

UTT/18/2895/FUL (GREAT CHESTERFORD)

(Referred to Committee by Cllr Chambers. Reason: To consider the impact of the proposal upon the street scene and Conservation Area)

PROPOSAL: **Erection of 1 no. detached dwelling with car port (amended scheme to Plot 2 approved under planning permission UTT/18/1247/FUL) - application to clarify height of proposed dwelling and amend size of car port**

LOCATION: **The Delles, Carmen Street, Great Chesterford, CB10 1NR**

APPLICANT: **Mr & Mrs Peck**

AGENT: **Mark Perkins Partnership**

EXPIRY DATE: **24 December 2018**

CASE OFFICER: **Luke Mills**

1. NOTATION

1.1 Countryside; Conservation Area.

2. DESCRIPTION OF SITE

2.1 The site is located at the corner of Carmen Street and Jackson's Lane, Great Chesterford. It comprised a portion of the garden serving The Delles, although development has since commenced following a grant of planning permission for the erection of a new dwelling.

3. PROPOSAL

3.1 The application is for planning permission to erect a detached house and garage. The proposal represents an alternative design for Plot 2 of the two-dwelling development originally approved by planning permission UTT/16/3394/FUL in February 2017.

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 documents:

- Design and Access Statement
- Materials Schedule
- Biodiversity Validation Checklist
- Phase 1 Habitat Survey & Protected Species Survey

6. RELEVANT SITE HISTORY

- 6.1 Planning permission was granted in February 2017 for the erection of two houses in the garden of The Delles (UTT/16/3394/FUL). The design for Plot 1 has since been amended (UTT/17/2167/FUL), and an application for an alternative Plot 2 design was approved in June 2018 (UTT/18/1247/FUL).
- 6.2 The design is little-changed in the current application, although a corrected street scene drawing reveals that the ridge height would be approximately one metre higher compared with The Delles than previously indicated.

7. POLICIES

- 7.1 S70(2) of The Town and Country Planning Act 1990 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.
- 7.3 Relevant development plan policies and material considerations are listed below.

Uttlesford Local Plan (2005)

- 7.4 S7 – The Countryside
GEN1 – Access
GEN2 – Design
GEN3 – Flood Protection
GEN6 – Infrastructure Provision to Support Development
GEN7 – Nature Conservation
GEN8 – Vehicle Parking Standards
ENV1 – Design of Development within Conservation Areas
ENV2 – Development affecting Listed Buildings
ENV3 – Open Spaces and Trees
ENV4 – Ancient Monuments and Sites of Archaeological Importance
H1 – Housing Development
H9 – Affordable Housing

Supplementary Planning Documents/Guidance

- 7.5 SPD – Accessible Homes and Playspace (2005)
The Essex Design Guide (2005)
Parking Standards: Design and Good Practice (2009)
Uttlesford Local Residential Parking Standards (2013)

National Policies

- 7.6 National Planning Policy Framework (NPPF) (2012)
- Paragraphs 11, 73, 78-79, 102-111, 118, 127, 155-165, 175 & 189-199
Planning Practice Guidance (PPG)
- Conserving and enhancing the historic environment
- Design
- Flood risk and coastal change
- Housing: optional technical standards
- Natural environment
- Rural housing
- Planning obligations

Other Material Considerations

- 7.7 Uttlesford Strategic Flood Risk Assessment (SFRA) (2016)
Housing Trajectory and 5-Year Land Supply Statement 1 April 2018
(October 2018)
Great Chesterford Conservation Area Appraisal and Management Proposals
(2007)

8. PARISH COUNCIL COMMENTS

- 8.1 Objection. Full response:

“Great Chesterford Parish Council strongly objects to this application due to over dominance on the street scene and draws attention to the height of the proposed dwelling being 1.8m greater than originally detailed.”

9. CONSULTATIONS

Environmental Health Officer

- 9.1 No comments.

Highway Authority (Essex County Council)

- 9.2 No objections.

Ecological Consultant (Place Services)

- 9.3 No objections, subject to the use of a condition to secure tree protection measures.

10. REPRESENTATIONS

- 10.1 Neighbours were notified of the application by letter, and notices were displayed near the site and in the local press. The following concerns have been raised in the submitted representations:

- Harmful effect on the street scene and conservation area
- Native species hedging should be used to replace lost biodiversity

- 10.2 A letter supporting the application suggests that the development would sit well between The Delles and Plot 1, and that any impact would be softened

by boundary vegetation.

10.3 The above points are covered in the below appraisal.

11. APPRAISAL

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

- A Location of housing (S7, H1, 78-79 & PPG)
- B Character, appearance and heritage (S7, GEN2, ENV1, ENV2, ENV3, 127, 189-199 & PPG)
- C Transport (GEN1, GEN8 & 102-111)
- D Accessibility (GEN2, 127 & PPG)
- E Amenity (GEN2 & 127)
- F Flooding (GEN3, 155-165, PPG & SFRA)
- G Infrastructure (GEN6)
- H Biodiversity (GEN7, 175 & PPG)
- I Archaeology (ENV4, 189-199 & PPG)
- J Affordable housing (H9 & PPG)
- K Housing land supply (11 & 73)
- L Previously developed land (118)

A Location of housing (S7, H1, 78-79 & PPG)

11.1 The site's location beyond the Development Limits for Great Chesterford ensures that residential development would not accord with Local Plan policies on the location of housing. However, its position adjacent the built-up area of the village ensures compliance with the more up-to-date policy at paragraphs 78-79 of the NPPF.

