

UTT/20/1108/DFO (DUDDENHOE END, ELMDON)

(Called-In by Cllr Gregory if recommended for approval as the material planning grounds of overdevelopment of the site, materials not in keeping and backland development)

PROPOSAL: Details following outline approval UTT/18/0188/OP for the erection of 2 no. dwellings - details of layout, scale, landscaping and appearance.

LOCATION: Holly Hedge, Woodmans Lane, Duddenhoe End, Elmdon CB11 4UU

APPLICANT: Mr & Mrs Hestletine

AGENT: Mr Peter Stollery

EXPIRY DATE: Extension of time (agreed): 03 August 2020

CASE OFFICER: Mr Avgerinos Vlachos

1. NOTATION

1.1 Outside Development Limits.

2. DESCRIPTION OF SITE

2.1 The application site (plot1 to the west and plot 2 to the east) is in the village of Duddenhoe End at the back of a series of dwellings fronting onto Woodmans Lane; moving westbound, these dwellings include Sebring (one-and-a-half storey property), Holly Hedge (bungalow), Stepping Stones (bungalow), The Owls (one-and-a-half storey property), Gallery House (one-and-a-half storey property), and Wendens Vineyard (one-and-a-half storey property). The site currently comprises a paddock and a detached domestic stable block, including a low level pitched roof with weather boarded walls under a tiled roof. The existing access to the site is via Wendens Vineyard, though some works have been done for the access approved at outline stage. The site steps down by approximately one metre to a level plateau moving to the south.

3. PROPOSAL

3.1 The proposal includes the erection of 2 no. detached dwellings on Plot 1 (western plot) and Plot 2 (eastern plot) along with 2 no. detached single storey double garages, one on each plot. Plot 1 dwelling will be two storey and plot 2 dwelling will be single storey and both will have gabled roofs (plot 2 dwelling will also have a pitched, almost flat, roof on its northern part).

It is proposed that plot 1 will have 4 no. bedrooms and 2 no. rear (south) gabled wings (the eastern rear wing will be two storey and dug down approximately by 1m, and the western rear wing will be single storey). It will also have 2 no. dormers: one on the rear (south) elevation and another facing west on the main eastern rear wing. Plot 2 will have 3 no. bedrooms with 2 no. rear (south) gabled wings equally protruding from the main dwelling and solar panels on the rear (south) elevation.

4. ENVIRONMENTAL IMPACT ASSESSMENT

4.1 The development does not constitute 'EIA development' for the purposes of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017.

5. APPLICANT'S CASE

5.1 The application includes the following document(s):

- Photographs
- Additional photographs
- Planning statement
- Additional statement of clarification

- Ecology survey.

6. RELEVANT SITE HISTORY

- 6.1
- **UTT/18/0188/OP** – Outline application, with all matters reserved except for access, the demolition of outbuilding and the erection of 2 no. single storey dwellings, garages and access. (Revised proposals to those approved under UTT/16/2991/OP and UTT/17/0763/OP).

Refused by Committee. It relates to both Plots 1 and 2 of the current application. Allowed at appeal under 18/00054/REF (APP/C1570/W/18/3204289) with conditions (see Appeal Decision).

- 6.2
- **UTT/17/0763/OP** - Outline application, with all matters reserved except for access, the demolition of existing garage for the erection of 1 no. single storey dwelling, garage and access.

Refused. It relates to Plot 2 of the current application. Allowed at appeal under 17/00040/REF (APP/C1570/W/17/3180473) with conditions.

- 6.3
- **UTT/16/2991/OP** - All matters reserved except for access, for replacement of stables as a new single storey dwelling.

Approved with conditions. It relates to Plot 1.

- 6.4
- **UTT/15/0540/FUL** - Change of use of land from paddock to garden land.

Approved with conditions. It relates to both Plots 1 and 2. No Permitted Development (PD) rights.

7. POLICIES

- 7.1
- S70(2) of the Town and Country Planning Act 1990 (as amended) requires the local planning authority, in dealing with a planning application, to have regard to:

- (a) the provisions of the development plan, so far as material to the application,
- (aza) a post-examination draft neighbourhood development plan, so far as material to the application,
- (b) any local finance considerations, so far as material to the application, and
- (c) any other material considerations.

- 7.2
- S38(6) of the Planning and Compulsory Purchase Act 2004 requires that, if regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise.

Uttlesford Local Plan (2005)

S7 – The Countryside

GEN1 – Access

GEN2 – Design

GEN4 – Good neighbourliness

GEN7 – Nature conservation

GEN8 – Vehicle parking standards

H4 – Backland development

H9 – Affordable housing

ENV3 – Open spaces and trees

ENV8 – Other landscape elements of importance for nature conservation

ENV14 – Contaminated land

Supplementary Planning Documents/Guidance

SPD2 – Accessible Homes and Playspace

National Policies

National Planning Policy Framework (NPPF, 2019)

Other Material Considerations

Uttlesford Local Residential Parking Standards (2013)

Essex County Council Parking Standards: Design and Good Practice (2009)

Technical Housing Standards – Nationally Described Space Standard (NDSS)

Essex Design Guide (EDG)

8. PARISH COUNCIL COMMENTS

8.1 The Parish Council (PC) was consulted twice with no comments received the second time. On the first consultation round, the PC objected to this application on 09 June 2020 with the following comments:

1. The PC had previously objected this scheme.
2. The PC support the local objections and specifically request that this application is put before the full planning committee.
3. The original application was for 2 no. single storey dwellings. This application is for 1 no. single storey dwelling and 1 no. large two storey dwelling.
4. Whilst measurements aren't entirely clear, the pitch height on plot 2 looks to be close to 6 plus metres and would likely tower over the neighbouring properties. That despite the illustration on page 5 depicting an artist's impression of quite the opposite.
5. The driveway is gravelled and the neighbours would like there to be consideration for a tarmac drive to and around the property to reduce the impact of noise as the drive is close to neighbouring properties.

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 conditions:

1. There should be no obstruction above 600mm within a 2.4 m wide parallel band visibility splay as measured from and along the nearside edge of the carriageway across the entire site frontage. Such vehicular visibility splays shall be provided before the access is first used by vehicular traffic and retained free of any obstruction above 600mm at all times.

