

UTT/21/0158/FUL (HIGH EASTER)

(Referred to Committee. Reason: Called in by Councillor Barker)

PROPOSAL: **Section 73A Retrospective application for the demolition of existing property and proposed erection of new dwelling.**

LOCATION: **Homely
The Street
High Easter
Chelmsford
Essex
CM1 4QW**

APPLICANT: **Mr & Mrs Bright**

AGENT: **Mr Amir Shahkamrani**

EXPIRY DATE: **18.03.2021**

CASE OFFICER: **Mark Sawyers**

1. NOTATION

1.1 Within Development Limits (HIGH EASTER)
 Outside Development Limits
 Within the Conservation Area (HIGH EASTER)
 Tree Preservation Order - 17/98/56 (Walnut)
 Archaeological Site - 1110
 Local Heritage List – (Homely, The Street, High Easter, Chelmsford, Essex, CM1 4QW)

2. DESCRIPTION OF SITE

- 2.1 The site previously comprised of a detached 1.5 storey dwelling located within the main village area of High Easter. The dwelling had external materials of rendered walls with a brick plinth and under a part thatch and part tiled roof.
- 2.2 The site as it is now is a vacant plot of land with the exception of a small piece of remaining wall along the boundary it shares with Lime Tree House.
- 2.3 The site is located at the edge of the village and is within the High Easter Conservation Area
- 2.4 The site measures approximately 820m² in area, with approximately 360m² residing within the Development Limits of High Easter.
- 2.5 Approximately 40m to the west of the site there lies a large pond, with another lying approximately 15m to the south west of the site.
- 2.6 To the rear of the site there is woodland with a footpath running through it passing St Mary's Church.

3. PROPOSAL

- 3.1 The proposal is seeking Section 73A Retrospective application for the demolition of the existing property and planning permission for proposed erection of new dwelling.
- 3.2 The proposals are for the construction of a new 3-bedroom, 1.5 storey dwelling with associated off street parking.
- 3.3 The site is elongated in shape and is approximately 820m² in area.
- 3.4 The site plan demonstrates adequate space for turning and parking with spaces to meet the Uttlesford District Council Adopted Parking Standards. There will be a car charging point provided in line with planning policy requirements.
- 3.5 The dwelling would be 2.7m in height to the eaves, it would have a maximum height of 6.2m to the ridge the highest point would be the top of the chimney stack which would be 8.4m at its highest point.
- 3.6 External materials would consist of red-faced brick plinth, white rendered walls, clay tiles for the roof, white painter timber windows/doors and black fascia boards/rainwater goods.

4. ENVIRONMENTAL IMPACT ASSESSMENT

- 4.1 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.

5. APPLICANT'S CASE

- 5.1 The applicant has provided the following in support of their application:
- Arboricultural Impact Assessment
 - Biodiversity Checklist
 - Biodiversity Enhancement Strategy
 - Design and Access Statement
 - Preliminary Roost Appraisal
 - Style features references and supplies
 - Transport Statement
- 5.2 As the proposed dwelling would reside within the Development Limits of High Easter it is considered that the site is in a sustainable location and has an existing vehicular access.

6. RELEVANT SITE HISTORY

- 6.1 There have been a number of planning and listed building application submitted to the Council over the years however the most recent and relevant applications to the proposed application are listed below:

UTT/19/0749/HHF - Section 73 retrospective application for the proposed part replacement of existing dwelling, part single storey infill extension. Minor external alterations (REFUSED)

UTT/19/2154/HHF - Section 73 retrospective application for the reinstatement of original building; erection of porch and front entrance door; single storey infill; double-storey rear extension; front extension to line up bay windows; roof modification and new chimney and associated internal alterations (APPROVED)

UTT/19/3099/DOC - Discharge of condition 3 (Biodiversity Enhancement Strategy) and 5 (Landscape Proposals) of UTT/19/2154/HHF (WITHDRAWN)

UTT/20/0149/FUL - Section 73A Retrospective application for the demolition of existing property and proposed erection of new dwelling (WITHDRAWN)

UTT/20/1937/FUL - Section 73A Retrospective application for the demolition of existing property and proposed erection of new dwelling (REFUSED)

7. POLICIES

Uttlesford Local Plan (2005)

