

UTT/20/0029/FUL (Widdington)

(Referred to Planning Committee by Councillor Gerard for the following reasons:

- The proposal is for a specially designed home to suit the particular needs of the applicant who has been diagnosed with a rare condition and wishes to remain in the village where she has lived for over 25 years.
 - The proposed new house is designed in the vernacular style and will be constructed with natural materials, to the latest standards of energy conservation and performance, it is an attractive addition to the village.
- There is NPPG support for sustainable development outside settlement limits, if five-year land supply is deficient.)

PROPOSAL:	Erection of 1 no. detached dwelling
LOCATION:	Land At Pond Mead Cottage, High Street, Widdington, CB11 3SB
APPLICANT:	Ms Pauline Ewin
AGENT:	Mr Jon Buck, Kay Pilsbury Thomas Architects, Studio Cullinan, Buck Architects Ltd
EXPIRY DATE:	04th March 2020 (Extension of time until 30th March 2020)
CASE OFFICER:	Nathan Makwana

1. NOTATION

- 1.1 Outside Development Limits,

2. DESCRIPTION OF SITE

- 2.1 The application site relates to a plot of land located North West of the dwelling known as Pond Mead Cottage. To the south and east of the site are a number of dwellings, to the north and north west of the site is open agricultural land.

3. PROPOSAL

- 3.1 The application seeks full planning permission for the erection of one dwelling. The dwelling known as Pond Mead has been designed as an accessible home. The dwelling has been designed as a traditional exposed oak-frame, possessing a pitch roof. The proposed accessible home is to be 1.5 storeys with two floors and four bedrooms, with a number of large family rooms.
- 3.2 The new house faces West / East to view and use the accessible landscape, which will be planted to include wild areas, Essex hedgerows, groups of trees and a natural pond. Three parking spaces are proposed, with an additional space to be located underneath the car-port of the dwelling.

4. ENVIRONMENTAL IMPACT ASSESSMENT

- 4.1 Town and Country Planning (Environmental Assessment): The proposal is not a Schedule 1 development, nor does it exceed the threshold criteria of Schedule 2, and therefore an Environmental Assessment is not required.
- 4.2 Human Rights Act considerations: There may be implications under Article 1 and Article 8 of the First Protocol regarding the right of respect for a person's private and family life and home, and to the peaceful enjoyment of possessions; however, these issues have been taken into account in the determination of this application.

5. APPLICANT'S CASE

- 5.1 The applicant has provided a planning statement in support of the planning application to illustrate the process that has led to the development proposal and to explain and justify the proposal in a structured way. The applicant also draws reference to recently approved planning applications, which are outlined in the section below.
- 5.2 Also, submitted with this planning application is a completed Biodiversity Checklist, Design and Access Statement, Arboricultural Impact Assessment, Energy Statement, Preliminary Ecological Appraisal, Landscape Design Report and Transport Statement.
- 5.3 On 05 June 2020, the agent, on behalf of the applicant submitted a further planning statement in support of their application for the erection of one dwelling. The full version of this statement is available on the public access file.

6. RELEVANT SITE HISTORY

- 6.1 UTT/0150/12/FUL - Proposed single storey extension and relocation of front door with timber canopy – Approved on 06th March 2012.
- 6.2 The adjacent property located to the South West of Pond Mead Cottage has received planning permission for two dwellings. The site history for Pond Mead and the original and subsequent successor applications are as follows:
- 6.3 UTT/19/2643/FUL - Construction of 1 no. detached dwelling and associated works (Revised scheme for plot 3 previously approved under UTT/18/3279/FUL) – Approved on 14 February 2020.

UTT/19/2648/FUL - Construction of 1 no. detached dwelling (Revised scheme for plot 4 previously approved under UTT/18/3279/FUL) – Approved on 27th January 2020.

UTT/18/3279/FUL - Subdivision of existing house into two dwellings and the construction of two new dwellings in the grounds including a new vehicular crossover, access and refurbishment of the front boundary wall. (Revised scheme to that approved under planning consent UTT/18/0449/FUL) – Approved on 22nd March 2019.

