

UTT/15/0643/DFO – Great Chesterford

MAJOR APPLICATION

PROPOSAL: Details following outline application UTT/14/0425/OP for 14 residential dwellings – details of access, scale and layout for 12 no. dwellings (REVISED APPLICATION)

LOCATION: Land North of Bartholomew Close Great Chesterford

APPLICANT: Michael and Andrew Hamilton

AGENT: Saffron Garner

EXPIRY DATE: 22 September 2015

CASE OFFICER: Emmanuel Allanah

1. NOTATION

1.1 Outside Development Limits; small corner of site is in Conservation Area.

2. DESCRIPTION OF SITE

2.1 The application site is located towards the edge of the village of Great Chesterford between a parcel of land at the north-east boundary currently being developed for 50 dwellings and an established estate. The site comprises undeveloped scrubland.

2.2 There are various trees and mature hedging along the boundaries of the site along with an entrance gate edge directly from Rookery Close.

2.3 The topography of the site levels rises gently from the entrance from Rookery Close towards the site to the north.

3. PROPOSAL

3.1 This application relates to the reserved matters following the granting of outline planning permission for 14 residential dwellings with all matters reserved.

3.2 The reserved matters for consideration now relates to Access, Scale, Landscaping and Layout for the erection of 12 residential dwellings.

4. APPLICANT'S CASE

4.1 The applicant has provided a Design and Access Statement to justify that the erection of twelve new dwellings of an even mix in size and bedroom number, in such sustainable location, close to the village facilities would be desirable.

4.2 The siting and scale of the proposed new dwellings has taken into consideration the context in which it is located as well as the mixed character of the wider area, and has been designed to respect the amenities of adjoining properties.

- 4.3 The submitted plans and drawings demonstrate that the erection of twelve dwellings on the site is a sensitive solution and one which respects the character and scale of properties in the surrounding area. The proposed layout also demonstrates that safe and adequate access to the site can be provided and that the visual impact on surrounding properties is acceptable and would be ameliorated by existing dwellings and landscaping.
- 4.4 Adequate off-street car parking is proposed, both for the new houses and for visitors, in accordance with currently adopted standards and the recommendation of the Local Highway Authority.
- 4.5 Other drawings and documents submitted to support the proposed revised reserved matters include the following:
- Proposed Site Layout
 - Transport Statement
 - And further planning statement addressing the concerns raised by consultees

5 RELEVANT SITE HISTORY

- 5.1 UTT/14/0425/OP. Approve with condition. Outline Planning permission with all matters reserved for residential development of up to 14 dwellings.

6 POLICIES

6.1 National Policies

National Planning Policy Framework

6.2 Uttlesford District Local Plan 2005

- Policy S7 The Countryside
- Policy H10 Housing Mix
- Policy GEN1 Access
- Policy GEN2 Design
- Policy GEN6 Infrastructure Provision
- Policy GEN7 Nature Conservation
- Policy GEN8 Vehicle Parking Standards
- Policy ENV1 Conservation Area
- Policy ENV3 Open Spaces and Trees
- Policy ENV7 The Protection of the Natural Environment - Designated Sites
- Policy ENV8 Other Landscape Elements of Importance for Nature Conservation
- SPD Energy Efficiency and Renewable Energy
- SPD Accessible Homes and Playspace
- Parking Standards – Design and Good Practice
- Essex Design Guide
- Essex County Council Highways – Development Management Policies

7 PARISH COUNCIL COMMENTS

- 7.1 Great Chesterford Parish Council wishes to object to the application and would like the following comments recorded:

- There are a number of minor issues of concerns over parking, construction management, height and design details. We consider these can be relatively easily addressed and resolved and do not represent any serious impediment to the application
- The issues of access is another matter entirely. We have concerns that Essex Highways have relied upon outdated and incorrect data and plans to reach their conclusions over access and we must request that UDC (via Essex Highways) undertake further and detailed due diligence to verify and validate the access statements.
- Proposed access via Bartholomew Close and the roads leading to it represents a clear and present road safety hazard; excessive use by vehicular traffic on a carriageway, given the actual width of said carriageway; impractical and dangerous access for service vehicles and construction traffic
- A representative of the Parish Council will be attending Planning Committee to speak to this matter.