Reason: To provide adequate inter-visibility between the pedestrian and users of access and the existing public highway for the safety and convenience of the users of the highway and access having regard safety.

2. Prior to the occupation of any of the proposed dwellings, the proposed private drive shall be constructed to a width of 5 metres for at least the first 6 metres from the back of carriageway and provided with an appropriate vehicle crossing of the 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 the vehicular access within 6 metres of the highway boundary of the site.

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.

5. The proposed development shall not be occupied until such time as the vehicle parking area indicated on the approved plans shall be provided. The vehicle parking area and associated turning area shall be retained in this form at all times.

Reason: To ensure that on street parking of vehicles in the adjoining streets does not occur in the interests of highway safety and that appropriate parking and turning is provided.

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."

UDC Environmental Health

9.2 "The following comments made by Environmental Health under application reference UTT/18/0188/OP are still relevant for this application;

Drainage:

Environmental Health have previously investigated a complaint of foul and surface water drainage flooding land located south of the garden to Midsummer House, near the application site. The foul drainage flooding has been resolved by the properties responsible connecting to mains drainage, but I believe there remains a problem of surface water and treated sewage effluent from some or all of the properties between Maple Cottage and Midsummer House (which would include Holly Hedge) discharging onto neighbouring land.

It is believed that some of these properties' surface water passes via soakaways and land drains to a point south east of the application site, and that some of these land drains cross the application site. Other properties' surface water goes to a pipe which runs between Holly Hedge and the application site and also connects to a land drain. This drain is in an unsatisfactory condition and the water discharges onto neighbouring land. The application states that foul drainage will go to the mains sewer and surface water will go to a soakaway. It is known that this is heavy land with poor percolation. The reported growth of willow and alder trees on the land are further indications of poor drainage. The existing surface water drainage system is inadequate and at risk of disruption from the proposed development. A condition is recommended requiring submission and approval of a scheme to provide satisfactory foul and surface water drainage to the proposed new dwelling, and to avoid any adverse impact on the drainage of existing properties (as applied on appeal to UTT/17/0763).

RECOMMENDED CONDITION

Prior to commencement of development a scheme to provide satisfactory foul and surface water drainage, and to avoid adverse impacts on the drainage of existing properties, shall be submitted to and approved by the local planning authority; all works which form part of the scheme shall be completed before any part of the development is occupied.

Contaminated Land:

The Council has no reason to believe this site is contaminated and is not aware of any potentially contaminative past use, however, it is the developer's responsibility to ensure that final ground conditions are fit for the end use of the site therefore the following condition is requested;

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.

Reason: To protect human health and the environment.

Electric Charge Points:

NPPF 2018 supports provision of measures to minimise the impact of development on air quality by encouraging non car travel and providing infrastructure to support use of low emission vehicles. A condition requiring charging points for electric vehicles is requested.”

ECC Ecology

9.3 “Thank you for re-consulting Place Services on the above application.

No objection subject to securing biodiversity mitigation and enhancement measures

Summary:

We have reviewed the Ecological Survey and Assessment (Essex Mammal Surveys, June 2020), submitted in addition to the original documents, to further inform the assessment of the likely impacts of the development on designated sites, protected & 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 designated sites, protected and Priority species and, with appropriate mitigation measures and biodiversity enhancements secured, the development can be made acceptable.

The Ecological Survey and Assessment (Essex Mammal Surveys, June 2020) recommends some limited mitigation measures and biodiversity enhancements for the site these should be implemented in full. However, we also recommend the development of a Precautionary Working Method Statement (in line with Appendix 10 Method Statement Guidance of CIEEM Guidance on Ecological Survey and Assessment in the UK During the Covid-19 Outbreak, June 2020) to avoid any ecological impacts during the construction phase. This is necessary to conserve and enhance protected and Priority species & habitats particularly mobile mammals (including Badgers), amphibians and nesting birds. Enhancements could also be augmented to include integrated bat and bird boxes and wildlife friendly landscaping to further enhance the biodiversity potential of the site.

This will enable the 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 ecological mitigation & enhancement measures and/or works shall be carried out in accordance with the details contained in the Ecological Survey and Assessment (Essex Mammal Surveys, June 2020), as already submitted with the planning applications and agreed in principle with the local planning authority prior to determination. This includes, but is not limited to, precautionary measures for hedgehogs and common toads, installation of bird nesting boxes.”

Reason: To conserve and enhance Protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats & species).

2. PRIOR TO COMMENCEMENT: PRECAUTIONARY WORKING METHOD STATEMENT

“A Precautionary Working Method Statement shall be submitted to and approved in writing by the local planning authority. This will contain precautionary mitigation measures and/or works to reduce potential impacts to bats, Badgers, amphibians, hedgehogs and other small animals during the

construction phase. Including no night work.

The measures and/works shall be carried out strictly in accordance with the approved details and shall be retained in that manner thereafter.”

Reason: To conserve Protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats & species).

3. PRIOR TO SLAB LEVEL: BIODIVERSITY ENHANCEMENT LAYOUT

“A Biodiversity Enhancement Layout 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 for bats;
- 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).

4. PRIOR TO OCCUPATION: WILDLIFE SENSITIVE LIGHTING DESIGN SCHEME

“A lighting design scheme for biodiversity shall be submitted to and approved in writing by the local planning authority. The scheme shall identify those features on site that are particularly sensitive for bats and that are likely to cause disturbance along important routes used for foraging; and show how and where external lighting will be installed (through the provision of appropriate lighting contour plans, and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory.

All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.”

Reason: To allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats & species).

Please contact us with any queries.”

Landscape Officer

- 9.4 “The proposed hard and soft landscape details are satisfactory and can be approved. I noted the PC’s comments about the part gravel driveway, but I don’t consider this is a significant issue.”

10. REPRESENTATIONS

- 10.1 The neighbouring occupiers were consulted on the application and a site notice was erected outside the property. As a result the following comments have been received:
1. Outline permission was for 2 no. single storey dwellings, whilst this is for 1 no. single storey dwelling and 1 no. two storey dwelling.
 2. Lack of accuracy, details and dimensions in the plans.
 3. Height and width issues.
 4. Harmed (rural) views/outlook from bedroom/bathroom windows with potential health impact on residents.
 5. Privacy issues for the neighbours. Gabled windows and rooflights on the proposed north elevation of both dwellings will face neighbouring properties.
 6. Close to the existing properties.