UTT/18/0449/FUL - Subdivision of existing house into two dwellings and the construction of two new dwellings in the grounds including a new vehicular crossover and refurbishment of the front boundary wall – Approved on 14th May 2018.

7. POLICIES

National Policies

National Planning Policy Framework (NPPF) (June 2019)

Uttlesford Local Plan (2005)

ULP Policy S7 – The Countryside
ULP Policy H9 – Affordable Housing
ULP Policy GEN1 – Access
ULP Policy GEN2 – Design
ULP Policy GEN4 – Good neighbourliness
ULP Policy GEN7 – Natural Conservation
ULP Policy GEN8 – Vehicle Parking Standards

Supplementary Planning Documents/Guidance

SPD – Accessible Homes and Playspace

Other Material Considerations

National Planning Policy Guidance (NPPG)
Essex Design Guide
ECC Parking Standards
UDC Parking Standards

8. PARISH COUNCIL COMMENTS

8.1 Widdington Parish Council

No response received.

9. CONSULTATIONS

ECC Highways

9.1 From a highway and transportation perspective the impact of the proposal is acceptable to the Highway Authority subject to the following measures:

1. Prior to occupation of the dwelling, the proposed access at its centre line shall be provided with a clear to ground visibility splay with dimensions of 2.4 metres by 43 metres, as measured from and along the nearside edge of the carriageway. Such vehicular visibility splays shall be provided before the access is first used by vehicular traffic and retained free of any obstruction at all times.

Reason: To provide adequate inter-visibility between vehicles using the access and those in the existing public highway in the interest of highway safety.

2. Prior to occupation of the dwelling, the proposed private drive shall be constructed to a minimum width of 5 metres for at least the first 6 metres from the back of carriageway and provided with an appropriate vehicular crossing of the footway/verge.

Reason: To ensure that vehicles can enter and leave the highway in a controlled manner and to ensure that opposing vehicles can pass clear of the limits of the highway, in the interests of highway safety.

3. No unbound material shall be used in the surface treatment of any vehicular access within 6 metres of the highway boundary.

Reason: To avoid displacement of loose material onto the highway in the interests of highway safety.

4. Any gates provided at the vehicular access shall be inward opening only and shall be set back a minimum of 6 metres from the back edge of the carriageway.

Reason: To enable vehicles using the access to stand clear of the carriageway whilst gates are being opened and closed in the interest of highway safety.

The above conditions are required to ensure that the development accords with the Highway Authority's Development Management Policies, adopted as County Council Supplementary Guidance in February 2011 and Uttlesford Local Plan Policy GEN1.

ECC Ecology

9.2 No objection subject to securing biodiversity mitigation and enhancement measures.

Summary

We have reviewed the Preliminary Ecological Appraisal (T4 Ecology, June 2019) relating to the likely impacts of development on designated sites, protected species and Priority species & habitats.

We are satisfied that there is sufficient ecological information available for determination.

This provides certainty for the LPA of the likely impacts on protected and Priority species & habitats and, with appropriate mitigation measures secured, the development can be made acceptable.

The mitigation measures identified in the Preliminary Ecological Appraisal (T4 Ecology, June 2019) should be secured and implemented in full. This is necessary to conserve and enhance Protected and Priority Species.

We also support the proposed reasonable biodiversity enhancements, which have been recommended to secure measurable net gains for biodiversity, as outlined under Paragraph 170d of the National Planning Policy Framework 2019. The reasonable biodiversity enhancement measures should be outlined within a Biodiversity Enhancement Strategy and should be secured as a condition of any consent.

This will enable LPA to demonstrate its compliance with its statutory duties including its biodiversity duty under s40 NERC Act 2006.

Impacts will be minimised such that the proposal is acceptable subject to the conditions below based on BS42020:2013.

Submission for approval and implementation of the details below should be a condition of any planning consent.

Recommended conditions:

1. ACTION REQUIRED IN ACCORDANCE WITH ECOLOGICAL APPRAISAL RECOMMENDATIONS

“All mitigation and enhancement measures and/or works shall be carried out in accordance with the details contained in the Preliminary Ecological Appraisal (T4 Ecology, June 2019) as already submitted with the planning application and agreed in principle with the local planning authority prior to determination.

