

## UTT/18/0103/DFO – (GREAT EASTON)

(Reason: More than five dwellings).

**PROPOSAL:** Details following outline application UTT/17/0259/OP for 9 no. dwellings, details of appearance and scale

**LOCATION:** Land to the south of The Endway, Great Easton, Essex

**APPLICANT:** Mr S Wheelhouse (Moody Homes Ltd)

**AGENT:** Mr M Morgan (Petro Designs Ltd)

**EXPIRY DATE:** 8 May 2018

**CASE OFFICER:** Peter McEvoy

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### **1. NOTATION:**

1.1 The following constraints apply to this proposal:

- general aerodrome direction.
- partly within Great Easton's development limits and partly outside its development limits.
- within Great Easton's conservation area.

### **2. DESCRIPTION OF SITE:**

2.1 The site lies on the south side of The Endway and comprises an open and rough area of sloping ground adjacent to a former builder's yard with a stated area of around 0.33ha. The site extends down to Brocks Mead, a small residential estate which has a cul-de-sac arm with hammerhead turning that leads to the site with gated entrance at its south-western corner. The frontage of the site is screened from The Endway by a line of established native hedgerow and more recent hedge planting, whilst the rear boundary of the site backs onto open fields.

2.2 The Endway is a narrow road with numerous properties closely facing each other on either side of the highway.

### **3. PROPOSAL:**

3.1 The applicant company is requesting reserved matters planning permission relating to appearance and scale (only) for the construction of nine dwellings consisting of:

- five detached four bedroom dwellings (plots 1, 2, 6, 7, and 8).
- four detached three bedroom dwellings (plots 3, 4, 5, and 9).

3.2 The dwellings would be laid out in two rows running along the highways, with four properties fronting The Endway to the north and the remaining five properties near to Brocks Mead to the south.

### **4. ENVIRONMENTAL IMPACT ASSESSMENT:**

4.1 Town and Country Planning (Environmental Assessment):

The proposal is not a Schedule 1 development, nor does it exceed the threshold criteria of Schedule 2, and therefore an Environmental Assessment is not required.

**5. APPLICANT'S CASE:**

5.1 The applicant has included a planning, design and access statement as part of the submission.

**6. RELEVANT SITE HISTORY:**

6.1 UTT/17/0259/OP – outline application, with appearance and scale reserved, for proposed redevelopment of existing builder's yard for nine new dwellings, accessed from Brooks Mead and The Endway (approved 3 August 2017).

6.2 Various planning permissions have been granted for residential development in the past for part of the site and for the wider Brooks Mead development now built below the site (DUN/0125/58, UTT/0533/74, UTT/0533/74/A, UTT/0727/78, UTT/0727/78/A, UTT/0727/78/B and UTT/0727/78/C).

**7. POLICIES:**

**7.1 National Polices:**

- National Planning Policy Framework (2012)

**7.2 Supplementary Planning Documents/Guidance:**

- SPD Essex Design Guide.

**7.3 Local Plan Policies (2005):**

- ENV1 – Design of Development within Conservation Areas.
- ENV7 – Site Biodiversity.
- GEN2 – Design.

**7.4 Other material considerations:**

- Great Easton Conservation Area Appraisal and Management Proposals Document (Approved June 2014).

**8. PARISH COUNCIL COMMENTS:**

8.1 The LPA notified the Parish Council on 18 January 2018, but no response has been received at the time this report was prepared.

**9. CONSULTATIONS:**

**Environmental Health**

9.1 No objection subject to conditions to secure ecological mitigation and enhancement measures. The details have not changed significantly, hence the comments are the same as those made by Sue Hooton dated 28 June 2017.

## **London Stansted Airport**

9.2 The proposed development has been examined for aerodrome safeguarding, this proposal does not conflict with any safeguarding criteria. Accordingly, Stansted Airport has no safeguarding objections to the proposal.

### **10. REPRESENTATIONS:**

10.1 The LPA notified 66 occupiers and received the following comments:

- construction traffic will create parking problems, especially to pedestrians
- road safety issues.
- properties should meet the 'Secured by Design' criteria.
- too many houses.
- loss of privacy (particularly for residents of The Old House, which is opposite the application site).
- loss of sunlight.
- noise from vehicles entering and leaving the development.
- asbestos on site.
- vehicular access should be via The Endway entrance and not via Brocks Mead to prevent a repeat of the damage to residents' drains when the initial building on this site was completed. Brocks Mead is narrow and parked vehicles caused large vehicles to mount the kerb, under which the drains are situated. There is a danger caused to other road users, particularly pedestrians, if this restriction on vehicular access is not imposed and monitored.

