

Planning Committee AGENDA



THE PUBLIC MAY ATTEND THIS MEETING

Please note this meeting will be webcast and audio recorded.

Date: Tuesday, 06 January 2015

Time: 19:15

**Venue: Council Chamber , Braintree District Council, Causeway House,
Bocking End, Braintree, Essex, CM7 9HB**

Membership:

Councillor J E Abbott
Councillor P R Barlow
Councillor E Bishop
Councillor R J Bolton
Councillor L B Bowers-Flint
Councillor C A Cadman
Councillor T J W Foster
Councillor P Horner

Councillor S C Kirby
Councillor D Mann
Councillor Lady Newton
Councillor J O'Reilly-Cicconi
Councillor R Ramage
Councillor W D Scattergood
(Chairman)
Councillor G A Spray

Members are requested to attend this meeting, to transact the following business:-

PUBLIC SESSION

1 Apologies for Absence

2 Declarations of Interest

To declare the existence and nature of any Disclosable Pecuniary Interest, other Pecuniary Interest or Non-Pecuniary Interest relating to Items on the Agenda having regard to the Code of Conduct for Members and having taken appropriate advice where necessary before the meeting.

3 Minutes of the Previous Meeting

To approve as a correct record the Minutes of the meeting of the Planning Committee held on 23rd December 2014 (copy to follow).

4 Public Question Time

(See paragraph below)

5 Planning Applications

To consider the following planning application and to agree whether any of the more minor applications listed under Part B should be determined 'en bloc' without debate.

PART A

Planning Application:-

- 5a Application No. 14 01022 FUL - Land between The Coach House and The Anchorage, Prested Hall Chase, FEERING 4 - 18**

PART B

Minor Planning Applications:-

- 5b Application No. 14 01465 FUL - 7 Highfields, HALSTEAD 19 - 23**
- 5c Application No. 14 01386 FUL - Seagrave House, 89 Swan Street, SIBLE HEDINGHAM 24 - 31**
- 5d Application No. 14 01467 FUL - 8 The Endway, STEEPLE BUMPSTEAD 32 - 36**

6 Urgent Business - Public Session

To consider any matter which, in the opinion of the Chairman should be considered in public by reason of special circumstances (to be specified) as a matter of urgency.

7 Exclusion of the Public and Press

To agree the exclusion of the public and press for the consideration of any Items for the reasons set out in Part 1 of Schedule 12(A) of the Local Government Act 1972.

At the time of compiling this Agenda there were none.

PRIVATE SESSION

8 Urgent Business - Private Session

To consider any matter which, in the opinion of the Chairman, should be considered in private by reason of special circumstances (to be specified) as a matter of urgency.

E WISBEY
Governance and Member Manager

Contact Details

If you require any further information please contact the Governance and Members Team on 01376 552525 or email demse@braintree.gov.uk

Public Question Time

Immediately after the Minutes of the previous meeting have been approved there will be a period of up to 30 minutes when members of the public can speak.

Members of the public wishing to speak should contact the Governance and Members Team on 01376 552525 or email demse@braintree.gov.uk at least 2 working days prior to the meeting.

Members of the public can remain to observe the whole of the public part of the meeting.

Health and Safety

Any persons attending meetings at Causeway House are requested to take a few moments to familiarise themselves with the nearest available fire exit, indicated by the fire evacuation signs. In the event of a continuous alarm sounding during the meeting, you must evacuate the building immediately and follow all instructions provided by a Council officer who will identify him/herself should the alarm sound. You will be assisted to the nearest designated assembly point until it is safe to return to the building.

Mobile Phones

Please ensure that your mobile phone is either switched to silent or switched off during the meeting.

Comments

Braintree District Council welcomes comments from members of the public in order to make its services as efficient and effective as possible. We would appreciate any suggestions regarding the usefulness of the paperwork for this meeting, or the conduct of the meeting you have attended.

Please let us have your comments setting out the following information

Meeting Attended..... Date of Meeting

Comment.....