This may include the appointment of an appropriately competent person e.g. an ecological clerk of works (ECoW,) to provide on-site ecological expertise during construction. The appointed person shall undertake all activities, and works shall be carried out, in accordance with the approved details.”

Reason: To conserve and enhance Protected and Priority species and allow the LPA to discharge its duties under the UK Habitats Regulations, the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats & species).

2. PRIOR TO SLAB LEVEL: BIODIVERSITY ENHANCEMENT STRATEGY

“A Biodiversity Enhancement Strategy for Protected and Priority species shall be submitted to and approved in writing by the local planning authority.

The content of the Biodiversity Enhancement Strategy shall include the following:

- A. Purpose and conservation objectives for the proposed enhancement measures;
- B. detailed designs to achieve stated objectives;
- C. locations of proposed enhancement measures by appropriate maps and plans;
- D. persons responsible for implementing the enhancement measures;
- E. details of initial aftercare and long-term maintenance (where relevant).

The works shall be implemented in accordance with the approved details and shall be retained in that manner thereafter.”

Reason: To enhance Protected and Priority Species/habitats and allow the LPA to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species).

ECC Archaeology

9.3 Recommendation: Consult Historic England

Historic England should be consulted at the earliest opportunity as the application could have an impact on the setting of the scheduled monument.

Reason for Archaeological Recommendation

The proposed development is located on the High Street within the historic town of Widdington. Widdington comprises a small nucleated settlement dating back to the medieval period. Widdington contains a large number of listed buildings, a church and two scheduled moated sites, Prior’s Hall and The Hall, all located within the Conservation Area. The proposed development

comprises the erection of one dwelling just outside the Conservation Area. The proximity of the proposed development may impact the Scheduled Monument's setting. It is therefore recommended that Historic England is consulted to identify their views on the impact on the setting of the monument by the proposed development.

Historic England

- 9.4 Thank you for your letter of 22 January 2020 regarding the above application for planning permission. On the basis of the information available to date, we do not wish to offer any comments. We suggest that you seek the views of your specialist conservation and archaeological advisers, as relevant.

It is not necessary for us to be consulted on this application again, unless there are material changes to the proposals.

UDC Environmental Health

- 9.5 Thank you for consulting Environmental Health regarding the above application for the erection of a single detached dwelling on existing garden land belonging to Pond Mead Cottage. I note that the intention is for the new dwelling to be used for occupation by the current owner of Pond Mead Cottage. I have no objection to the development as proposed, but would recommend that following informative is attached to any consent granted:

The applicant is advised that it is their responsibility to ensure that final ground conditions are fit for the end use of the site. If during any site investigation, excavation, engineering or construction works evidence of land contamination is identified, the applicant shall notify the Local Planning Authority without delay. Any land contamination identified shall be remediated to the satisfaction of the Local Planning Authority to ensure that the site is made suitable for its end use.

Essex County Historic Environment Team

- 9.6 This application is for the erection of 1 no. detached dwelling.

The site affected by this application is adjacent to the Widdington Conservation Area boundary. Pond Mead Cottage itself is not listed and within the Conservation Area boundary. The nearest listed building is Rectory Cottage, south east of the site (Grade II, list entry number: 1238382). Prior's Hall moated site, a scheduled monument (1013760), is south west of the site and contains the listed Prior's Hall (Grade I: 1274214).

The pattern of the settlement and Conservation Area is typical of a medieval nuclear settlement, with development concentrated around St Mary's church. Buildings typically front the road and there is little backland development.

Whilst the proposal goes against the typical grain of development within the Conservation Area, the proposed design of the dwelling is largely agricultural and unassuming meaning it will not, I feel, be detrimental to the surrounding heritage assets. There could be an improvement to the fenestration of the building, which appears contrived, however the limited visibility of the dwelling and its location at the edge of the Conservation Area boundary will limit the impact it will have on the setting of the Conservation Area. Should the local authority approve the

development, I recommend a condition is imposed regarding the proposed external materials, to ensure that the largely traditional character of the Conservation Area and surrounding listed buildings is not undermined by the introduction of incongruous materials such as uPVC cladding or windows.