- 7.1 S3 – Other Development Limits
GEN1 – Access
GEN2 – Design
GEN4 – Good Neighbourliness
GEN7 – Nature Conservation
GEN8 – Vehicle Parking Standards
ENV1 – Design of Development within Conservation Areas
ENV2 – Development affecting Listed Buildings
H1 – Housing Development

Supplementary Planning Documents/Guidance

- 7.2 SPD “Accessible Homes and Playspace”

National Policies

- 7.3 National Planning Policy Framework – (9 February 2019)

Other Material Considerations

- 7.4 ECC Parking Standards
UDC Parking Standards
Essex Design Guide

8. PARISH COUNCIL COMMENTS

- 8.1 High Easter Parish Council have objected to this application on a number points. Their full objection can be viewed online, their summarised objections are listed below:
- Too big, needs to be in proportion with original dwelling
 - Highway Safety
 - Parking Standards
 - Access
 - Proposed Parking
 - Visitor Parking

- Impact on Conservation Area
- Homely was Locally Listed
- Building line
- Homely's unauthorised demolition
- Explanation for the demolition.

9. CONSULTATIONS

ECC ECOLOGY

- 9.1 There are no Ecological objections to the Section 73A Retrospective application for the demolition of existing property and proposed erection of new dwelling. Essex County Council Ecology has been consulted and have no objection to the proposal subject to securing biodiversity enhancement measures on the site.

It is therefore concluded that the proposal subject to conditions accord with the above policies and guidance insofar as they relate to Nature Conservation.

RECOMMENDED CONDITIONS:

- 9.2 All mitigation and enhancement measures and/or works shall be carried out in accordance with the details contained in the Preliminary Roost Appraisal (Prime Environment, June 2019) and Biodiversity Enhancement Strategy (Tim Moyer Associates, August 2020), 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 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).

- 9.3 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 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).

- 9.4 If the demolition of existing property and proposed erection of new dwelling hereby approved does not commence within 18 months from the date of the bat survey results in the Preliminary Roost Appraisal (Prime Environment, June 2019), the approved ecological mitigation measures secured through condition shall be reviewed and, where necessary, amended and updated.

The review shall be informed by further ecological surveys commissioned to:

- i. establish if there have been any changes in the presence and/or abundance of bats and
- ii. identify any likely new ecological impacts that might arise from any changes.

Where the survey results indicate that changes have occurred that will result in ecological impacts not previously addressed in the approved scheme, the original approved ecological measures will be revised and new or amended measures, and a timetable for their implementation, will be submitted to and approved in writing by the local planning authority prior to the demolition of existing property and proposed erection of new dwelling.

Works will then be carried out in accordance with the proposed new approved ecological measures and timetable.

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).

ECC HIGHWAYS

- 9.5 There are no Highway objections to the Section 73A Retrospective application for the demolition of existing property and proposed erection of new dwelling. The Highways Agency has been consulted and have no objection to the proposal subject to conditions.

It is therefore concluded that the proposal subject to conditions accord with the above policies and guidance insofar as they relate to highway safety.

RECOMMENDED CONDITIONS:

- 9.6 Prior to occupation of the development the vehicular access shall be constructed at right angles to the highway boundary and to the existing carriageway. The width of the access at its junction with the highway shall not be less than 3 metres and shall be provided with an appropriate dropped kerb vehicular crossing of the footway/highway verge.

Reason: to ensure that vehicles can enter and leave the highway in a controlled manner in the interest of highway safety.

- 9.7 No unbound material shall be used in the surface treatment of the 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.

- 9.8 The proposed development shall not be occupied until such time as the vehicle parking area indicated on DWG no. GCG-001 (Proposed Ground Floor Layout, dated Jan 2021) has been provided. The vehicle parking 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 is provided.

- 9.9 The existing access to the south shall be suitably and permanently closed incorporating the reinstatement to full height of the highway verge / footway / kerbing, as shown in principle on DWG no. 2020/5484/001 Rev. P6 (Titled - Proposed Access Arrangement, dated 09/11/2020), prior to occupation of the proposed dwelling.

Reason: To ensure the removal of and to preclude the creation of unnecessary points of traffic conflict in the highway in the interests of highway safety.