12.1 The following issues will be addressed in the report:

- house numbers.
- loss of privacy.
- loss of sunlight from shade generated by the development.

12.2 In relation to the other issues raised:

- road safety issues and vehicular access were deemed to be acceptable in the outline permission and so cannot be considered again.
- disturbance from construction work and traffic is inevitable for any development and by itself cannot be a reason to refuse an application. The Council's Environmental Health Officers can investigate instances where the construction work constitutes a legal nuisance. (Damage to drains would be a private legal matter to be taken by an affected party).
- the Council would encourage applicants to seek a 'Secured by Design' accreditation, but it is not a reason to refuse an otherwise acceptable proposal.

### **11. APPRAISAL:**

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

- A Design, visual amenity and impact on the conservation area (NPPF, Local Plan Policies ENV1 and GEN2).
- B Residential amenity (Local Plan Policy GEN2).
- C Site biodiversity (Local Plan Policy GEN7).

**Note:** the outline planning permission assessed the principle of development and access matters to be acceptable.

**A Design, visual amenity and impact on the conservation area:**

- 11.1 The NPPF stipulate development should respond to the local character, reflect the identity of its surroundings, optimise the potential of the site to accommodate development and is visually attractive as a result of good architecture (paragraph 58). Policy GEN2 seeks to promote good design requiring development to have regard to the scale form, layout and appearance of the development and to safeguarding important environmental features in its setting to reduce the visual impact of the new buildings where appropriate.
- 11.2 The proposal lies within the Great Easton Conservation Area and Policy ENV1 deals with the design of development in these locations. Proposals should preserve or enhance the character and appearance of the essential features of the conservation area. Development involving the demolition of a structure which positively contributes to the character and appearance of the area would not be permitted.
- 11.3 The Great Easton Conservation Area Appraisal gives a detailed analysis of the essential features of the village's conservation area. It identifies the settlement as a rural community in the open countryside and there is a recognition of the village's historic core; however, the appraisal also makes a specific mention of the poor visual amenity of the application site. For that reason, a sensitively designed development in this location that respects the vicinity's built form would have the potential to improve the general appearance of the site and, by extension, the conservation area as well. The current building and the associated clutter of the business detracts from the general streetscene and so its removal would not be prejudicial to the conservation area.
- 11.4 The proposed houses would be modern in appearance but would feature some interesting architectural flourishes, such as the fenestration treatments, use of jettied first floors, pitched front gable and exposed chimneys that would not be out of keeping with the local vernacular. The choice of materials, such as the use of weatherboarding, are typically found in other houses throughout the district. Overall the design and appearance are acceptable, but a condition is recommend to oblige the developer to use the materials listed in the submitted external materials schedule.
- 11.5 Although the applicant is proposing nine dwellings on the site, there would still be sufficient amenity space to meet the Council's general guidelines for houses of this type (100m<sup>2</sup>) and so the dwellings' scale is acceptable for the site. Separation distances are deemed to be satisfactory, both 'back to back' between the two rows and the gaps between each individual dwelling on the site and the nearest structures beyond the site's boundaries. Housing density is comparable with other nearby developments.

**B Neighbourhood amenity:**

- 11.6 Local Plan Policy GEN2(i) requires developments to not create an unacceptable impact on the amenity of nearby occupiers in terms of shadowing, visual dominance or loss of privacy.
- 11.7 Properties within the vicinity are already overlooked and so the development is not expected to lead to a material loss of privacy to existing residents (the separation distance between the new dwellings and the properties opposite the site is around a

minimum of 20m). Occupiers of the new development would experience overlooking, but this is to be expected in residential developments of this nature. Any shadowing cast by the new houses would not be material. The shade would fall mainly along either The Endway for the northern row of houses, or else the back gardens of the southern row of houses for the majority of the day. The development would be visible from the highways and result in a greater built form compared to the existing buildings, but the dwellings would be sufficiently set back from the roads to ensure that the proposal would not create an materially unacceptable visual impact. The layout and spacing of the development would also guard against visual intrusion between occupiers of the new houses.

**C Site biodiversity:**

- 11.8 Local Plan Policy GEN7 requires applicants to show that the development would not have a harmful effect on wildlife or geological features unless the need for the development outweighs the importance of the feature to nature conservation. Applicants also have a legal duty towards legally protected species or habitats. Place Services do not raise any objections to the development, subject to conditions (see their above comments).