7. Noise and odours are more significant in a quiet rural location.
8. Multiple vehicle occupancy, increasing traffic onto a narrow road.
9. Driveway materials are not appropriate.
10. Out of character with the surrounding properties. Neighbouring properties are of a much more modest size and traditional design.
11. Impact on Natterer's bats. Bat population must not be displaced.
12. Unacceptable size, scale and location.
13. Discrepancy between the planning statement and the site plan.
14. Ambiguous ground levels.
15. Height of development.
16. Tarmac would be more suitable for the whole drive to reduce noise levels from vehicle movements.
17. Obstructed views.
18. ECC Highways condition for the access dimensions – based on the existing width of the access next to that of Holly Hedge, this access would have to be shared.
19. Large increase in the number of vehicles using the access and drive, which goes against NPPF 2018 for measures to minimise the impact on air quality.
20. The original application took into account bus services that are no longer in operation.
21. Car ownership is a requirement by most households in a rural hamlet.
22. Out of date Ecology statements.
23. Restricting outlook.
24. The proposal may result in loss of privacy, loss of daylight and overshadowing of Gallery House, The Owls and Stepping Stones.
25. Extra noise resulting in the closeness of building works and supply vehicles and the noise of cars once completed.
26. If granted, it would set a precedent for further developments beyond what was the original building line along the village. For example, there has been a similar scheme further down the lane.
27. What will become of existing Holly Hedge? Are there any replacement proposals?
28. Will the new drive be wide enough to allow a fire tender?
29. Will the applicant observe the cleaning of the main road as per Highways rules?
30. Woodmans Lane was the only road not resurfaced when the whole area was a few years ago.

10.2 Following the submission of revised plans the following comments were received following additional consultations:

1. The application is trying to override the original permission for single storey dwellings.
2. Obstructed views behind the hedge (which might be cut down in the future). Boundary treatments must be conditioned.
3. Overlooking and privacy issues with the bedroom windows of Gallery House.
4. The applicant has a habit of running his large plant machinery into the evenings and weekends.
5. There are regulations about the times allowed for building noise in residential areas and they should be pointed out to the applicant.
6. The proposed roof line of Plot 1 is too high and will be seen from the GF windows of The Owls.
7. The new information shows different levels of ridge height as looking from the road (north) and some artist's impression from the south. What is needed is an accurate detailed drawing from the west indicating ridge heights of surrounding properties and that of the proposed plot 1 dwelling and clearly marked datum line that indicated the level on which The Owls and Gallery House is built on in relation to the proposal.
8. Photographs taken from the south over the stable do not demonstrate anything.
9. The applicant has tried to reduce impact from the outlook of The Owls by design and by moving Plot 1 further to the south, but it is still overbearing.
10. Foul and surface water drainage issues: the new properties cannot simply join the existing drainage network as it is in bad condition. Four Acres and Sebring take the surface water load for seven houses. The land does not percolate, hence a soakway located within the land envelope belonging to the new properties, or the applicant's retained land, is unlikely to prove successful. The land is at capacity and can take no more concrete.

11. The applicant has dumped the spoils from the foundation trenches during the construction of Maple Cottage and Wendens Vineyard along the boundaries of Four Acres. A condition is necessary to ensure the spoils are not spread across the land that could exacerbate the drainage problem.
12. Attached diagram / drainage: surface water has been diverted and transported onto neighbouring land which remains wet for the majority of the year. Source of this diagram is the applicant. The proposed building plots would stand wet most of the year because of the proximity to the neighbouring properties and the non-percolating nature of the soil.
13. The effect of the surface water diversion is to spread effluent on Sebring and Four Acres land to the detriment of livestock and pets.
14. The pond in Wendens Vineyard exacerbate the situation.
15. Sebring receives the surface water run-off from the higher ground to the north and north-west of the site. As rainfalls might intensify in the future waterlogged land effects are possible more frequently and the proposal will exacerbate this problem.
16. The project has started: land has been excavated, trees have come down and more pipes have been buried. This is not possible without a drainage plan.
17. The drainage plan must include: demonstration that the plots will not be unsuitable for buildings without the diversion of surface water onto neighbouring land. Demonstration that the land (without water diversion) would not stand wet during winter. Demonstration that the concrete slabs and roof areas will not perpetuate the drainage problem.
18. Data in the ecology survey are not up-to-date and locally accurate.
19. The ecology survey wrongfully states that there are no records of bats within 2km of the area, as locals have observed bats (including a common pipistrelle maternity roost nearby) and more recent sightings have been reported to the Essex Wildlife Trust.
20. The ecology survey wrongfully states that there are no records of badgers within 2km of the area, as there are badger setts within the village and recent sightings have been reported to the Essex Wildlife Trust.
21. The ecology survey does not mention measures to support or avoid disturbance to bats or badgers that are likely to enter the site when foraging.
22. A full Preliminary Ecological Appraisal should be conducted.
23. The proposal is backland development creating a second row of houses behind the established linear row of village properties. This opposed the aim to preserve the character of Duddenhoe End, including its linear layout with open views between houses described in Elmdon, Duddenhoe End and Wenden Lofts Village Design Statement (2019).
24. The erosion of the village character and extension of its envelope is warranted in this small settlement with no amenities and no urgent demand for additional housing.