B Character, appearance and heritage (S7, GEN2, ENV1, ENV2, ENV3, 127, 189-199 & PPG)

11.2 The site is located within the Great Chesterford conservation area and there are a number of Grade II listed buildings to the south and west. The approved dwelling forms part of a two-dwelling scheme which was carefully formulated to provide a traditional dwelling facing Carmen Street and its historic buildings, while allowing more freedom to erect a contemporary dwelling facing Jacksons Lane and its more modern buildings.

11.3 The proposed design differs little from that which gained the Conservation Officer's support in the previous application, the main differences being as follows:

- A corrected street scene drawing reveals that, compared with The Delles, the proposed dwelling would have a greater ridge height – approximately 1.5m higher, rather than the 0.4m previously indicated.

- A reduction in the scale of the detached car port.

11.4 It is considered that, with these differences, the development would continue to respect the historic character of the street scene and conservation area. While the ridge height would be greater than previously indicated, the eaves height is considered more pertinent to the question of visual impact. Taking into account the similar eaves level (a difference of approx. 2m) and the

significant set-back from the road, it is concluded that the dwelling would appear compatible with its nearest neighbour and the wider setting. The proposal therefore accords with the above policies insofar as they relate to character, appearance and heritage.

- 11.5 In drawing the above conclusions regarding listed buildings and conservation areas, regard has been had to the Council's statutory duties under S66(1) and S72(1) of the Planning (Listed Buildings & Conservation Areas) Act 1990.

C Transport (GEN1, GEN8 & 102-111)

- 11.6 Compared with the approved development, there would be no significant effect on sustainable transport, road safety or vehicle parking. Furthermore, the highway authority raises no objections. It is therefore concluded that the amended scheme would accord with the above policies.

D Accessibility (GEN2, 127 & PPG)

- 11.7 Policy GEN2 and the SPD entitled 'Accessible Homes and Playspace' require compliance with the Lifetime Homes standards. However, these standards have effectively been superseded by the optional requirements at Part M of the Building Regulations, as explained in the PPG. Compliance with these requirements could be secured using a condition.

E Amenity (GEN2 & 127)

- 11.8 Compared with the approved development, it is considered that there would be no significant effect on the amenity of existing or future residents. In particular, it is noted that the greater ridge height relative to The Delles would not cause conflict with the daylight standards in The Essex Design Guide. It is therefore concluded that the amended scheme would accord with the above policies insofar as they relate to amenity.

F Flooding (GEN3, 155-165, PPG & SFRA)

- 11.9 Compared with the approved development, there would be no significant effect on flood risk. It is therefore concluded that the amended scheme would accord with the above policies.

G Infrastructure (GEN6)

- 11.10 Compared with the approved development, there would be no significant effect on off-site infrastructure. It is therefore concluded that the amended scheme would accord with Policy GEN6.

H Biodiversity (GEN7, 175 & PPG)

- 11.11 Taking into account the comments of the Council's ecological consultant, it is considered unlikely that the proposal would have any significant adverse effects on any protected species or valuable habitats. It is therefore concluded that the proposal accords with the above policies.

I Archaeology (ENV4, 189-199 & PPG)

- 11.12 Archaeological investigation on the site has been completed to the satisfaction of the local planning authority, in connection with the existing planning permission. It is therefore considered that the proposed amendment does not necessitate further archaeological work, and that the proposal accords with the above policies insofar as they relate to archaeology.

J Affordable housing (H9 & PPG)

- 11.13 Policy H9 and its preamble form the basis for seeking affordable housing provision from new residential developments. In this case, the policy indicates that the proposal need not make a contribution.

K Housing land supply (11 & 73)

- 11.14 Paragraphs 11 and 73 of the NPPF describe the importance of maintaining a five-year supply of deliverable housing sites. As identified in the most recent housing trajectory document, Housing Trajectory and 5-Year Land Supply Statement 1 April 2018 (October 2018), the Council's housing land supply is currently 3.46 – 4.45 years. Therefore, contributions towards housing land supply must be regarded as a positive effect.

L Previously developed land (118)

- 11.15 Paragraph 118 of the NPPF encourages the re-use of previously developed land, a classification which applies to the application site. Therefore, weight should be given to the positive effect of the development in this regard.

12. CONCLUSION

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

- A** The proposed amendments to the approved scheme are in accordance with the development plan and the NPPF, and no material considerations indicate that planning permission should be refused. It is therefore recommended that permission be granted.

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. The development must be carried out in accordance with the details approved under application reference UTT/18/2135/DOC, as updated by the submitted Materials Schedule.