8 CONSULTATIONS

ECC Highways

- 8.1 No objection subject to recommended planning conditions.

BAA Aerodrome Safeguarding

- 8.2 There are no safeguarding concerns for Stansted Airport

ECC Ecologist

- 8.3 No objection.

ECC Senior Historic Environment Advisor

- 8.4 No objection subject to recommended planning condition.

Natural England

- 8.5 No objection.

9 REPRESENTATIONS

- 9.1 The application was published by sending consultation letters to adjoining occupiers, displaying site notices and advertising it within the local newspaper. 40 letters of objection have been received at the time of writing this appraisal that raise the following concerns:

- It is outside development limits and out of keeping with the rural nature of this area
- Traffic noise and pollution
- Proposal will affect pedestrians
- Proposal will increase the risk of flooding because it is within a flood zone
- Proposal will affect wildlife
- It would add pressure to local education capacity
- The current sewage is full to capacity.
- Parking problems
- Overlooking

- Loss of trees
- Overbearing

10 APPRAISAL

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

- A Whether the proposed scale and layout of the twelve residential dwellings are compatible with the surrounding buildings and if it would harm the living condition of the adjoining occupiers or the character and appearance of the conservation area (ULP Policies GEN2 and ENV1).
- B Dwelling mix and affordable Housing provisions (ULP Policies H9 and H10).
- C Trees and Landscape impact (ULP Policies GEN7, ENV3, ENV7 and ENV8).
- D The impact of the proposed access and parking provision (ULP Policies GEN1 and GEN8)

A Whether the proposed scale and layout of the proposed development would be compatible with the surrounding buildings and if it would harm the living condition of the adjoining occupiers or harm the character and appearance of the conservation area (ULP Policies GEN2 and ENV1

10.2 Paragraph 58 of the National Planning Policy Framework affirms that the proposed development should respond to the local character, reflect the identity of its surroundings, optimise the potential of the site to accommodate development and is visually attractive as a result of good architecture and appropriate landscaping.

10.3 Policy GEN2 states that “development will not be permitted unless its design for example is compatible with the scale, form, layout, appearance and materials of surrounding buildings...and if it meets all the criteria of the Policy.

10.4 The guidance contained within the Essex Design Guide has been considered in the overall design approach of the proposed reserved matters in order to conclude that the scale of the proposed twelve dwellings reflects the character of the surrounding buildings.

10.5 Policy GEN4 affirms that development would not be permitted if it would cause material disturbance or nuisance to occupiers of surrounding properties.

10.6 And Policy ENV1 states that “design of development within Conservation Area will be permitted where it preserves or enhance the character and appearance of the essential features of a Conservation Area, including the plan form, relationship between buildings, the arrangement of open areas and their enclosure and grain...”

10.7 Due to the number of objection received the applicant decided to revisit the entire layout in order to take on board the views and concerns raised by both local residents and the Parish Council. Further consultation on the revised proposals has been carried out privately by the applicant without involving the local planning authority in order to know how the local residents and Parish Council welcomes the revised plans. The current revised plans was presented to local residents and the Parish Council at the Great Chesterford Community Centre on 21st July 2015 and after considering their feedback; the applicant then submitted the revised plans to local planning authority for consideration and the council decided to carry out a further 14 days re-consultation to

local residents and Parish Council in addition with other internal and external consultees.

Neighbour Amenity

10.8 The concerns that were raised with regard to the impact of the original layout would have on the amenity of the existing residents. The occupier at 17 Rookery Close raised concerns about the scale and proximity of the proposed dwelling to the east of their property. The current revised plans have taken into account of such concerns and addressed the issues raised in the following order.