11. APPRAISAL

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

- 1) Layout, scale, landscaping and appearance (ULP Policies S7, GEN2, H4, ENV3, the NDSS, the EDG, the SPD Accessible Homes and Playspace, and the NPPF);
- 2) Amenity (ULP Policies GEN2, H4, and GEN4);
- 3) Access and parking standards (ULP Policies GEN1, GEN8, and the NPPF);
- 4) Nature conservation and biodiversity (ULP Policies GEN7, ENV8, and the NPPF);
- 5) Contamination (ULP Policy ENV14, and the NPPF);

1) **Layout, scale, landscaping and appearance (ULP Policies S7, GEN2, H4, ENV3, the NDSS, the EDG, the SPD Accessible Homes and Playspace, and the NPPF);**

- 11.1 *According to ULP Policy S7, in the countryside, which is protected for its own sake, planning permission will only be given for development that needs to take place there, or is appropriate to a rural area. The same Policy S7 elaborates that there will be strict control on new building and that development will only be 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 *According to para 170(b) of the NPPF, planning should recognise the intrinsic character and beauty of the countryside, and according to para 127(c), development should be sympathetic to the local character, including the surrounding built environment and landscaping setting.*
- 11.3 *According to ULP Policy GEN2, development should be compatible with the scale, form, layout, appearance and materials of surrounding buildings.*
- 11.4 *According to ULP Policy H4, development of a parcel of land that does not have a road frontage will be permitted, if all the following criteria are met: (a) there is significant under-use of land and development would make more effective use of it; (b) there would be no material overlooking or overshadowing of nearby properties; (c) development would not have an overbearing effect on neighbouring properties; (d) access would not cause disturbance to nearby properties.*
- 11.5 *According to ULP Policy ENV3, the loss of traditional open spaces, other visually important spaces, groups of trees and fine individual tree specimens through development proposals will not be permitted unless the need for the development outweighs their amenity value.*
- 11.6 *According to para 124 of the NPPF, the creation of high quality buildings and places is fundamental to what the planning and development process should achieve and good design is a key aspect of sustainable development. Also, according to para 130 of the NPPF, permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area.*
- 11.7 Due to the national pandemic emergency the Case Officer was unable to visit the site, but was confident that an appropriate desktop assessment of the proposal could be carried out using other means and using the applicant's full submission. For this reason, photographs were asked by the applicant and were submitted on 19 May, 18 June and 02 July 2020. A site notice was erected on site which expired on 12 June 2020; also, the neighbours and the Parish Council were consulted twice.
- 11.8 The principle of the development was established in UTT/18/0188/OP (allowed at appeal), however the reserved matters (i.e. layout, scale, landscaping and appearance) are considered separately in this application with regard to protecting –inter alia– the character of the countryside. The proposal is considered 'backland development', as it does not have an immediate road frontage, and therefore it will be considered in the context of ULP Policy H4.
- 11.9 The proposal includes the erection of 2 no. detached dwellings on Plot 1 (western plot) and Plot 2 (eastern plot) along with 2 no. detached single storey double garages, one on each plot.
- 11.10 In terms of layout and position, both the proposed dwellings have been rotated in comparison to the approved site plan under UTT/18/0188/OP in order to be parallel to the eastern boundary of the site (which also increases the proposal's distance from the neighbouring properties to the north). It should be noted, however, that the layout proposed under UTT/18/0188/OP was merely indicative. The proposed layout will allow for considerable distances from the proposed dwellings towards all the neighbouring properties to the north (the 25m threshold from the EDG is satisfied by far), and it will also allow for an adequate distance between the proposed dwellings. The position of the detached garages matches their position on the indicative site plan from UTT/18/0188/OP.
- 11.11 In terms of design/appearance and scale, the plot 1 dwelling appears to be single storey as seen from the front (north) elevation but increase to two storeys to the rear as ground levels slope down. The plot 2 dwelling is single storey. From the revised plans submitted, it is clear that the heights of both proposed dwellings are comparable (matching or smaller) to the ridge heights of the existing neighbouring properties to the north, which are bungalow-style properties (Stepping Stones, Holly Hedge, Sebring) and one-and-a-half storey properties (The Owls, Gallery House, Wenden Vineyards).

- 11.12 In terms of proposed plot 1, it will be set into the ground by approximately 1m. Also:
- The main eastern rear wing will sit lower than the proposed ridge of the main part of the dwelling and it will not be visible from the street.
 - The existing higher ground levels on the north-eastern part of plot 1 will be maintained.
 - The western rear wing will be single storey.

Therefore, the largely unaltered streetscene by the proposed dwellings, their contemporary design, simple form and modest scale and size, will be in keeping with the character and openness of the established streetscene and of the countryside; therefore, the proposal is acceptable in terms of scale and design. In addition, it should be noted that the Elmdon, Duddenhoe End and Wenden Lofts Village Design Statement (2019) from members of the local community was taken into account for the above, but it does not constitute adopted Council policies. Finally, the design and scale of the proposed garages is acceptable, as they are identical to each other and of a plain form and appearance, as well as of a modest size, not comparable (or antagonistic) to that of the proposed or the neighbouring dwellings.

- 11.13 In terms of materials, according to the PLANNING STATEMENT (ref. PS/1701, dated 12 May 2020), the proposed materials include predominantly vertical black timber boarding for the walls (running up to the verges of the roofs with no barge boards), dark grey aluminium windows and square gutters, dark grey zinc only for the pitched (nearly flat) roof on the plot 2 dwelling and natural slate on the roofs of both dwellings. Both proposed dwellings will sit on dark grey brick plinth. In addition to the above materials:

- Plot 1 dwelling will also have lighter horizontal boarding across the front (north) elevation and around the utility room, and cladding on the west facing elevation (living room) of the main rear (south) wing and on the balcony with western red cedar.
- Plot 2 dwelling will also have lighter horizontal boarding on most part of the front (north) elevation along with render on the central section to the front and rear.

Despite this, a condition about further details and samples of the materials to be used in the proposed development will need to be imposed in order to ensure a high quality design in keeping with the area and the countryside setting. In addition, the materials for the garages will include natural slated roofs and black vertical timber boarding on top of brick plinth, which are considered acceptable, though the same condition should be imposed as above.

- 11.14 In terms of **landscape**, according to the submitted Planning Statement (ref. PS/1701, dated 12 May 2020):

- The fences/hedges and landscape between the site and existing properties will be retained.
- A sculptural verge and 1 no. new tree on the northern boundary to provide screening.
- Planted verges (and 1 no. new tree in front of the plot 1 dwelling) outside the front (north) of each property.
- The new west and south boundaries and the boundary between plots 1 and 2 at the rear will be post and rail fences with mixed hedging. The existing post and rail fence to the east along the boundary with Sebring will be supplemented with a 1.8m high close-boarded fence which will run down the boundary from the rear of Holly Hedge to a point level with the rear elevation of plot 2.

