequate for this proposal.

UDC Landscape Officer

- 8.2 No objection (verbal comments)

ECC Ecology

- 8.3 The site is in an urban area, mostly surrounded by residential housing and a large playing field. The surroundings are not particularly conducive to bat foraging or commuting and the adjacent streets will be lit; a deterrent to bats.

The building itself is modern and of a construction style where crevices leading to internal spaces would be unlikely. Further, the proposed alterations are largely external and are considered unlikely to affect any potential bat roosting habitat. Of course bats are transient and highly mobile and seek out new roost spaces all the time so their presence can never entirely be ruled out. However, I consider the building to show at best negligible-low potential for bats (in accordance with current guidance) and do not feel that the intended works warrant bat surveys. However, recommend an informative.

Conservation Officer

- 8.4 No objections subject to conditions.

Environment Agency

- 8.5 Although our maps show that part of the application site is located in Flood Zone 3, all of the proposed development is located in Flood Zone 1, therefore we will not be commenting, as the site is less than 1 hectare in size.

9. REPRESENTATIONS

- 9.1 The neighbouring properties have been consulted of the current application, 117 in total. The application has been advertised on site and within the local press. To date no letters of representation have been received.

Consultation Expiry 8th November 2014. Any comments which shall be received will be verbally reported.

10. APPRAISAL

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

- A Principle of the development (ULP S1, H3, and NPPF);**
- B The design, impact upon residential and visual amenity (ULP Policies GEN2, GEN4);**
- C Highway Issues (ULP Policies GEN1 & GEN8);**

D Other Material Considerations (ULP GEN6 & GEN7)

A Principle of Development

10.1 The application site falls within the development limits of Saffron Walden covered by Local Plan Policy S1. Policy S1 states that development in main urban areas such as Saffron Walden will be permitted if it is a major urban extension or development within existing built-up areas, if compatible with the character of the settlement. Policy H3 for new houses within development limits which states that new houses would be permitted on land identified subject to meeting the listed criteria;

- a) The site comprises previously developed land;*
- b) The site has reasonable accessibility to jobs, shops and services by modes other than the car, or there is potential for improving such accessibility;*
- c) Existing infrastructure has the capacity to absorb further development, or there is potential for its capacity to be increased as necessary;*
- d) Development would support local services and facilities; and*
- e) The site is not a key employment site.*
- f) Avoid development which makes inefficient use of land.”*

10.2 The National Planning Policy Framework (NPPF) has a strong presumption in favour of sustainable development. The application site is within close proximity to the town centre and the services which it provides. Nonetheless, to achieve sustainable development economic, social and environmental gains should be sought jointly and simultaneously. It is therefore necessary to consider these three principles.

10.3 Economic role: The NPPF identifies this as contributing to building a strong, responsive and competitive economy, supporting growth and innovation and by identifying and coordinating development requirements, including the provision of infrastructure. Whilst the proposed development does not directly provide employment it would provide short term employment for locals during the construction of the site, however it would also support existing local services. This proposal would help deliver a degree economic role.

10.4 Social role: The NPPF identifies this as supplying required housing and creating high quality built environment with accessible local services that reflect the community's needs and support its health, social and cultural well-being. The proposal would make a contribution towards the delivery of the affordable housing needed for the district, and housing designed to Lifetime Homes Standards. The design reflects the character of the locality. The proposed extensions would provide an improved quality of life to the residents who occupy Hatherley Court through a modest increased in living accommodation, a defined improved entrance, a new communal main lounge area and conservatory with terrace area for all the residents. This proposal would help to deliver a social role.

10.5 Environmental role: The NPPF identifies this as contributing to protecting and enhancing our natural, built and historic environment, including, inter alia, improvements to biodiversity and minimising waste. The no additional landscaping is proposed due to the high level of existing landscaping which would

be largely unaffected. However, the improvement to the living accommodation not only provides a social role, there is a direct correlation with environmental role, and the effect that the surrounding environment has on health and wellbeing. The site is located within a sustainable town which facilitates the reduce need to travel via private mode of transport. This proposal would help to deliver an environmental role.