- By revising the proposed Plot 1 to bungalow and the applicant agreed for the planning authority to secure such layout and scale through planning condition to prevent it been built as a two storey with a different layout.
- The applicant moved the bulk of the building away from the shared boundary in order to prevent overbearing or overlooking.
- Placed the off road parking provision between No. 17 and the new dwelling to act as a visual screen between the two properties in order to protect and safeguard the amenity of the adjoining properties.
- Further tree assessment has been carried out as a result the applicant decided to retain two of the three existing rowan trees that have been previously referred to by the occupier at No.17 Rookery Close.
- More new planting has been proposed between the proposed plot 1 (bungalow) and No.17 Rookery Close.

10.9 In order to address the impact of the proposed development on the properties at The Willows careful approach has been taken to overcome such concerns through the following means:

- The orientation of the proposed dwelling has changed by improving the proposed layout.
- The distance between the dwellings is now far greater for example; ranging between 14m to 18m and with new proposed native species hedge planting would serve as additional screening measures to the boundary treatment which assist to protect and safeguard the amenity of the adjoining occupiers.

10.10 Full consideration has been given to the impact of the development on No. 1 Bartholomew Close through the revised proposed layout and scale. For example;

- The proposed dwelling to the north east has been reduced in scale and massing such as Plot No.12. It would prevent any overbearing to the amenity of the adjoining occupier.
- Off road parking in the revised plan now separates the two properties in order to protect and safeguard the amenity of the adjoining occupier. This is welcome.

10.11 In conclusion, having considered the concerns and the impact of the proposed development; the details of the proposed scale and layout demonstrated through the revised plans shows how such concerns and impact has been addressed and overcome in addition with the use of the recommended planning conditions. Hence, the proposed revised layout and scale are considered acceptable as they are compatible with the character of the properties in the surrounding area; and the revised layout and scale would not harm the living condition of the adjoining occupiers in accordance with Policy GEN2.

B Dwelling mix and affordable Housing provisions (ULP Policies H9 and H10).

10.17 Policy H9 affirms the Council will seek to negotiate on a site to site basis an element of affordable housing of 40% and in this case the details of the proposed reserved provided such affordable housing as illustrated in the table below.

10.18 Policy H10 states that all developments on sites of 0.1 hectares and above or of 3 or more dwellings will be required to include a significant proportion of market housing comprising small properties and with the above affordable housing has been secured through Section 106 Agreement accompanying the approval of the outline application.

10.19 The total numbers of the proposed dwellings considered with the current reserved matters are shown below in terms of their respective amenity space for each proposed dwelling.

Plot no.	Floor Area (M2)	No. Bedrooms	Garden Area (m2)	Max height (storeys)	Parking Provision
1	83	3	153	1	2
2	148	4	177	2	4
3	117	3	91	2	2
4	117	3	100	2	2
5	77	2	87	2	2
6	77	2	105	2	2
7	120	3	102	2	2
8	130	4	128	2	3
9	210	5	132	2.5	3
10	210	5	132	2.5	3
11	82	2	72	2	2
12	82	2	94	2	2

Bungalow (5%)

Affordable Dwellings (20% = 2.4 = 2 dwellings)

All properties will be wheelchair accessible

C Trees and Landscaping (ULP Policies GEN7, ENV3, ENV7 and ENV8).

10.20 Initially the applicant included landscaping as part of the proposed reserved matters but following the significant alterations in the revised proposed scale and layout; the applicant decided to remove such proposed details at this stage in order to be determined at a later stage of outstanding reserved matters.

10.21 The concerns that was raised about the existing trees on site and their potential loss as a result of the development has been given full consideration at this current reserved matter despite the landscaping details has been removed.

D The impact of the proposed access and parking provision (ULP Policies GEN1 and GEN8)

10.22 The proposed access would be from Bartholomew Close and this has generated a lot of concerns from local residents in terms of traffic generation and cars parking outside the approved development area.