- 11.15 The Council's Landscape Officer requested more landscape details that were provided through the LANDSCAPE PLAN (ref. 1701.26, dated 02 July 2020). The Landscape Officer, after reviewing this plan, reported that "*the proposed hard and soft landscape details are satisfactory and can be approved*" and he also stressed (following the Parish Council's comments) that the part gravelled driveway is not a significant issue. The LANDSCAPE PLAN (ref. 1701.26, dated 02 July 2020) confirms most of the above points, and its key details are:

- 2 no. new trees and verges to provide screening to the north;
- Northern boundary: existing conifer boundary hedge to be retained (height 3-5m);

- Western and Southern boundaries (and the boundary between plots 1 and 2): new post and rail fences with new mixed hedging;
- Eastern boundary: existing 1.8m high close-boarded fence from the rear boundary of Holly Hedge until roughly the level of the rear patio of the plot 2 dwelling will be retained. From that level southwards, new post and rail fences with new mixed hedging.

11.16 Therefore, following the Landscape Officer's advice, the above landscaping details are considered acceptable, but for the sake of clarity 2 no. conditions are considered necessary:

- A condition to retain all existing fences and hedges between the site and the neighbouring properties to the north (as well as the western and eastern boundaries of the site) in perpetuity, as well as to safeguard a minimum height for the hedges in case of cut down works in order to protect the amenity of the neighbours.
- A condition to safeguard the implementation of the approved plans, including the LANDSCAPE PLAN (ref. 1701.26, dated 02 July 2020) for clarity purposed and in order to ensure that the development is carried out with the minimum harm to the environment.

11.17 In terms of the residential amenity of the occupants, the plot 1 dwelling will be two storey and of 4 no. bedroom-8 no. persons (4B8P) occupancy and the plot 2 dwelling will be single storey and of 3 no. bedroom-6 no. persons (3B6P) occupancy; both dwellings will have a gross internal area of more than the minimum standards, which are set at 124m² for the plot 1 dwelling and at 95m² for the plot 2 dwelling based on their size (bedrooms, bed spaces/persons, storeys), according to the Technical Housing Standards – Nationally Described Space Standard (NDSS). In addition, in terms of amenity space (garden size) the proposed dwellings will have gardens larger than the 100m² threshold required by their size, as set by the Essex Design Guide (EDG). Therefore, national standards on living space, and regional standards on amenity space are met.

11.18 In order to accommodate the needs of all potential users, a condition stating that both the proposed dwellings hereby permitted must be built in accordance with Optional Requirement M4(2) (Accessible and adaptable dwellings) of the Building Regulations 2010 Approved Document M, Volume 1 2015 edition, is considered necessary.

11.19 Overall, the proposal will be of subservient size, scale, layout, design/appearance and landscaping that will not harm the character of the established streetscene and area nor the openness of the countryside, and therefore the proposal accords with ULP Policies S7, GEN2, H4, ENV3, the Nationally Described Space Standard (NDSS), the EDG, the SPD Accessible Homes and Playspace, and the NPPF.

2) Amenity (ULP Policies GEN2, H4, and GEN4);

11.20 *According to ULP Policy GEN2, development will not be permitted unless it does not have an adverse impact on the reasonable occupation and enjoyment of any nearby property as a result of loss of privacy, loss of daylight, or overbearing impact.*

11.21 *According to ULP Policy H4, development of a parcel of land that does not have a road frontage will be permitted, if all the following criteria are met: (a) there is significant under-use of land and development would make more effective use of it; (b) there would be no material overlooking or overshadowing of nearby properties; (c) development would not have an overbearing effect on neighbouring properties; (d) access would not cause disturbance to nearby properties.*

11.22 *According to ULP Policy GEN4, development and uses will not be permitted where a) noise or vibrations generated, or b) smell, dust, light, fumes, electromagnetic radiation, exposure to other pollutants, would cause material disturbance or nuisance to occupiers of surrounding properties.*

11.23 The proposed plot 1 dwelling will be two storey, but –as elaborated in the previous Section– it will

give the impression of a single storey dwelling at least from its front (north) elevation. The plot 2 dwelling will be single storey. In addition, both dwellings will be at a distance of at least 30m away from any of the neighbouring properties to the north, both dwellings will be 11-15m away from the northern site boundary, and the distance between the proposed dwellings will be at least 11m. Therefore, no material overshadowing and overbearing effects are considered.

11.24 Between the proposed dwellings, the plot 1 dwelling will have 2 no. rooflights on the east elevation (above the ensuite and the dressing room) and 1 no. FF window (bedroom 2) and the plot 2 dwelling will not have any upper floor windows on any elevation as it will be single storey. The boundary between the two properties at the rear will include post and rail fences with mixed hedging (this is part of the LANDSCAPE PLAN). The 1 no. FF window (bedroom 2) on the east elevation of the plot 1 dwelling would not amount to material overlooking of the GF window (bedroom 3) on the west elevation of the plot 2 dwelling, as the view will not be direct. Between the proposed dwellings and the neighbouring properties:

- All FF and GF windows on the rear (south) elevations will face open countryside.
- All GF windows on the northern elevations will face the retained fences and hedges (according to the PLANNING STATEMENT and the LANDSCAPE PLAN).
- Plot 1 (on its western elevation) will have 1 no. small FF window (screened by the western rear wing) and 1 no. large dormer window (facing west at a distance of more than 25m from the neighbouring garden of Wenden Vineyard).
- Plot 2 (on its eastern elevation) will only have rooflights.
- Plot 1 (on its northern elevation) will not have any habitable room windows.
- Plot 2 (on its northern elevation) will have 1 no. rooflight on the pitched zinc roof to the entrance hall.

11.25 Therefore, no material overlooking between the future occupiers of the proposed dwellings nor between them and existing neighbouring occupiers is considered.

11.26 In terms of good neighbourliness, the driveway will have block paving for its first 11m and tarmac after that all the way until it reaches the second parking space outside the plot 2 garage. It should be noted that in the REVISED PROPOSED SITE PLAN (ref. 1701.06F, dated 17 June 2020) the tarmac surface is extended in comparison to the SUPERSEDED PROPOSED SITE PLAN (ref. 1701.06E, dated 12 May 2020) in order to further address any concerns from the neighbours in relation to disturbances in terms of noise and dust. It should also be noted that the remaining gravelled driveway leading to both proposed garages is screened by existing vegetation and fencing (which will be retained). The driveway is at least 20m away from the neighbouring properties to the north. Further extension of the tarmac surface on the whole driveway is considered unnecessary (according to the Landscape Officer), as no material disturbances (noise, dust) will be caused by the proposal, and therefore no harm is expected for the neighbouring occupiers in this respect.