**12. CONCLUSION:**

The proposal is in accordance with national and local planning policies and so it is an acceptable form of development for the following reason:

- A** The scale, appearance and design of the proposed residential development would be in keeping with the general streetscene and wider conservation area.

**RECOMMENDATION – APPROVE WITH CONDITIONS.**

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

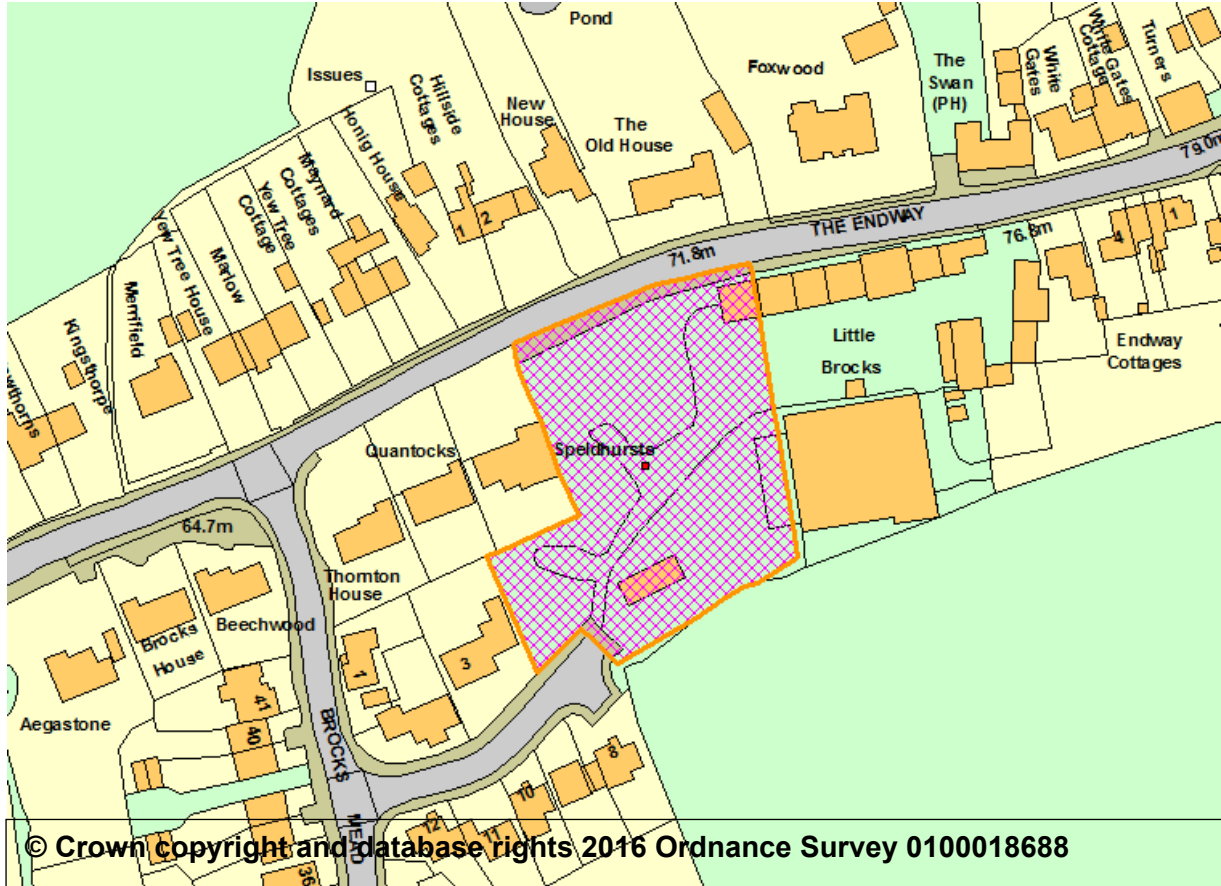
REASON: To conform with Section 91(1) of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out strictly in accordance with the 'External Finishes Schedule' dated 6 November 2017 and submitted to the local planning authority on 9 February 2018, unless otherwise agreed in writing with the local planning authority.

REASON: In the interests of ensuring the development is appropriate to the character of the surrounding area, in accordance with Uttlesford Local Plan Policies ENV1, and GEN2 (adopted 2005).

Application: UTT/18/0103/DFO

Address: Land to the South of the Endway, Great Easton



Organisation: Uttlesford District Council  
Department: Planning  
Date: 27 April 2018