10.23 The proposed 4/5 bed properties have three off road parking spaces and all of the other dwellings have two. In order to address the concerns raised by local residents the applicant have provided four visitors parking spaces on the site, one above the level

needed for a development of 12 dwellings. Such changes will ensure that there is minimal on road parking as a result of this proposal. It is therefore considered that it will not exacerbate the existing problem as each dwelling has the required amount of parking, unlike the existing residential properties that were built prior to the current policy requirements and have a deficit by today's parking standards. This additional space in your Planning Officer's opinion would assist to ease the existing problem.

10.24 The movement of traffic along this stretch of road to the application site was also a concern. Earlier studies submitted as part of the original submission detailed how this access is suitable for a development of up to 14 dwellings. The scheme under consideration is for 12 hence, no concerns raised by the Highways Authority in terms of the proposed access and off-street parking spaces. In addition, the Highways Authority have recommended appropriate planning conditions in order to protect and safeguard the amenity of the area and traffic within the vicinity

11 CONCLUSION

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

- A The proposed layout and scale are considered acceptable because it would not harm the character of the area or the living condition of the adjoining occupiers (ULP Policy GEN2).
- B The proposed access and car parking standards are acceptable and comply with (ULP Policies GEN1 AND GEN8) and with the recommended planning condition the proposal would not adversely affect traffic in the area.
- C The proposed access and car parking layout are considered acceptable because they would not harm traffic in the area subject to the implementation of the recommended planning conditions.
- D It should be noted that the proposed reserved matters above did not include Landscaping details as part of the planning issue for consideration and this has been reserved for future consideration.

RECOMMENDATION – CONDITIONAL APPROVAL

Conditions/reasons

1. Before development commences samples of 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. The development shall be implemented using the approved materials. Subsequently, the approved materials 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 adopted Local Plan (2005).

JUSTIFICATION: The details of materials would need to be submitted for approval prior to the commencement of the development to ensure that the resulting appearance of the development is safeguarded and the amenity of the surrounding locality is protected.

2. No development shall take place, including any ground works or demolition, until a Construction Method Statement has been submitted to, and approved in writing by the

local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- i. the parking of vehicles of site operatives and visitors
- ii. loading and unloading of plant and materials
- iii. storage of plant and materials used in constructing the development
- iv. wheel and underbody washing facilities

REASON: To ensure that on-street parking of these vehicles in the adjoining streets does not occur and to ensure that loose materials and spoil are not brought out onto the highway in the interests of highway safety.

JUSTIFICATION: In order to protect and safeguard the amenity of the area.

- 3 (a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the Local Planning Authority. Any topping or lopping approved shall be carried out in accordance with the relevant British Standard.

(b) If any retained tree is removed, 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 shall be planted at such time, as may be specified in writing by the Local Planning Authority.

(c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the Local Planning Authority.