11.27 Overall, the proposal will not result in loss of privacy, loss of light, or an overbearing impact that would harm the amenity of neighbouring occupiers, and good neighbourliness will be achieved, and thus it complies with ULP Policies GEN2, H4 and GEN4.

3) Access and parking standards (ULP Policies GEN1, GEN8, and the NPPF);

11.28 *According to ULP Policy GEN8, development will not be permitted unless the number, design and layout of vehicle parking spaces proposed is appropriate for the location, whilst Uttlesford Local Residential Parking Standards (2013) and Essex County Council Parking Standards: Design and Good Practice (2009) provide further guidance and good practice.*

11.29 *According to ULP Policy GEN1, development will only be permitted if it meets all of the following criteria: (a) access to the main road network must be capable of carrying the traffic generated by the development safely; (b) the traffic generated by the development must be capable of being*

accommodated on the surrounding transport network; (c) the design of the site must not compromise road safety and must take account of the needs of cyclists, pedestrians, public transport users, horse riders and people whose mobility is impaired; (d) it must be designed to meet the needs of people with disabilities if it is development to which the general public expect to have access; (e) the development encourages movement by means other than driving a car.

- 11.30 *According to para 105 of the NPPF, if setting local parking standards for residential and non-residential development, policies should take into account:*
- (a) the accessibility of the development;*
 - (b) the type, mix and use of development;*
 - (c) the availability of and opportunities for public transport;*
 - (d) local car ownership levels; and*
 - (e) the need to ensure an adequate provision of spaces for charging plug-in and other ultra-low emission vehicles.*
- 11.31 From a highway and transportation perspective, the Highway Authority reported that the impact of the proposal is acceptable, raising no objections to the proposal subject to conditions.
- 11.32 Access was an approved matter in the outline stage under UTT/18/0188/OP.
- 11.33 Plot 1 parking arrangements will include a double garage of appropriate dimensions to Essex Parking Standards plus at least another 3 no. off street parking spaces on the driveway. This is in accordance with Uttlesford Local Residential Parking Standards (2013).
- 11.34 Plot 2 parking arrangements will include a double garage of appropriate dimensions to Essex Parking Standards plus at least another 2 no. off street parking spaces on the driveway. This too is in accordance with Uttlesford Local Residential Parking Standards (2013).
- 11.35 In addition, the Environmental Health Officer recommended a condition, requiring charging points for electric vehicles in order to minimise the impact of the proposal on air quality in accordance with para 105 of the NPPF.
- 11.36 Overall, the proposal will abide by the access arrangements approved under UTT/18/0188/OP, and it will be in accord with ULP Policies GEN1, GEN8, and with local and regional parking standards.

4) Nature conservation and biodiversity (ULP Policies GEN7, ENV8, and the NPPF);

- 11.37 *According to ULP Policy GEN7, development should not have a harmful impact on wildlife and biodiversity unless the need for development outweighs the importance of the feature of nature conservation.*
- 11.38 *According to para 170(a) of the NPPF, development should protect and enhance valued landscapes, sites of biodiversity or geological value and soils. According to para 170(d), planning decisions should minimise impacts on and provide net gains for biodiversity and according to para 174 of the NPPF, development should protect and enhance biodiversity and geodiversity.*
- 11.39 *In addition to biodiversity and protected species being a material planning consideration, there are statutory duties imposed on local planning authorities through Section 40(1) of the Natural Environment and Rural Communities Act 2006; 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.*

- 11.40 *According to ULP Policy ENV8, development that may adversely affect landscape elements, such as hedgerows, semi-natural grasslands, plantations, ponds, reservoirs, networks or patterns of other locally important habitats will only be permitted if the following criteria apply: (a) the need for the development outweighs the need to retain the elements for their importance to wild fauna and flora; (b) mitigation measures are provided that would compensate for the harm and reinstate the nature conservation value of the locality. Appropriate management of these elements will be encouraged through the use of conditions and planning obligations.*
- 11.41 The Council's Ecology Officer raised on 17 June 2020 a holding objection due to insufficient information on European Protected Species (Gt crested newt and bats), after reviewing the various Biodiversity checklists (Donald Purkiss Associates, 2016, 2017, 2018), Tree Report (Trees in Planning, February 2015) and photographs provided by the applicant, along with aerial photographs and Magic Maps. This holding objection was founded on paras 99 and 170(d) of the NPPF and was justified by the fact that the site is within 500m of a number of ponds of which at least one has a known population of Great Crested Newts, and also is part of the Natural England Amber Risk Zone Area for Great Crested Newts District Level Licensing.
- 11.42 Subsequently, the Case Officer requested additional information from the agent/applicant, which was submitted in the form of an ECOLOGY SURVEY (Essex Mammal Surveys, June 2020). The Ecology Officer in her final response on 26 June 2020, raised no objections to the application subject to securing biodiversity mitigation and enhancement measures. She reported that the mitigation measures and biodiversity enhancements elaborated in the survey should be implemented in full along with a Precautionary Working Method Statement (in line with Appendix 10 Method Statement Guidance of CIEEM Guidance on Ecological Survey and Assessment in the UK During the Covid-19 Outbreak, June 2020) to avoid any ecological impacts during the construction phase in order to conserve and enhance protected and priority species and habitats, particularly mobile mammals (including Badgers), amphibians and nesting birds. Therefore, the proposal is considered acceptable subject to conditions. Finally, it should be noted that comments from a neighbour who objected the application on ecological grounds (inter alia) were given weight in the decision-making process; the Ecology Officer confirmed in writing on 26 June 2020 that these comments were indeed taken into account before her final response, and this is reflected on one of the conditions:
- A pre-commencement condition for a Precautionary Working Method Statement to reduce potential impacts to bats, badgers, amphibians, hedgehogs and other animals during construction phase.
- 11.43 Therefore, the above were taken into account, but the proposal is still acceptable in ecological terms, according to the Ecology Officer.
- 11.44 Overall, the proposal is acceptable in ecological terms and in accord with ULP Policies GEN7, ENV8, and the NPPF.
- 5) Contamination and drainage (ULP Policy ENV14, and the NPPF);**
- 11.45 *According to ULP Policy ENV14, before development, where a site is known or strongly suspected to be contaminated, and this is causing or may cause significant harm, or pollution of controlled waters (including groundwater) a site investigation, risk assessment, proposals and timetable for remediation will be required.*
- 11.46 *According to para 178 of the NPPF, planning decisions should ensure that (a) a site is suitable for its proposed use taking account of ground conditions and any risks arising from land instability and contamination. This includes risks arising from natural hazards or former activities such as mining, and any proposals for mitigation including land remediation (as well as potential impacts on the natural environment arising from that remediation); (b) after remediation, as a minimum, land should not be capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990; and (c) adequate site investigation information, prepared by a*

competent person, is available to inform these assessments.

