

UTT/17/2807/FUL – (STANSTED)

(Referred to Committee by Councillor Dean, Reason: Design inappropriate for the location, loss of bungalow building)

PROPOSAL: Demolition of the existing bungalow and the erection of 2 No. 2 storey four bedroom dwellings with associated parking, cycle storage and private amenity space.

LOCATION: Brazille, 14 St Johns Crescent, Stansted

APPLICANT: Mr B Stewart

AGENT: ATP Group

EXPIRY DATE: 16 February 2018

CASE OFFICER: Chris Tyler

1. NOTATION

1.1 Within development limits

2. DESCRIPTION OF SITE

2.1 The site lies to the east of St John Crescent, in the village of Stansted Mountfitchet, The site includes a detached bungalow and single garage. To the south of the property there is a similar bungalow, adjacent the site are semi-detached two storey properties and to the north of the site are larger properties. Highway access is from the existing driveway and is mainly bound by hedgerow and fencing. The rear of the site and neighbouring properties along St John Road are on a slightly raised level from the application site.

3. PROPOSAL

3.1 This planning application is for the proposed demolition of the existing bungalow and garage and the erection of two detached four bedroom dwellings. The dwellings will be two storey and will include associated access and parking to the front of the site. The dwellings will have a width of 8m, eaves height of 5.2m and overall height of 8.5m. The dwellings will include external materials of brick and weatherboarding under clay tiled roof.

3.2 Amenity area will be provided to the rear of the dwellings and will be in excess of 120sqm, off street parking will be provided to the front of the site and will include 3 parking spaces per dwelling.

4. APPLICANT'S CASE

4.1 N/A

5. RELEVANT SITE HISTORY

5.1 There are no planning applications linked to this proposal.

6. POLICIES

6.1 Uttlesford District Local Plan 2005

ULP Policy S1 – Settlement Boundaries for the Main Urban Areas
ULP Policy ENV12 – Groundwater protection
ULP Policy H1 – Housing development
ULP Policy GEN1 – Access
ULP Policy GEN2 – Design
ULP Policy GEN7 – Nature Conservation
ULP Policy GEN8 – Vehicle Parking Standards

ECC Parking Standards 2009
UDC Parking Standards 2013

6.2 **National Policies**

National Planning Policy Framework (NPPF)

7. PARISH COMMENTS

7.1 Objects to the proposal and has the following comments.

This is a private (or un-adopted) road not a public highway as the applicant believes.

The materials are out of keeping with the street scene.

Demolition of a bungalow would set an unwelcome precedent.

Housing needs: Do we need more four-bed homes? Refer to the Uttlesford Over 50's Housing

Needs Survey September 2011 which recommended suitable housing for over 60's as two-bed house, apartment or bungalow. Forest Hall Park, Walpole Farm and Elms Farm all provide family homes; Elsenham and Bishop's Stortford also provide substantial numbers of three, four and five bed homes. In Takeley, bungalows are demolished to make way for family homes. We talk about affordable housing for people starting out, what about provision for those wishing to downsize when their families move out. We need housing to meet local needs and that includes the older generation and those with mobility issues.

Does not accord with GEN2 so should be refused the size, appearance and materials to be used are out of keeping with the street scene.

Will reduce sunlight to neighbouring bungalow

Over intensification in the road

The development is proportionately different to any others in the immediate vicinity and all the front space will be taken up with parking.

8. CONSULTATIONS

NATS Safeguarding

8.1 The proposed development has been examined from a technical safeguarding

aspect and does not conflict with our safeguarding criteria. Accordingly, NATS (En Route) Public Limited Company ("NERL") has no safeguarding objection to the proposal.

BAA Aerodrome Safeguarding

8.2 No Objections

ECC Ecology

8.3 No objections received, further bat surveys not required.

ECC Highways

8.4 From a highway and transportation perspective the Highway Authority has no objections to make on this proposal; St John's Crescent is a private road.

9. REPRESENTATIONS

9.1 12 letters of objection have been received (reply date 17/11/2016)
Site Notice and advertised (reply date 17/11/2016)
16 objections received, comments include:

Strong demand for bungalows,
The development is commercial,
Noise and disruption of the development build,
Lack of parking,
The road does not have a pavement,
View line of the development will be increase,
The plans are incorrect,
The proposal will set a precedent,
The area is low density,
Proposed material out of character with the area,
Drainage issues,
No windows should be to the first floor side elevations,
Loss of light,
Loss of privacy,
Upkeep of the road is paid by the residents, any repair work need from the development should be paid by the builders,
Planting of trees should be limits to a specific height,
Overdevelopment of the site.