ECC CONSERVATION

- 9.10 The Conservation Officer has assessed this proposal and its potential to impact the adjacent Listed Buildings and Conservation Area. They have also been heavily involved in the Pre-Application process where it was recommended that the applicant did not replicate the existing building and the best way forward would be for a new bespoke building that would respond to the Conservation Area. It was also suggested that the thatch would not need to be replicated due to the different design and that thatch would not perform to modern standards.

- 9.11 The Conservation Officer goes onto state that they *“support this application which will enhance the approach to the village. The proposed building has taken character defining features of the Conservation Area and included these in the principal elevations and those which are visible from the public realm. I also support bringing the building closer to the street frontage as this will improve the aspect of the streetscape which the visible blank gable of the adjacent building currently detracts.*

This proposal will cause no harm to the character and appearance of the Conservation Area and as such I do not consider there are grounds, with regard to the historic environment, to object. I support this scheme which the applicant has extensively consulted to get the scale, mass, position and detail correct. “

- 9.12 They have no objection to the design subject to the recommended planning conditions

It is therefore concluded that the proposal subject to conditions accord with the above policies and guidance insofar as they relate to Conservation.

RECOMMENDED CONDITIONS:

- 9.13 Samples of the materials to be used on the external finishes shall be submitted within two months of this permission and approved in writing by the local planning authority. The works shall be implemented in accordance with the approved details and shall not be changed without the prior written consent of the local planning authority.

Reason: In the interests of preserving the character and appearance of the Conservation Area in accordance with ULP policy ENV1

- 9.14 Prior to commencement of the works hereby permitted, details of the brick bond shall be submitted to and approved in writing by the Local Planning Authority and thereafter the works carried out according to the approved details.

Reason: In the interests of preserving the character and appearance of the Conservation Area in accordance with ULP policy ENV1

- 9.15 Prior to commencement of the works hereby permitted a schedule of the details/samples of the surface treatments and details of the render colour has been submitted to and approved in writing by the local planning authority. The works shall be implemented in accordance with the approved details.

Reason: In the interests of preserving the character and appearance of the Conservation Area in accordance with ULP policy ENV1

- 9.16 Prior to commencement of the works hereby permitted, additional drawings that show details of the proposed windows, front door and garage door, to be used by section and elevation at scales between 1:20 and 1:1 as appropriate have been submitted to and approved in writing by the local planning authority. Works shall be implemented in accordance with the approved details and shall be permanently maintained as such.

Reason: In the interests of preserving the character and appearance of the Conservation Area in accordance with ULP policy ENV1

10. REPRESENTATIONS

- 10.1 15 Neighbours consulted – expired 18.02.2021 – Seven representations received, 4 in support of the application and 1 objection.

- 10.2 A summary of the points raised in the representations are:

In Support

- Will allow the removal of security hording
- Will not look onto a derelict site
- Proposed new dwelling acceptable
- Strip of land to the north of Homely has been part of Lime Tree House freehold since 1984.
- Inaccurate to say that this land has been recently transferred to Lime Tree House
- Homely has not benefitted from parking rights on this strip of land since that 1984.

In Objection

- Totally different style of building changing the character
- The design does not match that which is listed on the Local Heritage List
- No Thatch roof
- It makes a nonsense of a Conservation Area
- Demolished without planning permission
- Reinstatement of the garage and an element of thatch incorporated to break the impasse.

11. APPRAISAL

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

- A The principle of the development (Policies S3 and H1)
- B Whether the layout, design and appearance of the proposal is acceptable (Local Policy GEN2 and NPPF)
- C Impact to neighbours (Policy GEN2 and GEN4)
- D Whether the proposal would have a detrimental impact on the adjacent Listed Buildings or Conservation Area (Local Policies ENV1, ENV2 and NPPF)
- E Significance of a non-designated heritage asset (Uttlesford Local Heritage List and NPPF)
- F Vehicular access and parking (Policies GEN1 and GEN8)
- G If there are any ecology issues would arise from the development (Policy GEN7).