REASON: To ensure compatibility with the character of the area, in accordance with Policy S7, Policy GEN2 and Policy ENV1 of the Uttlesford

Local Plan (adopted 2005) and the National Planning Policy Framework.

3. All hard and soft landscape works must be carried out in accordance with Drawing No. 160 A.

All planting, seeding or turfing and soil preparation comprised in the above details of landscaping must 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 must 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 must be carried out in accordance with the guidance contained in British Standards, unless otherwise agreed in writing by the local planning authority.

REASON: To ensure compatibility with the character of the area, in accordance with Policy S7, Policy GEN2 and Policy ENV1 of the Uttlesford Local Plan (adopted 2005) and the National Planning Policy Framework.

4. The eaves and ridge heights of the permitted dwelling relative to The Delles must be as shown on Drawing No. 1214/05.

REASON: For the avoidance of doubt and to ensure compatibility with the character and appearance of the area, in accordance with Policy S7, Policy GEN2 and Policy ENV1 of the Uttlesford Local Plan (adopted 2005) and the National Planning Policy Framework.

5. The dwelling hereby permitted must be built in accordance with Requirement M4(2) (Accessible and adaptable dwellings) of the Building Regulations 2010 Approved Document M, Volume 1 2015 edition.

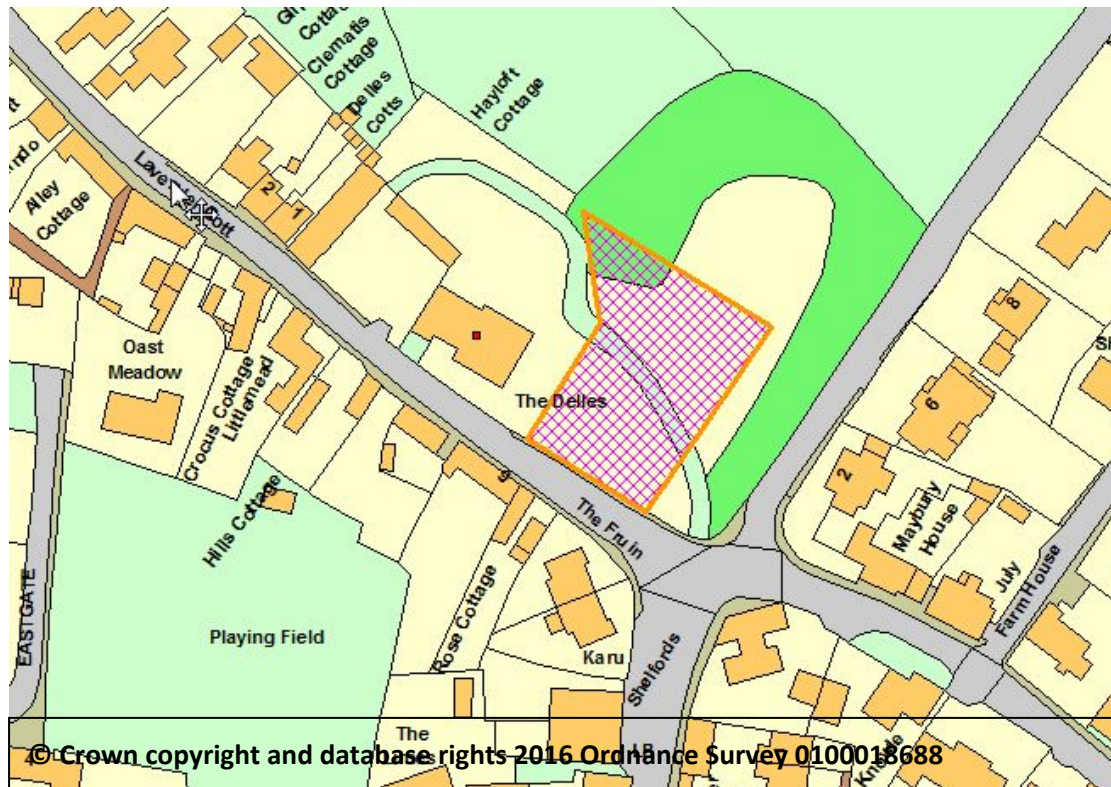
REASON: To ensure a high standard of accessibility, in accordance with Policy GEN2 of the Uttlesford Local Plan (adopted 2005), the SPD entitled 'Accessible Homes and Playspace' and the Planning Practice Guidance.

6. The development must be carried out in accordance with the tree protection measures approved under application reference UTT/17/1916/DOC.

REASON: To ensure compatibility with the character of the area and to conserve biodiversity, in accordance with Policy S7, Policy GEN2, Policy ENV1, Policy ENV3 and Policy GEN7 of the Uttlesford Local Plan (adopted 2005) and the National Planning Policy Framework.

Application: UTT/18/2895/FUL

Address: The Delles, Carmen Street, Great Chesterford, CB10 1NR



Organisation: Uttlesford District Council

Department: Planning

Date: 03/12/2018