9.2 Revised plan were submitted on the 21/12/2017, as such the 9 letters of objections have been received following the re-consultation, comments include:

The revision have not addressed previous objection reasons,
The revision has not included the height of the dwellings,
The street scene plan is incorrect,
No pavement to the front of the site,
Extra traffic,
Close to a dangerous junction,
Loss of privacy,
Plans do not include measurements,
No amenity space or parking shown on the plans,

No in keeping with the character of the area,
There is a strong demand for bungalows.

- 9.3 A further revision of the proposal includes the reduction of size and positioning of the window serving the bedroom 2 of plot 1. The consultation expiry is 31/1/2018 and extends past the publication of this report; as such any further representations received will be included in the supplementary representation list and verbally presented to the planning committee.

10. COMMENTS ON REPRESENTATIONS

The following comments are not material planning considerations:
The development is for commercial use- it is residential dwellings,
There is a strong demand for bungalows,
Any damage from building work should be paid for,
The plans do not include measurements- as they are scaled drawings,
The proposal will set a precedent.

All other planning related comments will be taken into consideration in the following report.

11. APPRAISAL

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

- A The principle of the development of this site (NPPF, ULP Policies S1, H1, and the NPPF);
- B Design (ULP Policies GEN2 & ENV3, SPD Accessible Homes and Playspace
- C Access to the site (ULP Policy GEN1);
- D Vehicle Parking Standards (ULP Policy GEN8 and UDC Local Residential Parking Standards);
- E Whether the proposal would be liable to cause contamination of groundwater (ULP Policy ENV12)

A The principle of the development of this site (NPPF, ULP Policies S1, H1, and the NPPF);

- 11.1 The site falls within development limits for Stansted where ULP Policy S1 accepts development if it is compatible with the settlement. This residential part of Stansted includes different design and scale of dwelling which actively contribute to the character of the site and its surrounding. To the north of the site are large detached dwellings, to the south bungalows, and adjacent semi detached two storey dwellings.

The proposal to erect a two detached two storey dwellings would therefore be consistent with this general character, and would represent an appropriate form of development and would additionally represent a small scale site for housing within the built up area for Stansted (ULP Policies S1, H1 and the NPPF).

- 11.2 The site lies within easy walking distance of the railway station which serves local commuters to London and Cambridge. The site is also within walking distance of local services and amenities located within the centre of the village area, Lower

Street and Chapel Hill and would in view of this favourable positioning be within easy reach local amenities. The NPPF has a presumption in favour of sustainable development described as the “golden thread” running through both plan-making and decision-taking. Paragraph 14 of the NPPF states that development proposals that accord with the development plan should be approved without delay. The proposed development would because of its location have a presumption in favour of sustainable development in accordance with the provisions of the NPPF.

B Design (ULP Policies GEN2 & ENV3, SPD Accessible Homes and Playspace)

- 11.3 With regards to the design and neighbouring amenity, the submitted details indicate that the proposed dwellings will be of a large scale however it is considered the scale is compatible with the neighbouring property and will not be overly domination or intrusive. As demonstrated on the submitted street scene plan, the gradient of the street levels, size and distances between the neighbouring properties to the north and south of the site ensures the scale of the development in terms of scale is in character with the with the settlement and its surroundings.

The proposed plans have been revised and includes the changing of the roof to a hipped design, this also contributes to further mitigation to reduce the over dominating and bulky appearance.

- 11.4 The dwellings include a traditional design, the external material include the introduction of brick and weatherboarding wall under a tiled roof. As stated in the representation letter from neighbouring properties the area does not include these types of materials (weatherboarding). However the street does not include any set uniformity, albeit the semi- detached properties adjacent and bungalows to the south are similar in character many of these have been extended or altered.

The introduction of the proposed external materials are not considered to result in any significant harm to the character of the area of street scene. A condition could be imposed for the submission of the proposed material prior to the commencement of the development, should planning permission be granted.

- 11.5 The development will require a significant amount of landscape work to the front and side boundary, proposed parking area and garden areas. The Councils Landscape Officer has been consulted in regards to this matter and has made no objections subject to the imposition of a planning condition for the submission of hard and soft landscaping detail prior to the commencement of the development.

- 11.6 In regards to loss of privacy, overlooking and loss of light. First floor windows to the north and south elevations of the dwelling will serve bathrooms and landing area; as such a planning condition can be imposed for the use of obscure glazing to be used.

The proposal will include first floor windows to the rear elevation, these will serve bedrooms and neighbouring properties to the rear of the site have objected to loss of privacy. The introduction of the dwellings will result in the potential for some overlooking to properties to the rear and front of the site.