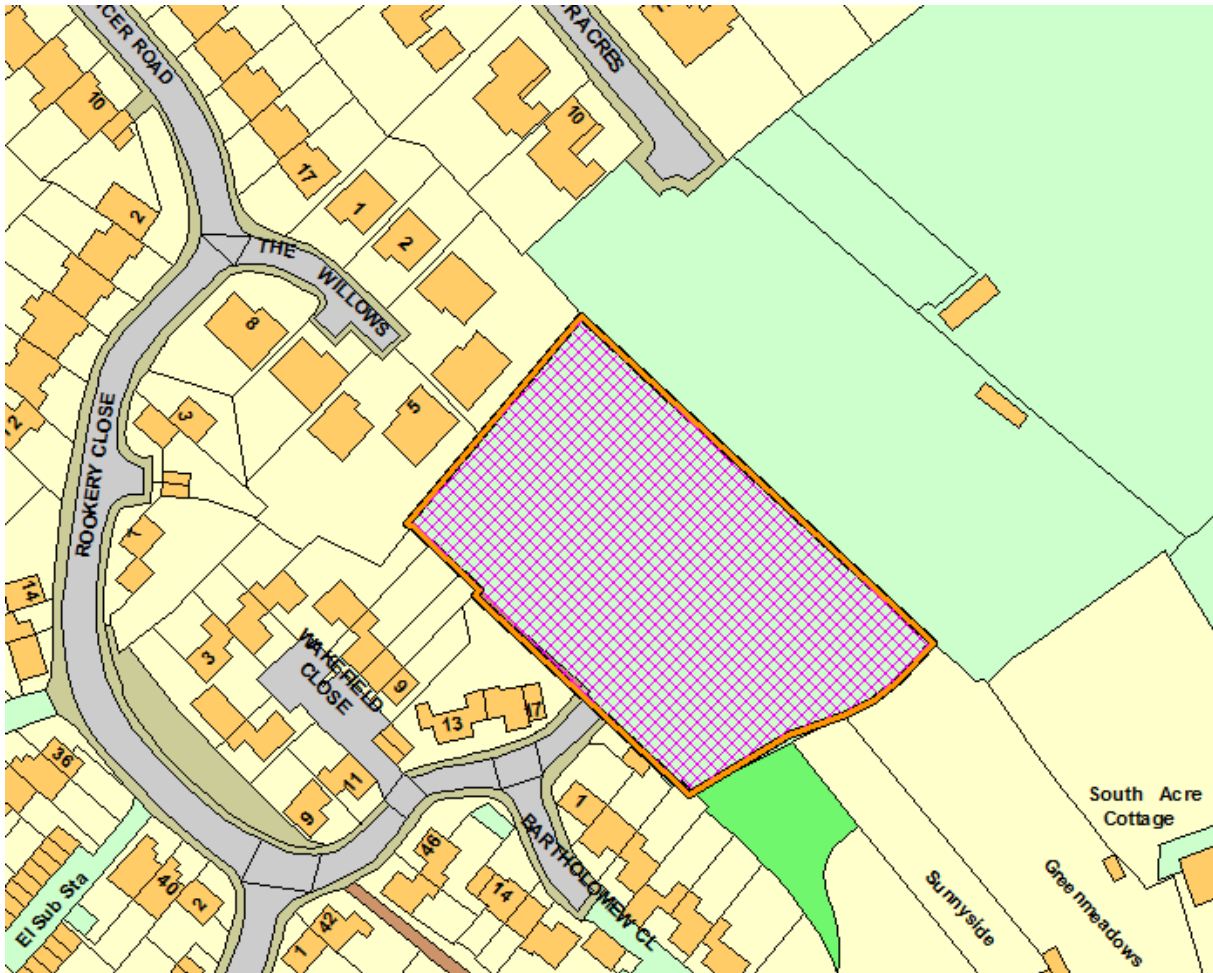
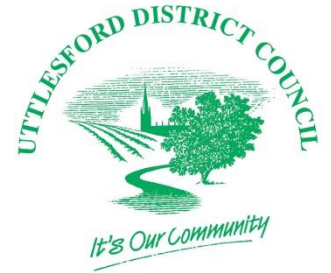
REASON: In order protect trees which are to be retained in order to enhance the development and the visual amenities of the area in accordance with Policies GEN2 and ENV8 of the adopted Local Plan (2005).

- 4 The garage(s), hereby permitted, shall be retained as secure parking for vehicles and shall not be used as additional living accommodation and no trade or business shall be carried on therefrom.

REASON: To ensure the continued provision of off-street parking space in the interests of highway safety and to safeguard the amenities of adjoining occupiers in accordance with Policies GEN1 and GEN8 of the adopted Local Plan (2005).

Application no.: UTT/15/0643/DFO

Address: Land North Of Bartholomew Close, Great Chesterford



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