- 11.47 *According to para 179 of the NPPF, where a site is affected by contamination or land stability issues, responsibility for securing a safe development rests with the developer and/or landowner.*
- 11.48 In terms of drainage, the Council's Environmental Health Officer reported that the site has previously been investigated for foul and surface water drainage, flooding land located south of the garden to Midsummer House to the east of the application site. The foul drainage flooding has been resolved by the properties responsible connecting to the mains drainage, but there remains a problem of surface water and treated sewage effluent from some or all of the properties between Maple Cottage and Midsummer House discharging onto neighbouring land.
- 11.49 The Environmental Health Officer continued that some of these properties' surface water passes via soakaways and land drains to a point south-east of the site, and some of these land drains cross the application site. Other properties' surface water goes to a pipe which runs between Holly Hedge and the site and also connects to a land drain. This drain is unsatisfactory and the water discharges onto neighbouring land. According to the submitted information, foul drainage will go to the mains sewer and surface water will go to a soakaway. It is known that this is heavy land with poor percolation. The reported growth of willow and alder trees on the land are further indications of poor drainage. The existing surface water drainage system is inadequate and at risk of disruption from the proposed development. Therefore, the Environmental Health Officer recommended details of a satisfactory foul and surface water drainage scheme to be completed prior to occupation of the proposed dwellings, but that condition has already been applied on UTT/18/0188/OP at appeal (condition 5).
- 11.50 In terms of land contamination, the Environmental Health Officer reported that there is no reason to believe this site is contaminated and he is not aware of any potentially contaminative past use; however, it is the developer's responsibility to ensure that final ground conditions are fit for the end use of the site. Therefore, the Environmental Health Officer recommended:
- a condition requiring notification of the local planning authority in case evidence of land contamination is found on site at any point of any works in order to protect human health and the environment.
- 11.51 Overall, the proposal is considered acceptable subject to conditions, and thus it accords with ULP Policy ENV14, and the NPPF.

12. CONCLUSION

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

- A** In conclusion the proposal is acceptable as it abides by the access details approved under UTT/18/0188/OP at appeal, and as the reserved matters are also considered acceptable subject to conditions, complying with all relevant ULP Policies, and the NPPF.

RECOMMENDATION – APPROVAL WITH CONDITIONS

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. LANDSCAPE (I): Notwithstanding any details on the submitted documents or any details on the hereby approved plans, elevations and sections indicating otherwise, all existing fences and

hedges between the site and the neighbouring properties to the north (as well as the western and eastern boundaries of the site) must be retained as such in perpetuity. The height of the hedges shall be no less than 3 metres from the natural datum level at all times. Any other changes in the future must be submitted to and approved in writing by the local planning authority.

REASON: To protect the residential amenity of the neighbouring occupiers and of the future occupants of the dwellings hereby approved in accordance with ULP Policies S7, GEN2, H4, and the NPPF.

3. LANDSCAPE (II): The development hereby approved shall be carried out strictly in accordance with the approved plans as set out in the schedule, including the LANDSCAPE PLAN (ref. 1701.26, dated 02 July 2020).

REASON: For the avoidance of doubt as to the nature of the development hereby permitted, to ensure development is carried out in accordance with the approved application details, to ensure that the development is carried out with the minimum harm to the local environment in accordance with ULP Policies S7, GEN2, H4, and the NPPF.

4. HIGHWAYS (I): 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. Thereafter, any potential changes shall be submitted to and approved in writing by the local planning authority.

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 in accordance with ULP Policies GEN1, GEN8 and with the Uttlesford Local Residential Parking Standards (2013) and the Essex County Council Parking Standards: Design and Good Practice (2009).

5. HIGHWAYS (II): Prior to occupation of the development hereby approved the vehicle parking and turning areas indicated on the approved plans shall be provided. Thereafter, the vehicle parking area and the associated turning area shall be retained in perpetuity and any potential changes shall be submitted to and approved in writing by the local planning authority.

REASON: To ensure that on street parking of vehicles in the adjoining streets does not occur in the interests of highway safety and that appropriate parking and turning is provided in accordance with ULP Policies GEN1, GEN8 and with the Uttlesford Local Residential Parking Standards (2013) and the Essex County Council Parking Standards: Design and Good Practice (2009).

6. ECOLOGY (I): All ecological mitigation and enhancement measures and/or works shall be carried out in accordance with the details contained in the ECOLOGY SURVEY (Essex Mammal Surveys, June 2020), as already submitted with the planning application and agreed in principle with the local planning authority prior to determination. This includes, but is not limited to, precautionary measures for hedgehogs and common toads, installation of bird nesting boxes, etc..

REASON: To conserve and enhance Protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats & species) in accordance with ULP Policies GEN7, ENV8, and the NPPF.

7. ECOLOGY (II): Prior to commencement of the development hereby approved, a Precautionary Working Method Statement shall be submitted to and approved in writing by the local planning authority. This will contain precautionary mitigation measures and/or works to reduce potential impacts to bats, badgers, amphibians, hedgehogs and other small animals during the construction phase. Including no night work.

Thereafter, the measures and/or works shall be carried out strictly in accordance with the approved details and shall be retained in that manner in perpetuity.

REASON: To conserve Protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife &

Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats & species) in accordance with ULP Policies GEN7, ENV8, and the NPPF.

8. ECOLOGY (III): Prior to slab level of the development hereby approved, a Biodiversity Enhancement Layout 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 for bats;
- 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).