- 10.6 The proposals would help to fulfil the three principles of sustainable development. As such the proposals would comply with the positive stance towards sustainable development as set out in the NPPF and the presumption in favour of approval, unless material considerations indicate otherwise.
- 10.7 The principle of the development is considered acceptable as the site lies within the development limits of Saffron Walden, within a sustainable location making full efficient use of existing premises. The proposed development would provide an additional Council built sheltered accommodation which will meet an identified need. The scheme accords with Local Plan Policies S1 and H3, Policies SP1, SP2, SP6, SP7 and HO5 of the Draft Local Plan, also the thrust of NPPF in terms of sustainable development.

B The design, impact upon residential and visual amenity

- 10.8 Policy GEN2 of the local plan seeks amongst other things that any development should be compatible with the surrounding area, reduce crime, energy reduction, protecting the environment and amenity. The policies aim to protect and enhance the quality, character and amenity value of the countryside and urban areas as a whole seeking high quality design. This is also reflected in Draft Local Plan Polices SP1 and DES1.
- 10.9 The proposed extensions in terms of their design, size, scale and siting are acceptable and in keeping with the main building. These together with the introduction of rendering would help provide relief by reducing the existing bulky appearance of the building and remove the buildings current monolithic appearance. This is in accordance with Policies GEN2, SP1 and DES1. The design of the proposal would facilitate in preserving and protecting the character and appearance of the Conservation Area in accordance with Policies ENV1 and HE1, and will have no impact upon the Ancient Monument, located opposite on The Common, or its setting. The Council's Conservation Officer has raised no objection to the development subject to conditions.
- 10.10 The new entrance would be wheelchair accessible as well as the proposed two new flats. An internal storage for 6 mobility scooters would also be created, in accordance with Local Plan Policies GEN1 and GEN2. Whilst the dwellings would need to accord with Lifetime Home Standards under Building Regulations this has not been overtly expressed within the application submission. Should planning permission be granted a condition could be imposed to secure this in accordance with Local Plan Policy GEN1, GEN2 and Draft Local Plan Policies DES1 and SP12.
- 10.11 The proposed development has been designed to get effective use of the site and to create minimal impact upon existing neighbouring occupiers. The proposed heights of the scheme and the choice of materials have been sensitively designed

to respect the existing building, the neighbouring dwellings and the change in ground levels, having consideration for the site's constraints.

- 10.12 There would need to be a distance of 25m back to back, in accordance with the Essex Design Guidance and Policy GEN2 – Design of the Local Plan, in order to prevent direct overlooking. There is an excess of 25m back to back and at least 38m. There would also be trees along the eastern shared boundary, which would be retained continuing to provide screening between the dwellings. Even though windows would be enlarged incorporating Juliet Balconies minimal additional overlooking would be incurred. Due to the distances with neighbouring properties no adverse infringement of privacy would result from the scheme, in accordance with Policy GEN2.
- 10.13 The materials proposed have been identified on the elevational plans in the form of red facing brick with white render, red clay plain tiles to match existing and white UPVC windows to match existing. This choice of materials is considered sensitive to the existing building and the surrounding area, however providing an improvement by softening the overall appearance of the building, in accordance with Policies GEN2 and ENV1.
- 10.14 The landscaping consisting of a number TPOs would be retained on site, apart from two small no protected rose trees in the rear garden.
- 10.15 The proposed development would not result in impact upon residential amenity due to the proposed nature, design, the siting and orientation of the extensions/works. No undue impact on amenity, both in term of residential, and visual amenity, in accordance with Local Plan Policy GEN2 and GEN4.

C Highway Issues

- 10.16 Local Plan Policy GEN8 and the ECC Parking Standards (adopted 2009) and locally amended March 2013 creates a requirement for 1 bedroom dwellings to provide 1 off-street parking space. There is also a requirement of 0.25 visitor parking spaces. The proposal currently provides 19 car parking spaces for 26 x 1 bedroom units, at a ratio of 0.7. The scheme would provide a net increase of 1 x 1 bedroom dwelling. At the time of visiting the site the car parking spaces were predominately occupied by construction vehicles and a steel container, with still some spaces vacant. No objection has been raised by Highways regarding the level of proposed parking due to the nature of the use of the building and the low level of car ownership. It is also considered to be acceptable based on the sustainable location of the site, also a similar lower parking provision has been accepted on other similar schemes within the District and Saffron Walden. The scheme therefore accords with the above parking space requirement.
- 10.17 No objections have been raised by the Highways Authority in terms of highway or pedestrian safety, access/road layout, vehicle movement, or parking due to the general minor nature of the proposed development. The scheme accords with Local Plan Policies GEN1 and GEN2 in terms of access and design, GEN8 and the ECC Parking Standards (adopted 2009) and locally amended March 2013.