10. REPRESENTATIONS

10.1 7 Neighbour Representations have been received.

A site notice was displayed at the application site on the 21st January 2020 and expired on the 11th February 2020.

Neighbour notification period expired on the 13th February 2020.

10.2 Summary of representations received as follows:

Support:

- Sympathetic proposal to allow one long term resident to remain in village.
- The house is specially adapted and will allow the resident to remain in the village.
- One house within a large garden of existing dwelling.
- Three more detached houses have been built in an adjacent property, setting a precedent.

Object:

- The erection of the dwelling will result in the extension of the existing building line into the open countryside and an orchard.
- Will set a future precedent of this type of development occurring.
- The erection of this dwelling will result in an intensification of vehicular access to the site.
- The access road to and from the village has poor line of sight.

11. APPRAISAL

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

- A The Principle of development –Impact on Countryside Character (NPPF, ULP Policies S7, H4 and GEN2);
- B Access and Vehicle Parking Standards (ULP Policy GEN1, GEN2);
- C Design and Impact on Residential Amenity (ULP Policy GEN2 and SPD “Accessible Homes and Playspace”);
- D Impact on protected species (ULP Policy GEN7);
- E Heritage (ULP Policy ENV2, ENV3);
- F Other

A The Principle of development –Impact on Countryside Character (NPPF, ULP Policies S7 and GEN2);

11.1 The site is outside of the development limits (ULP Policy S7). ULP Policy S7 states that the countryside will be protected for its own sake and that planning permission will only be given for development that needs to take place there or is appropriate to the rural area, with development only being permitted if its

appearance protects or enhances the particular character of the part of the countryside within which it is set or there are special reasons why the development in the form proposed needs to be there.

- 11.2 Although it could be argued the proposal by virtue would fail to comply with Local Plan Policy S7, it is also recognised that the NPPF sets out applicable national planning policy in relation to sustainable development and housing in rural areas. It has also been found that Local Plan Policy S7 is partly consistent with the NPPF, due to its protective approach, the following paragraph sets out the assessment of the principle of the development in regards to the NPPF.
- 11.3 The site is within Widdington and although outside of the development limits I do not consider the site to be isolated, this is supported by recent case law *Braintree DC v SSCLG* [2018] EWCA Civ. 610 which considers the definition of an isolated dwelling, and gives further clarification to its definition. That being said the proposal should also accord with the sustainable elements of the NPPF as set out in the following paragraphs.
- 11.4 Paragraph 11 of the NPPF considers the presumption of sustainable development, this includes where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date (this includes where five year housing supply cannot be delivered). This means that applications for sustainable development outside development limits may need to continue to be granted where appropriate to ensure the level of housing supply is robust and provides a continuous delivery of housing. Moreover the proposal should be considered against the three strands of sustainable development including; economic, social and environmental.
- 11.5 Economic: 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. The development will deliver a small economic role by the creation of a small amount of employment during the construction phase and the occupiers of the house would contribute to the local economy in the long term, as such there would be some, but limited, positive economic benefit.
- 11.6 Social: 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. In terms of the proposed development and in relation to the social aspect of sustainable development, the site is within walking/cycling distance to other parts of Widdington. There are also bus stops within walking distance along the High Street served by a regular bus service to both Newport and Saffron Walden, enabling travel to neighbouring villages and towns. The proposal would make a small contribution towards the delivery of the housing. Due to the location of the application site it is considered not to be socially isolated and that the proposed development would be able to perform a social role and meet the social strand of sustainability. This is consistent with other recently approved development within Widdington and close to this location.
- 11.7 Environmental: Paragraph 170 (b) of the NPPF advises planning policies and decisions should contribute to and enhance the natural and local environment by recognising the intrinsic character and beauty of the countryside, as such the following paragraphs make due consideration to this. The application site is located within the spacious and large rear curtilage of Pond Mead Cottage. The

total site for Pond Mead Cottage equates to a 0.6 Hectares (1.6 Acres), with the application site being approximately half of this site in the northern area equating to 0.31 Hectares (0.77 Acres). It measures at 67-80m in length and 35-49m in width, with a 50m long access road.