The Essex Design Guide advices that an acceptable degree of privacy for dwellings includes a back to back distance of at least 25m, the back to back distance between the proposed dwelling and properties to the rear of the site would be 35m. This together with the slightly higher gradient and levels to properties at the rear will ensure there is no significant loss of privacy that will have any significant harmful

impact to the rear neighbouring properties.

The first floor front elevation will include windows for a bathroom and bedroom, the bathroom window will include obscure glazing, and however the introduction of the front first floor window will have a degree of potential overlooking to the adjacent dwellings.

The distance of between the proposed first floor front window and the adjacent properties will be 24m as shown on the proposed site plan. Furthermore, the road to the front of the site is a public highway and therefore already includes a degree of loss of privacy to the adjacent properties. Due to the distance between the sites and existing loss of privacy it is concluded that there will not be a material increase in overlooking to the adjacent neighbours to the front of the site that will have a significant harmful impact.

The neighbouring property to the north of the site (Alleyfield) includes a decked area to the side of the property, this will result in some loss of privacy from the rear first floor elevation of the plot 1. As such the window serving bedroom 2 has been revised, this include a new position and reduction in scale. Although the proposal will result in some overlooking to the decked area of Alleyfield the neighbouring property includes a large garden area that include sufficient private amenity space. As such although the proposal will result in a loss of privacy it is not of a level that will have a significant harmful impact or justifies refusal of the application.

It is considered the proposal does not conflict with the aims of ULP Policy GEN2 in regards to loss of privacy.

- 11.7 The proposed dwellings would have sufficient amenity space in accordance with Local Plan Policy GEN2 and as advised by the Essex Design Guide.

C Access (ULP Policy GEN1)

- 11.8 The site includes a single driveway access to the site, it is proposed to remove the existing front picket fence and create two access drives.

ECC Highways have been consulted, who have not raised any highway objections and state the highway is a private road. Whilst the concerns of some local residents relating to the impact of vehicle movements, increase traffic and the safety of pedestrians it should be noted that the road already serves many existing dwellings. A net increase of one dwelling is not of a significant increase of traffic of vehicle movements that will have any detrimental impact of sufficient grounds by which to refuse the application As such the application accords with ULP Policy GEN1.

D Vehicle Parking Standards (ULP Policy GEN8 and UDC Local Residential Parking Standards)

The submitted layout details show that there would be adequate space within the site for the parking of three vehicles off road for the proposed new dwellings. This would comply with current adopted standards and ULP Policy GEN8.

E Whether the proposal would be liable to cause contamination of groundwater (ULP Policy ENV12)

- 11.9 Whether the proposal would be liable to cause contamination of groundwater Local

Plan Policy ENV12 seeks to resist development that would be liable to cause contamination of groundwater, particularly in Groundwater Protection Zones. Given the small-scale nature of the proposed development and reuse of previously developed land, it is considered that the contamination of groundwater is unlikely. Nonetheless, any construction would need to be in accordance with British standards.

F Nature Conservation (ULP Policy GEN7)

- 11.10 Policy GEN7 seeks to ensure that development would not have a harmful effect on wildlife and Biodiversity. A protected species survey has been submitted with the planning application, the case officer has verified this information and together with the advice from Essex County Council Ecologists no further protected species survey is required, furthermore no objections are raised in regards to protected species or biodiversity and is in accordance with Policy GEN7 and the National Planning Policy Framework.

12. CONCLUSION

- 12.1 In conclusion, the proposal is a sustainable form of development that would represent an acceptable scheme within the development limits and in terms with, design, layout, and amenity, access, parking arrangements and impact on protected species and biodiversity. The proposal would comply with national and relevant local plan policy and is acceptable.

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. Prior to the commencement of the development hereby approved samples of materials to be used in the construction of the external surfaces of the development hereby permitted shall be submitted to and approved in writing by the local planning authority. The development shall be implemented using the approved materials. Subsequently, the approved materials shall not be changed without the prior written consent of the local planning authority.

REASON: To ensure a satisfactory standard of development in the interests of visual amenity in accordance with Uttlesford Local Plan Policies S1 and GEN2.

JUSTIFICATION: The pre- commencement condition is required to ensure compatibility with the character of the area, in accordance with Policy S1 and Policy GEN2 of the Uttlesford Local Plan (adopted 2005). This condition must be 'pre-commencement' to ensure that the development is only carried out in accordance with the above details.

3. Prior to commencement of the development hereby approved, details of all hard and soft landscaping (including planting, hard surfaces and boundary treatment) shall be submitted to and approved in writing by the Local Planning Authority. The

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

All planting, seeding or turfing and soil preparation comprised in the above details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings, the completion of the development, or in agreed phases whichever is the sooner, and any plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation. All landscape works shall be carried out in accordance with the guidance contained in British Standards, unless otherwise agreed in writing by the local planning authority.