A The principle of the development (Policies S3 and H1)

- 11.1 The site is within the Defined Development Limit of High Easter; the proposal is for residential development within a residential area. The majority of the garden located to the south of the site is Outside Development Limits.
- 11.2 Policy S3 states that within Key Rural Settlements, such as High Easter, development compatible with the settlement's character and countryside setting will be permitted. Policy H1 recommends the reuse of previously developed land be permitted on land in a list of defined settlements, which includes High Easter.
- 11.3 The first criterion of Policy H1 is the availability of previously developed land, and this is the case in respect to this application.
- 11.4 The second criterion is the location and accessibility of sites. The site is located within the Development Limits of High Easter, it is considered to be a sustainable location that is easily accessible and as such the second criterion is met.
- 11.5 The third criterion is that existing infrastructure has the capacity to absorb further development infrastructure provision in a settlement the size of High Easter is better than in many locations within the district and a reason for refusal on this basis would not be tenable.
- 11.6 The fourth criterion is that the development has the ability to build communities. The addition of this single household would support local services and facilities.
- 11.7 The fifth criterion is that development considers constraints such as flood risk. The site is not located within an area susceptible to flooding.
- 11.8 The sixth criterion is that the development considers a review of land previously allocated for employment purposes. The site is not a key employment site.

- 11.9 Furthermore, the proposal meets a requirement of the NPPF, set out at section 11, of making effective use of land. Paragraph 117 of the NPPF states that planning decisions should promote an effective use of land in meeting the need for homes. The Council is not currently able to demonstrate a five year housing land supply, which is currently identified as 3.11 years, the proposal would assist in some part to reach this objective.
- 11.10 The principle of the development is acceptable with regard to Policies S3 and H1 of the adopted Local Plan.

B Whether the layout, design and appearance of the proposal is acceptable (Local Policy GEN2 and NPPF)

- 11.11 As referred to above, strategic planning policies require development to be compatible with a settlement's character. Policy GEN2 provides more detail as to this consideration stating that development will not be permitted unless its design meets all of a number of criteria.
- 11.12 The first criterion of Policy GEN2 is that the development be compatible with the scale, form, layout, appearance and materials of surrounding buildings. The buildings immediately surrounding the site are all two storey dwellings, in a mixture of styles. Having considered the setting of the site and the existing street scene, it is thought that in broad terms the scale, form and appearance of the proposal is acceptable. The layout would be compatible with surroundings in that the replacement dwelling would be of a similar size and scale and make use materials that are considered to compliment the dwellings position within the Conservation Area.
- 11.13 The second criterion is that the development should safeguard important environmental features in its setting. The site is currently empty with the exception to a hedge to the southern border and trees and shrubs to the western border. In the accompanying Biodiversity Enhancement Strategy, it demonstrates that the existing hedgerow, small trees and shrubs will be retained along with the addition of friendly planting, introduction of an Insect Tower, inclusion of a bat box, house sparrow terrace, therefore it is considered to meet this criteria.
- 11.14 With regard to the appearance of the proposal within its street scene, the proposal is considered acceptable with regard to Policy GEN2.

C Impact to neighbours (Policy GEN2 and GEN4)

- 11.15 The site has one immediate neighbour; 'Lime Tree House' located to the north of the site.
- 11.16 The neighbouring dwelling is a two storey; the proposed new dwelling has been designed with involvement from Conservation at Pre-application stage to be a suitable replacement dwelling for its prime location within the Conservation Area and entrance into High Easter from the south. It has also been designed to minimise any potential harm to the neighbouring dwellings.
- 11.17 The east elevation consists of a front door, 1 no. narrow casement window for the playroom and 2 no. double casement windows that service the drawing room. Due

to their location at ground floor level, there are no issues arising from overlooking or any reduction in privacy with the adjacent dwelling 'Lime Tree House'.

- 11.18 To the first floor you have 3 no. dormer windows, 2 no. of which that serve the master en-suite and 1 no. dormer window that services bedroom 3. All three windows face the adjacent neighbours of 'Shepherds Hey' at a distance of approximately 26m, due to the separation distance of between the dwellings and the purpose of the rooms it is considered that any loss of privacy is minimal. The windows in the en-suite will be conditioned to be obscure glazed as well as having window restrictors, in the interests of residential amenity in accordance with Policy GEN2.
- 11.19 Due to positioning of proposed built form, there would be no material loss of amenity to any neighbour with regard to loss of daylight, overbearing impact or overshadowing.
- 11.20 Due to the size of the plot and its prominent location within the Conservation Area, it is recommended that Permitted Development Rights be removed in order to protect the amenities of the neighbouring dwellings, stop overdevelopment of the site and to protect the Conservation Area.
- 11.21 With regard to impact to neighbours, the proposal is acceptable with regard to Policy GEN2 and GEN4.