- 11.8 The submitted Design and Access Statement outlines that the site has previously been used for agricultural purposes in the past, but currently has a sui-generis use class. It is currently used as a large spacious open green/rear garden and is adjacent to large agricultural fields which encircle the site to the north. The site is also adjacent to the Widdington Conservation Area. Widdington is a historical village possessing a number of Grade I and Grade II Listed Buildings, as well as two Ancient Monuments known as Prior's Hall and Widdington Hall.
- 11.9 As identified above, the site is located outside of the development boundary of Widdington and is therefore located within the open countryside. This means that it remains contrary to Policy S7. Within the Design and Access Statement, reference is made to the above planning applications located at the adjacent property known as Pond Mead. The original planning application (UTT/18/0449/FUL) was approved on 14th May 2018 and this resulted in the subdivision of the curtilage and the erection of an additional two dwellings. Subsequent applications have been submitted and approved amending each dwelling respectively.
- 11.10 The Design and Access Statement also makes reference to Policy H4 Backland Development which outlines a number of criteria to justify the acceptability of backland development including the lack of road frontage, the usage of land and amenity concerns to neighbouring properties. Notwithstanding the issue surrounding the site being outside of the development boundary of Widdington, the application would fit the majority of the criteria outlined within Policy H4.
- 11.11 However, in determining planning applications, each case is considered on its own individual merits. The location of Pond Mead Cottage, its large size and curtilage means that there are strong individual merits which warrant the refusal of the application and its failure to comply with the Environmental strand of the NPPF. It is accepted that whilst it they fall outside of the development boundary of Widdington, the approved applications at Pond Mead fall within the building line and pattern of development of neighbouring dwellings, as well as their close location and proximity to the development boundary of Widdington. In short, these applications cannot be used as precedent to justify this application as there are fundamentally different circumstances surrounding their principal of development.
- 11.12 This proposed dwelling located within the curtilage of the dwelling known as Pond Mead Cottage is located far outside of the village of Widdington. Pond Mead Cottage possess an extremely large curtilage of which the land was former agricultural land. The presence of this significantly large dwelling would result in significant harm to the openness and character of the countryside. The **approximate** measurements for the dwelling stand as following:
Eaves: Approx 4.5m, Ridge: 7.5m, Length: 27m, Width: 8.5m, Area: 216m²
- 11.13 This is a significantly large dwelling of massive proportions located within a curtilage that is not considered to form part of Widdington Village in any defined boundary and has a character and appearance that is closely associated with that of the open countryside. The dwelling itself would be located outside of any established building line and would remain a dwelling clearly part of the countryside rather than the village of Widdington. Unlike the adjacent recently

approved two dwellings which are still considered to fall within the existing building line and closer to the existing built form, whereas the proposed scheme appears detached and further sited into the countryside.

- 11.14 The measurements above also indicate that the dwelling would not be modest in size and instead would compete with other large established dwellings within the village of Widdington. It is considered to be a large and obtrusive addition to the countryside, incongruent with any other dwelling in Widdington. It would cause significant harm and is of proportions that are not characteristic of the wider countryside. Paragraph 170 of the NPPF states that decisions should contribute to and enhance the natural and local environment by “recognising the intrinsic character and beauty of the countryside”. This proposed dwelling would have the opposite effect and cause significant harm and detriment to the openness and wider character and beauty of the countryside.
- 11.15 For the above reasons listed, the proposed dwelling and its appearance is not considered to neither protect nor enhance the character of the countryside. It is of significant proportions that introduces a significant level of bulk and massing to this particular area of Widdington. It falls outside of any established building line and would cause harm and detriment to the openness and wider character and beauty of the countryside, by virtue of its rural location, bulk, scale and massing. It is therefore contrary to ULP Policies S7, H4, GEN2 and the NPPF.