D Other Material Considerations

- 10.18 Policy GEN7 of the Local Plan states that development that would have a harmful effect on wildlife will not be permitted unless the need for the development outweighs the importance of the feature of nature conservation. Where the site includes protected species, measures to mitigate and/or compensate for the potential impacts of development must be secured.
- 10.19 In addition to biodiversity and protected species being a material planning consideration, there are statutory duties imposed on local planning authorities. Section 40(1) of the Natural Environment and Rural Communities Act 2006 states "Every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity." This includes local authorities carrying out their consideration of planning applications. Similar requirements are set out in Regulation 3(4) of the Conservation (Natural Habitats &c) Regulations 1994, Section 74 of the Countryside and Rights of Way Act 2000 and Regulation 9(5) of the Conservation of Habitats and Species Regulations 2010. Recent case law has established that local planning authorities have a requirement to consider whether the development proposals would be likely to offend Article 12(1), by say causing the disturbance of a species with which that Article is concerned, it must consider the likelihood of a licence being granted.
- 10.20 The tests for granting a licence are required to apply the 3 tests set out in Regulation 53 of the Habitats Regulations 2010. These tests are:
- The consented operation must be for "preserving public health or public safety or other imperative reasons of overriding public interest including those of a social or economic nature and beneficial consequences of primary importance for the environment"; and
 - There must be "no satisfactory alternative"; and
 - The action authorised "will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range".
- 10.21 The Biodiversity Statement which has been submitted as part of the application outlined the trees, hedgerows and river to be of ecological importance. However, the immediate areas around the building which would be affected by the proposal are maintained lawn and therefore a sterile area. Comments have been received back from ECC Ecology raising no objection subject to an informative being added should planning permission be granted. ECC have also stated "*The site is in an urban area, mostly surrounded by residential housing and a large playing field. The surroundings are not particularly conducive to bat foraging or commuting and the adjacent streets will be lit; a deterrent to bats. The building itself is modern and of a construction style where crevices leading to internal spaces would be unlikely. Further, the proposed alterations are largely external and are considered unlikely to affect any potential bat roosting habitat. Of course bats are transient and highly mobile and seek out new roost spaces all the time so their presence can never entirely be ruled out. However, I consider the building to show at best negligible-low potential for bats (in accordance with current guidance) and do not feel that the intended works warrant bat surveys.*" The scheme is therefore considered to accord with Local Plan Policy GEN7
- 10.22 Policy GEN6 seeks for infrastructure provision to support development. The scheme is a 100% Council affordable housing development and there would not be profit that would result from the scheme and would be developed from money from the public purse. Nonetheless, due to the nature of the application no financial

contribution is required in accordance with Local Plan Policy GEN6 and SDP.

- 10.23 Even though the application site has The Slade running through and along the southern boundary the proposed works would fall within Flood Risk Zone 1, where there is low probability of flooding from tidal or fluvial sources, thereby a Flood Risk Assessment was not required to be undertaken, also due to the fact that the site falls below the 1 ha area. No objection is raised in this respect in accordance with Local Plan Policy GEN3.