D Whether the proposal would have a detrimental impact on the adjacent Listed Buildings or Conservation Area (Local Policies ENV1, ENV2 and NPPF)

- 11.22 s66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that in considering whether to grant planning for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
- 11.23 Further, s72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that with respect to any buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.
- 11.24 The applicant has engaged with Essex County Councils' Conservation Team at the Pre-Application stage in order to establish what could be supported on the site after the previous failed attempts on the site. The Conservation Officer finds the proposal of the new dwelling on the site acceptable. In light of the Locally Listed Building being demolished with the loss of all its features, it is considered that this new modern dwelling would be of a greater contribution to the Conservation Area than a pastiche version of the previous dwelling.
- 11.25 It is considered that this proposal will cause no harm to the character and appearance of the Conservation Area and or adjacent Listed Buildings, and the Conservation Officer is satisfied that there are no grounds with regard to the historic environment in which to object. The proposal is considered

acceptable with regard to Policies EN1, EN2, the NPPF and relevant provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990.

E Significance of a non-designated heritage asset (Uttlesford Local Heritage List and NPPF)

- 11.26 Due to the irreplaceable nature, paragraph 197 of the NPPF states that “*The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.*”
- 11.27 Its description in the Local Heritage List is that of: “*A circa 18th century (possibly earlier) traditional artisan cottage. It has a dominant thatched roof, rendered walls and distinctive bay windows. It appears that the house once had had a simple form which has become more complicated by various extensions.*” It was considered to be a rare example of dwelling with distinctive bay windows under a thatch roof that contributed to the group of nearby Listed Buildings and the Conservation area as a whole.
- 11.28 As the dwelling has been demolished, the distinctive features that put this dwelling onto the local heritage list no longer exist.
- 11.29 Conservation have been consulted on this application and it is felt that the Conservation Area would respond better to a brand-new dwelling that meets today's standards rather than replacing the dwelling with a pastiche version of what was once there.

F Vehicular access and parking (Policies GEN1 and GEN8)

- 11.30 Policy GEN1 of the Local Plan requires developments to be designed so that they do not have unacceptable impacts upon the existing road network, that they must not compromise road safety and to take account of cyclists, pedestrians, public transport users, horse riders and people whose mobility is impaired and also encourage movement by means other than the car.
- 11.31 The previous dwelling benefitted from an in and out driveway; as part of this application, one of the existing vehicle accesses into the site will be utilised for the new dwelling, with the other existing access located nearer the bend in the road being closed up. As the proposal is for a replacement dwelling, it is considered that the number of additional vehicles and traffic movements are negligible over the previous use, as such no significant harm would occur in terms of highway safety.
- 11.32 The Highways Agency have not raised any issues regarding this proposal, therefore 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.

11.33 The three bedroomed house would require 2 no. parking spaces each to meet the relevant parking standard. This requirement has been demonstrated by the applicant. The proposal is considered acceptable with regard to Policy GEN8.

G If there are any ecology issues would arise from the development (ULP Policy GEN7).

11.34 The application includes a completed Biodiversity Checklist, a Biodiversity Enhancement Strategy, a Statement to accompany the Biodiversity Checklist and a Preliminary Roost Appraisal.

11.35 Essex County Council Ecology has been consulted and have no objection to the proposal subject to securing biodiversity mitigation and enhancement measures on the site.

11.36 It is therefore concluded that the proposal subject to conditions accord with the above policies and guidance insofar as they relate to Nature Conservation.

12. CONCLUSION

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

A The site forms part of the built-up settlement of High Easter and is within the defined development limits. There can be no objection in principle.

B The design of the proposal is acceptable in that it would appear sympathetic to the character and appearance of the street scene and the proposed design fits the general pattern formed by surrounding development.

C Due to positioning of proposed built form, isolation distances and orientation there would be no material loss of amenity to any neighbour with regard to loss of daylight, overbearing impact or overshadowing.