B Access and Vehicle Parking Standards (ULP Policy GEN1, GEN2);

- 11.16 The local highway authority, Essex County Council, has been consulted on the application and a response received in writing of no objection, subject to conditions. Accordingly the proposal is considered acceptable with regard to Policy GEN1.
- 11.17 The parking requirement for a house of four or more bedrooms is three parking spaces. Based on the Block Plan, the parking provision available is considered more than sufficient to meet the minimum requirement of three cars. Accordingly the proposal is considered acceptable with regard to Policy GEN8.

C Design and Impact on Residential Amenity (ULP Policy GEN2 and SPD “Accessible Homes and Playspace”)

- 11.18 The Design and Access Statement outlines the dwelling as being “*a high-quality, low-energy sustainable building made from traditional natural materials and set in a generous curtilage, in keeping with the character of the local area and village street scene.*” The design is comprised of an oak-framed structure, exposed inside and out, deep red-brick plinths, lime plaster, clay pegged tiles. The form and arrangement of the building combines a threshing barn with coach house with dormers.
- 11.19 The home is described as “fully-accessible” with a full description of the adaptations specified for the applicant outlined within the Design and Access Statement. The dwelling is also described as 1.5 storeys high in terms of its height. The house is accessed from the southernmost corner of the site along a gravel driveway leading from the High street past the current applicant’s home - Pond Mead Cottage.
- 11.20 Parking for three cars is located to the rear. Also, a large car can be parked beneath the carport located on the south side of the proposed dwelling. The Essex

Design Guide stipulates that the minimum amount of garden size should be at least 100m² for a dwelling of three or more bedrooms. This garden space allocated to this dwelling exceeds the minimum amount required.

- 11.21 By way of neighbour amenity, the proposed dwelling is located a significant distance away from its immediate neighbours, therefore no issues of overlooking, overbearing or overshadowing will arise from this proposal. As outlined in the above paragraphs, the dwelling safeguards the amenity of future occupiers with large spacious rooms that exceed the minimum as outlined within the “Technical housing standards – nationally described space standard”. A detailed landscaping plan is outlined and provides a detailed breakdown of the various landscaping proposals that would be undertaken if the dwelling were to gain permission.
- 11.22 The main concern regarding this proposal as described in Section A, is regard to its size, scale, and massing. Irrespective of the detail design and landscaping proposals, the dwelling is considered far too excessive in size, scale and bulk. The issue of its countryside location and incongruent form makes it detrimental in design terms. It is this sheer scale, mass and bulk that this design only enhances which makes it unsuitable to be located in this locality.
- 11.23 It is for the above reasons that the proposal fails to accord with ULP Policy GEN2.

D Impact on protected species (ULP Policy GEN7);

- 11.24 As well as the required Biodiversity Validation Checklist, submitted with the application is also a Preliminary Ecological Appraisal (T4 Ecology, June 2019) relating to the likely impacts of development on designated sites, protected species and Priority species & habitats.
- 11.25 The Ecology Officer has reviewed the ecological information available for determination. They recommend that the mitigation measures identified in the Preliminary Ecological Appraisal (T4 Ecology, June 2019) should be secured and implemented in full. This is necessary to conserve and enhance Protected and Priority Species.
- 11.26 They also support the proposed reasonable biodiversity enhancements, which have been recommended to secure measurable net gains for biodiversity, as outlined under Paragraph 170d of the National Planning Policy Framework 2019. The reasonable biodiversity enhancement measures should be outlined within a Biodiversity Enhancement Strategy and should be secured as a condition of any consent.
- 11.27 The proposal is therefore considered to be acceptable with regards to biodiversity and ecology. The proposal is considered to be in accordance with ULP Policy GEN7.

E Heritage (ULP Policy ENV2, ENV3);

- 11.28 The proposed development is located on the High Street within the historic town of Widdington. Widdington comprises a small settlement dating back to the medieval period. Widdington contains a large number of listed buildings, a church and two scheduled moated sites, Prior’s Hall and The Hall, all located within the Conservation Area.