11. CONCLUSION

- 11.1 The principle of the development is considered acceptable as the site lies within the development limits of Saffron Walden, within a sustainable location making full efficient use of underused land in order to provide affordable Council accommodation to meet an identified need. The scheme accords with Local Plan Policies S1 and H3, Policies SP1, SP2, SP6, SP7 and HO5 of the Draft Local Plan, also the trust of NPPF in terms of sustainable development.
- 11.2 The proposed design, layout, size and scale of the proposed development are considered sensitively designed and acceptable, protecting and preserving the character and appearance of the Conservation Area, in accordance with Policies GEN2, ENV1 and HE1. The scheme would not have a detrimental impact upon the residential and visual amenity of neighbouring residential occupiers, in accordance with Local Plan Policies GEN1, GEN2, GEN4 and Draft Local Plan Policies SP1, SP12, DES1, and HO1.
- 11.3 Sufficient parking is provided in accordance with parking standards. No objections have been raised by the Highways Authority. This accords with Local Plan Policy GEN1, GEN2, GEN8 and the ECC Parking Standards (adopted 2009), and locally amended March 2013.
- 11.4 The ecological survey which has been undertaken concluded that apart from birds the site has no protected species. The birds which have been recorded on site are associated with the trees and hedges, one tree and hedge of which is proposed to be removed east along the access road. A number of recommendations have been made in order to mitigate and enhance biodiversity. No objections have been raised by ECC Ecology regarding the submission subject to a condition being imposed. The scheme therefore is considered to accord with Local Plan Policy GEN7, NPPF and Circular 11/95.
- 11.5 No financial contribution is required towards affordable housing or education due to the nature of the proposed development, in accordance with Local Plan Policy GEN6.
- 11.6 There are no flood risk issues which are raised as part of this application, in accordance with Local Plan Policy GEN3. No ecological issues arise from this application in accordance with Local Plan Policy GEN7.

RECOMMENDATION – APPROVES SUBJECT TO THE FOLLOWING CONDITIONS:

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. No site clearance, preparatory work or development shall take place until a scheme for the protection of the retained trees (the tree protection plan) and the appropriate working methods (the arboricultural method statement) in accordance with Clause 7 of British Standard BS5837 - Trees in Relation to Construction - Recommendations has been submitted to and approved in writing by the local planning authority. The scheme shall include:

(a) All tree work shall be carried out in accordance with British Standard BS3998 - Recommendations for Tree Work.

(b) No retained tree shall be cut down, uprooted, destroyed, pruned, cut or damaged in any manner within [1-5 years] from [the date of the occupation of the building for its permitted use], other than in accordance with the approved plans and particulars, without the prior written approval of the local planning authority.

(c) If any retained tree is cut down, uprooted or destroyed or dies another tree shall be planted at the same place and that tree shall be of such size and species and planted, in accordance with condition (), at such time as may be specified in writing by the local planning authority,.

(d) No fires shall be lit within 10 metres of the nearest point of the canopy of any retained tree.

(e) No equipment, machinery or structure shall be attached to or supported by a retained tree.

(f) No mixing of cement or use of other contaminating materials or substances shall take place within, or close enough to, a root protection area that seepage or displacement could cause them to enter a root protection area.

(g) No alterations or variations to the approved works or tree protection schemes shall be made without prior written consent of the local planning authority.

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

REASON: To ensure the protection of trees within the site in accordance with Policies GEN2, GEN7 and ENV8 of the Uttlesford Local Plan (adopted 2005).

3. The hereby permitted Juliet Balconies shall be for matt metal railings, details of which shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The development shall thereafter be implemented in accordance with the approved details.

REASON: In the interests of the appearance of the development and the character and appearance of the surrounding Conservation Area, in accordance with Policy GEN2 and ENV1 of the Uttlesford Local Plan (adopted 2005).

4. The clay pantiles to be used on the roof of the development hereby permitted shall match those used in the existing building unless otherwise first agreed in writing by the local planning authority. 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 and the character and appearance of the surrounding Conservation Area, in accordance with Policy GEN2 and ENV1 of the Uttlesford Local Plan (adopted 2005).

5. The specified walls to the development hereby permitted shall have a smooth rendered surface.

REASON: To ensure a satisfactory standard of development in the interests of visual amenity and the character and appearance of the surrounding Conservation Area, in accordance with Policy GEN2 and ENV1 of the Uttlesford Local Plan (adopted 2005).

6. Before development commences cross-sections of the site and adjoining land, including details of existing levels around the building hereby permitted and any changes in level proposed, together with the proposed floor levels within the extension, shall be submitted to and approved by the local planning authority in writing. The development shall be carried out in accordance with the approved details.