REASON: The use of such pre commencement condition is required to ensure compatibility with the character of the area in accordance with ULP Policies S1 and GEN2 of the Uttlesford Local Plan (adopted 2005), and to prevent highway safety issues relating to surface water runoff and loose materials in accordance with Policy GEN1 of the Uttlesford Local Plan (adopted 2005).

4. The 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.

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

5. Prior to the commencement of the development hereby approved details of loading/unloading, storage of materials and manoeuvring of vehicles within the curtilage of the site, shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

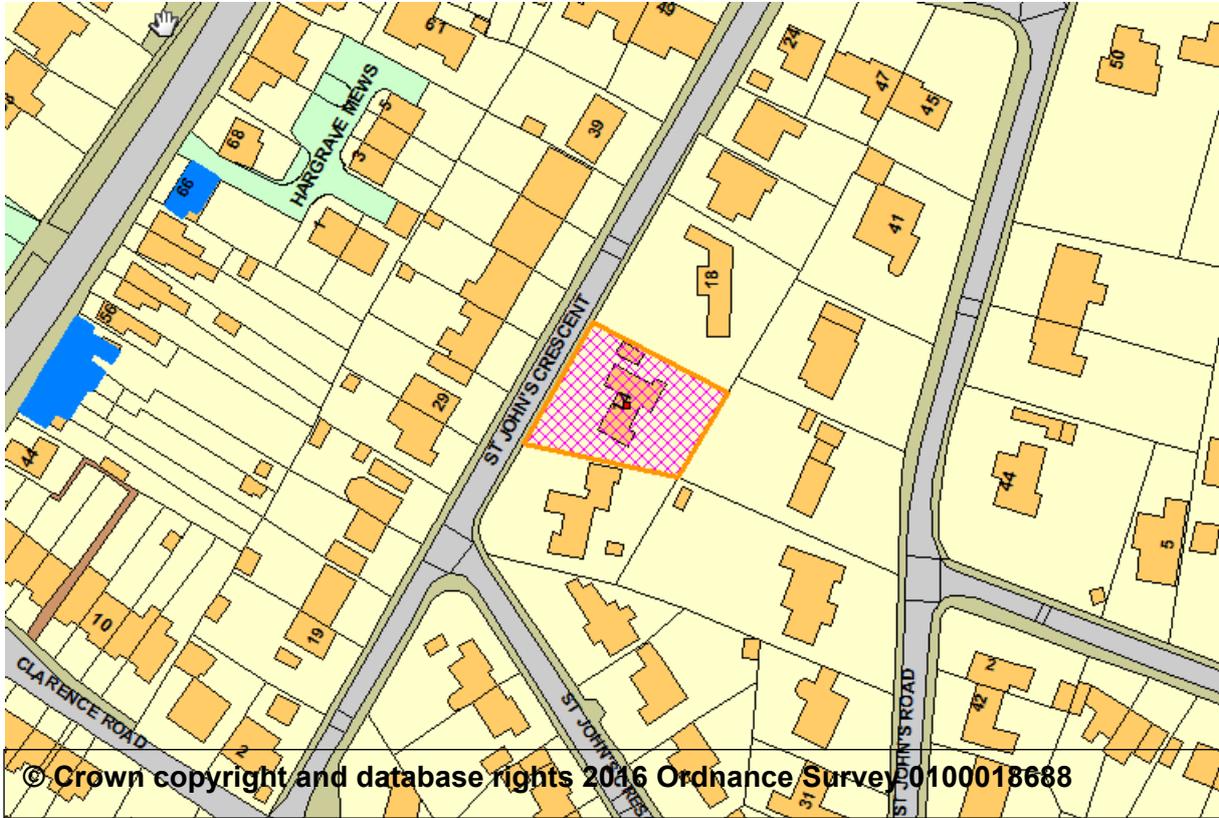
REASON: This pre-commencement condition is required to ensure there is a sufficient scheme for the appropriate loading/unloading facilities are available so that the highway is not obstructed during the construction period in the interest of highway safety, in accordance with ULP Policy GEN1

6. The side windows as demonstrated on approved plan 17243_PL04 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. The development shall be implemented in accordance with the approved details and the obscure glazing retained thereafter in those windows unless agreed in writing by the Local Planning Authority

REASON: To avoid overlooking of the adjacent property in the interests of residential amenity in accordance with Policies GEN2 and H8 of the Uttlesford Local Plan (adopted 2005).

Application: UTT/17/2807/FUL

Address: Brazille, 14 St Johns Crescent, Stansted



Organisation: Uttlesford District Council

Department: Planning

Date: 1 February 2018