- 11.29 The proposed development comprises the erection of one dwelling just outside the Conservation Area. Essex County Council Archaeology were concerned that the proximity of the proposed development may impact the Scheduled Monument's setting. It was therefore their recommendation that Historic England were consulted to identify their views on the impact on the setting of the monument by the proposed development.
- 11.30 Historic England upon being consulted had no further comment to make. Essex County Council Conservation were also consulted and note that whilst the proposal goes against the typical grain of development within the Conservation Area, the proposed design of the dwelling is largely agricultural and unassuming meaning it will not be detrimental to the surrounding heritage assets.
- 11.31 Should the application be approved, a condition is recommended regarding proposed materials to ensure that the largely traditional character of the Conservation Area and surrounding listed buildings is not undermined by the introduction of incongruous materials such as uPVC cladding or windows. The proposal is therefore considered to adhere to ULP Policies ENV2 and ENV3.

F Other

- 11.32 UDC Environmental Health have been consulted and raise no objection to the proposal. They recommend the inclusion of an informative condition regarding final ground conditions, should the dwelling receive planning permission.

12. CONCLUSION

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

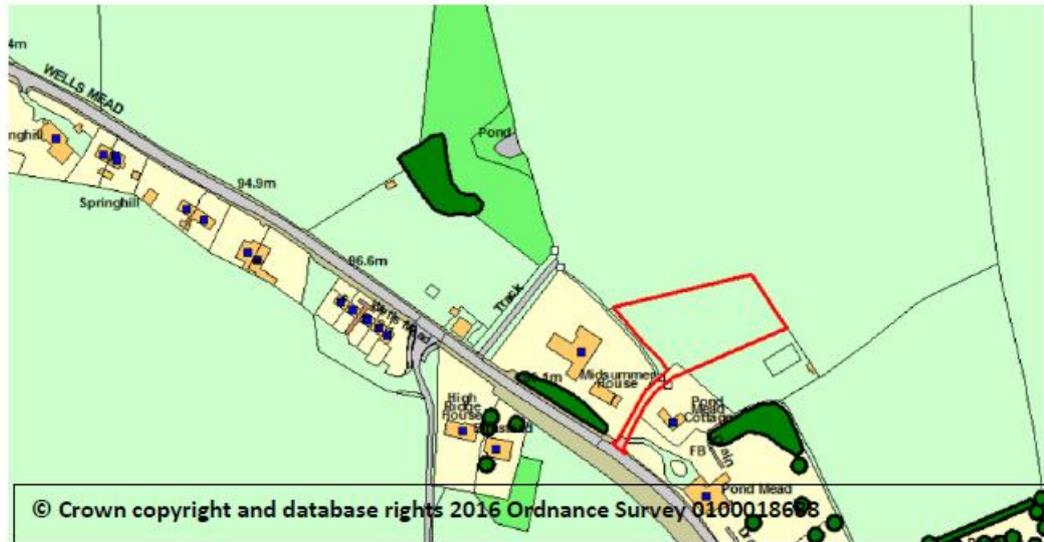
- A** The proposal would detract from the rural character of the setting of the site by the nature of its sheer size, scale, form and bulk. It would impact on the openness of the countryside.
- B** Car parking and highway access are acceptable.
- C** There would be no material adverse impact to neighbours and the house would provide sufficient amenity to future occupiers. The size of the dwelling is considered excessive in its design.
- D** The proposal is acceptable with regard to nature conservation.
- E** The proposal will not have a harmful impact to the Conservation Area and nearby heritage assets.
- F** Ground condition informative is recommended.

RECOMMENDATION – REFUSAL

Reason

1. The proposed dwelling by reason of its size, scale, design and siting is not considered to neither protect nor enhance the character of the countryside. It is of significant proportions that introduces an unacceptable level of bulk and massing to this particular area of Widdington. It falls outside of any established building line

and would cause harm and detriment to the openness and wider character and beauty of the countryside, contrary to Policy S7, H4, GEN2 and the NPPF



Organisation: Uttlesford District Council

Department: Planning

Date: 21 May 2020