REASON: In order to minimise the visual impact of the development in the street scene, in accordance with Policy GEN2 of the Uttlesford Local Plan (adopted 2005).

7. Before the development hereby permitted commences, an accessibility statement/drawing shall be submitted to and approved in writing by the local planning authority. The details submitted shall set out measures to ensure that the building is accessible to all sectors of the community. The buildings shall be designed as 'Lifetime Homes' and shall be adaptable for wheelchair use. All the measures that are approved shall be incorporated in the development before occupation.

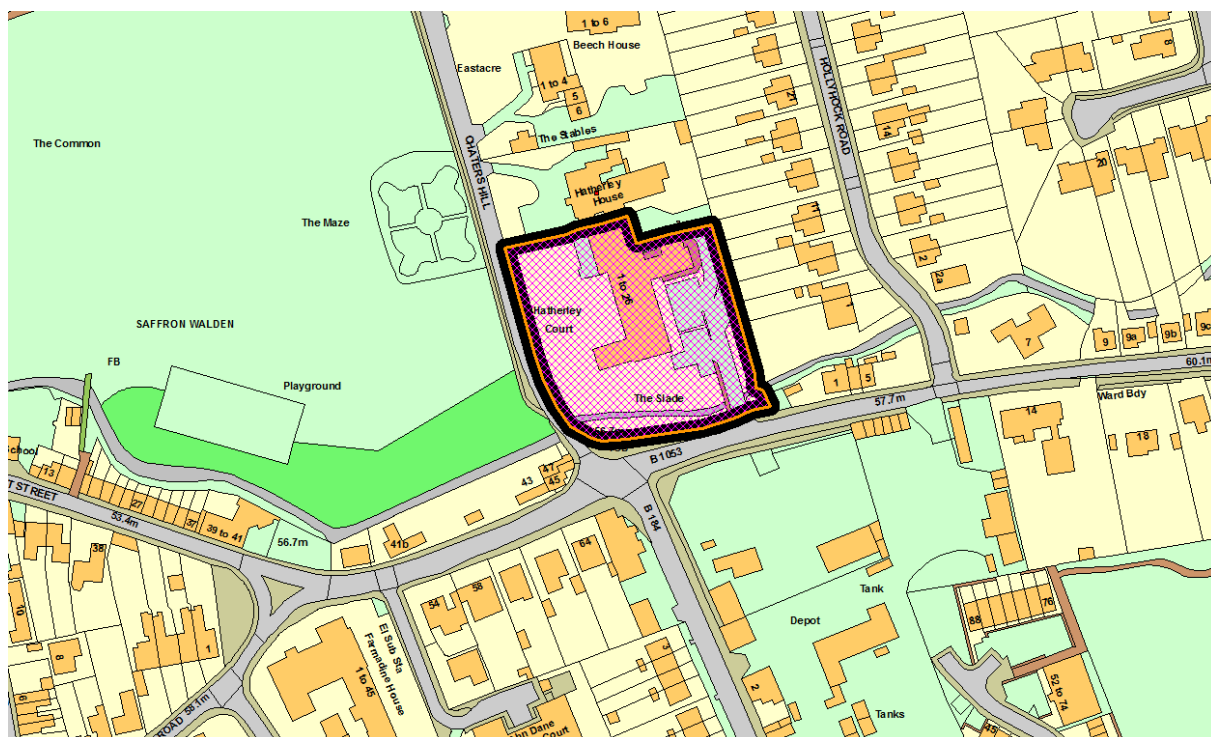
REASON: To ensure that the district's housing stock is accessible to all and to meet the requirements contained in adopted SPD Accessible Homes and Playspace Adopted November 2005.

Informative:

Should any bats or evidence of bats be found prior to or during the development, all works must stop immediately and an ecological consultant or the Council's ecologist contacted for further advice before works can proceed. All contractors working on site should be made aware of the advice and provided with the contact details of a relevant ecological consultant.

Application No.: UTT/14/2948/FUL

Address: Hatherley Court Chaters Hill Saffron Walden



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Organisation: Uttlesford District Council

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