D As the dwelling has been demolished the distinctive features that put this dwelling onto the local heritage list no longer exist. As such, Conservation feel that a modern dwelling would respond to the Conservation Area far better than a pastiche version of what was once there.

E As the dwelling has been demolished the distinctive features that put this dwelling onto the local heritage list no longer exist.

F The proposal would not result in detrimental harm upon highway safety and adequate parking provisions have been provided to accommodate the use.

G There is no evidence that the proposed development will have harmful impact to adverse impact on protected species.

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. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking or re-enacting that Order with or without modification), no development within Part 1 and Part 2 of Schedule 2 of the Order shall take place without the prior written permission of the local planning authority.

REASON: To prevent the site becoming overdeveloped and protect the amenities of the neighbouring dwellings and the Conservation Area, in accordance with Policy GEN2, GEN4 and ENV1 of the Uttlesford Local Plan (2005).

3. Prior to occupation the dwelling shall be provided with an electric vehicle charging point. The charging point shall be fully wired and connected, ready to use and retained thereafter.

REASON: to encourage/support cleaner vehicle usage in accordance with policy ENV13 of the Uttlesford Local Plan (adopted 2005) and the NPPF.

4. The dwelling approved by this permission shall be built to Category 2: Accessible and adaptable dwellings M4 (2) of the Building Regulations 2010 Approved Document M, Volume 1 2015 edition.

REASON: To ensure compliance with Policy GEN2 (c) of the Uttlesford Local Plan 2005 and the subsequent SPD on Accessible Homes and Playspace.

5. All mitigation and enhancement measures and/or works shall be carried out in accordance with the details contained in the Preliminary Roost Appraisal (Prime Environment, June 2019) and Biodiversity Enhancement Strategy (Tim Moyer Associates, August 2020), 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 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).

6. 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 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).

7. If the demolition of existing property and proposed erection of new dwelling hereby approved does not commence within 18 months from the date of the bat survey results in the Preliminary Roost Appraisal (Prime Environment, June 2019), the approved ecological mitigation measures secured through condition shall be reviewed and, where necessary, amended and updated.
The review shall be informed by further ecological surveys commissioned to:
- i. establish if there have been any changes in the presence and/or abundance of bats and
 - ii. identify any likely new ecological impacts that might arise from any changes.

Where the survey results indicate that changes have occurred that will result in ecological impacts not previously addressed in the approved scheme, the original approved ecological measures will be revised and new or amended measures, and a timetable for their implementation, will be submitted to and approved in writing by the local planning authority prior to the demolition of existing property and proposed erection of new dwelling.

Works will then be carried out in accordance with the proposed new approved ecological measures and timetable.

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).

8. The first floor en-suite window in the eastern elevation on approved plans GCG-002 and GCG-003 shall be fitted with opening restrictors and shall be obscure glazed with glass of obscuration level 4 or 5 of the range of glass manufactured by Pilkington plc at the date of this permission or of an equivalent standard agreed in writing by the local planning authority. Details of the proposed restrictors and the obscure glazing shall be submitted to and approved in writing by the local planning authority before the commencement of the development hereby approved. The development shall be implemented in accordance with the approved details and the obscure glazing and restrictors retained thereafter in those windows.

REASON: To avoid overlooking of the adjacent property in the interests of residential amenity in accordance with Policy GEN2 of the Uttlesford Local Plan (adopted 2005).

9. Samples of the materials to be used on the external finishes shall be submitted within two months of this permission and approved in writing by the local planning authority. The works shall be implemented in accordance with the approved details and shall not be changed without the prior written consent of the local planning authority.

REASON: In the interests of preserving the character and appearance of the Conservation Area in accordance with ULP policy ENV1

10. Prior to commencement of the works hereby permitted, details of the brick bond shall be submitted to and approved in writing by the Local Planning Authority and thereafter the works carried out according to the approved details.

REASON: In the interests of preserving the character and appearance of the Conservation Area in accordance with ULP policy ENV1

11. Prior to commencement of the works hereby permitted a schedule of the details/samples of the surface treatments and details of the render colour has been submitted to and approved in writing by the local planning authority. The works shall be implemented in accordance with the approved details.