Thereafter, the works shall be implemented strictly in accordance with the approved details and shall be retained in that manner in perpetuity. Any potential changes shall be submitted to and approved in writing by the local planning authority.

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) in accordance with ULP Policies GEN7, ENV8, and the NPPF.

9. ECOLOGY (IV): Prior to occupation, a lighting design scheme for biodiversity shall be submitted to and approved in writing by the local planning authority. The scheme shall identify those features on site that are particularly sensitive for bats and that are likely to cause disturbance along important routes used for foraging. The scheme should also show how and where external lighting will be installed (through the provision of appropriate lighting contour plans, and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory.

Thereafter, all external lighting shall be installed strictly in accordance with the specifications and locations set out in the scheme and maintained in accordance with the scheme in perpetuity. Under no circumstances should any other external lighting be installed or any other changes be implemented without prior consent from the local planning authority.

REASON: To allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats & species) in accordance with ULP Policies GEN7, ENV8, and the NPPF.

10. ENV HEALTH (I): 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 and works halted immediately on that part of the site. Thereafter, 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.

REASON: To protect human health and the environment (including the water environment and other receptors) in accordance with ULP Policy ENV14, and the NPPF.

11. ENV HEALTH (II): Prior to occupation of the dwelling hereby approved, an electric vehicle charging point shall be provided. The charging point shall be fully wired and connected, ready to use and retained thereafter.

REASON: To encourage the use of electric vehicles for better air quality in accordance with para 105 of the NPPF.

12. MATERIALS: Prior to commencement of the development hereby approved, and notwithstanding any details provided in the PLANNING STATEMENT (ref. PS/1701, dated 12 May 2020), in the PLOT 1 PROPOSED ELEVATIONS (ref. 1701.14, dated 12 May 2020), in the PLOT 2 HOUSE - PROPOSED FLOOR PLANS AND ELEVATIONS (ref. 1701.10F, dated 12 May 2020), and in the

PLOTS 1 & 2 GARAGE PLANS/ELEVATIONS (ref. 1701.15A, dated 12 May 2020), details of the following external finishes, including samples and/or photographs of the materials to be used (as appropriate) for the dwellings and garages hereby approved must be submitted to and approved in writing by the local planning authority:

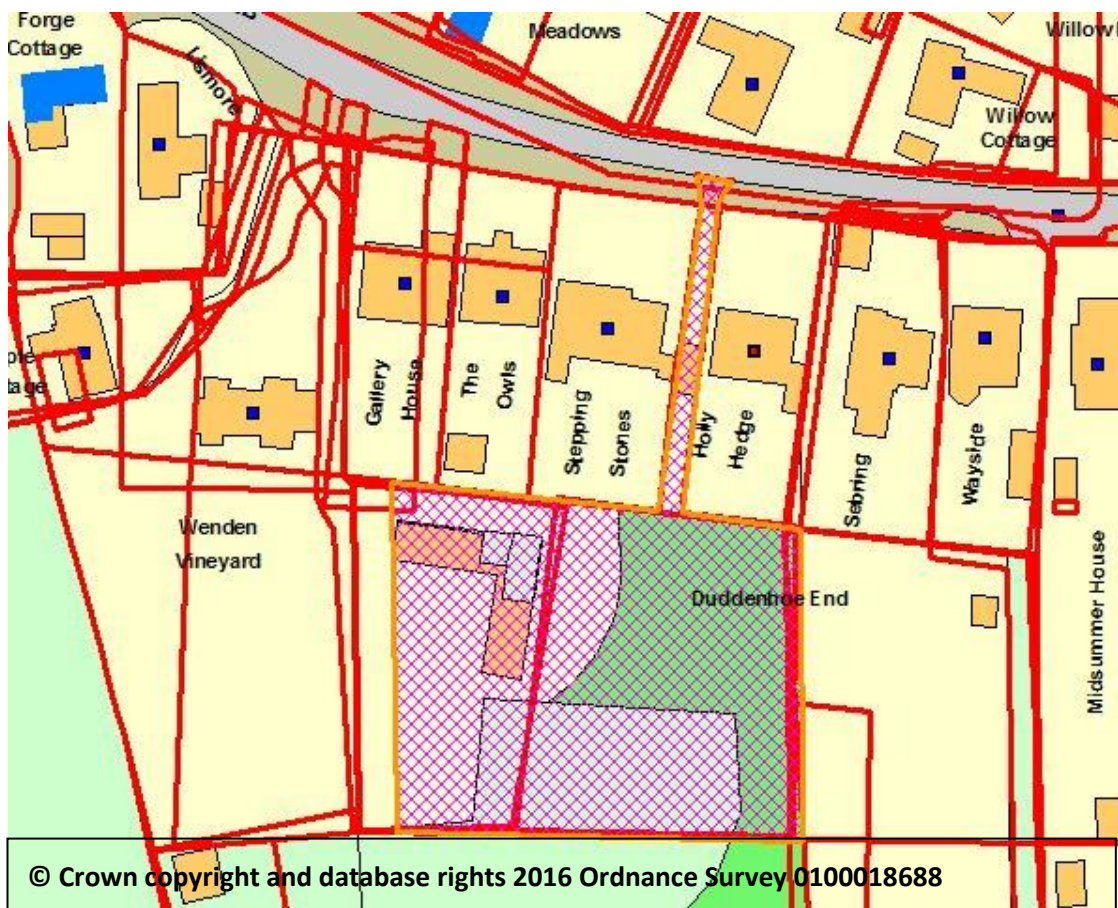
- Walls
- Roofs
- Windows
- Doors.

Thereafter, the development must be carried out strictly in accordance with the approved details and shall be retained in that manner in perpetuity. Any potential changes shall be submitted to and approved in writing by the local planning authority.

REASON: To ensure compatibility with the character of the area and the character and openness of the countryside location in accordance with ULP Policies S7, GEN2, H4, ENV3, the NDSS, the EDG, the SPD Accessible Homes and Playspace, and the NPPF.

Application: UTT/20/1108/DFO

Address: Holly Hedge, Woodmans Lane, Duddenhoe End, Elmdon CB11 4UU



Organisation:	Utlesford District Council
Department:	Planning
Date:	03 July 2020