REASON: In the interests of preserving the character and appearance of the Conservation Area in accordance with ULP policy ENV1

12. Prior to commencement of the works hereby permitted, additional drawings that show details of the proposed windows, front door and garage door, to be used by section and elevation at scales between 1:20 and 1:1 as appropriate have been submitted to and approved in writing by the local planning authority. Works shall be implemented in accordance with the approved details and shall be permanently maintained as such.

REASON: In the interests of preserving the character and appearance of the Conservation Area in accordance with ULP policy ENV1

13. Prior to occupation of the development the vehicular access shall be constructed at right angles to the highway boundary and to the existing carriageway. The width of the access at its junction with the highway shall not be less than 3 metres and shall be provided with an appropriate dropped kerb vehicular crossing of the footway/highway verge.

REASON: to ensure that vehicles can enter and leave the highway in a controlled manner in the interest of highway safety.

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

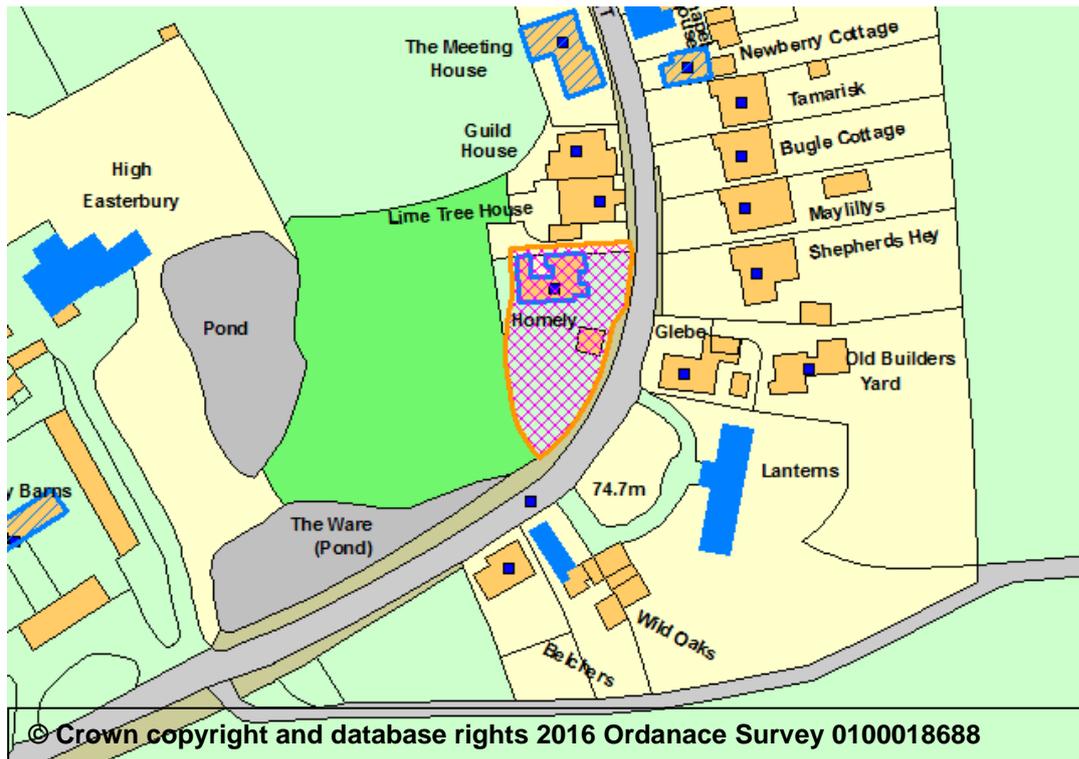
REASON: To avoid displacement of loose material onto the highway in the interests of highway safety.

15. The proposed development shall not be occupied until such time as the vehicle parking area indicated on DWG no. GCG-001 (Proposed Ground Floor Layout, dated Jan 2021) has been provided. The vehicle parking 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 is provided.

16. The existing access to the south shall be suitably and permanently closed incorporating the reinstatement to full height of the highway verge / footway / kerbing, as shown in principle on DWG no. 2020/5484/001 Rev. P6 (Titled - Proposed Access Arrangement, dated 09/11/2020), prior to occupation of the proposed dwelling.

REASON: To ensure the removal of and to preclude the creation of unnecessary points of traffic conflict in the highway in the interests of highway safety.



Organisation: Uttlesford District Council

Department: Planning

Date: 01 March 2021