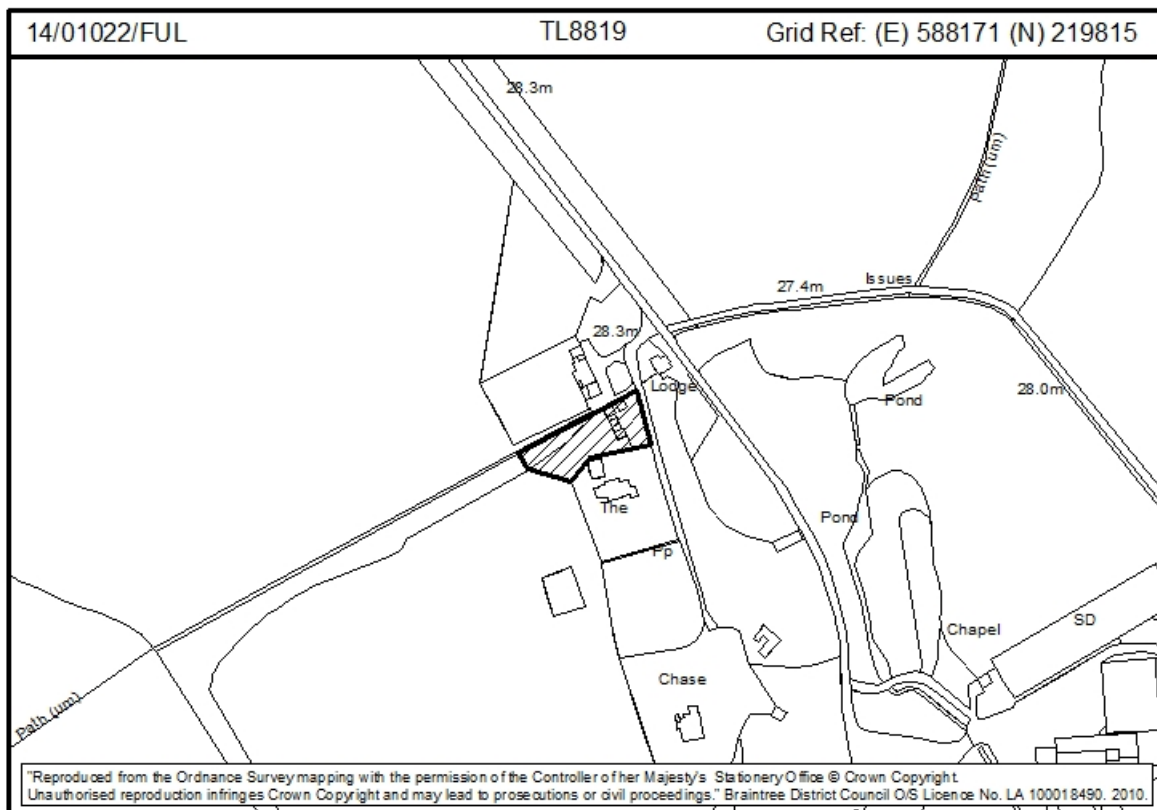
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Contact Details:

PART A

APPLICATION NO: 14/01022/FUL DATE: 07.08.14
 VALID:
 APPLICANT: Moreblue Properties Limited
 Prested Hall, Feering, Essex, CO5 9EE
 AGENT: Melville Dunbar Assoc
 Studio 2, Griggs Business Centre, West Street, Coggeshall,
 Essex, CO6 1NT
 DESCRIPTION: Erection of a single storey two bedroom dwelling (in place
 of dwelling approved under ref.no.12/00388/FUL) and
 conversion and extension of existing barn to garages and
 storage, foul and surface water drainage
 LOCATION: Land Between The Coach House And The Anchorage,
 Prested Hall Chase, Feering, Essex

For more information about this Application please contact:
 Mathew Wilde on:- 01376 551414 Ext.
 or by e-mail to:



SITE HISTORY

| | | | |
|--------------|---|--------|----------|
| 02/00008/OUT | Erection of detached bungalow with garage | REF | 30.12.02 |
| 02/01058/OUT | Replacement of existing dwelling by new dwelling | REF | 30.12.02 |
| 03/01613/FUL | Demolition of pre-fab bungalow and erection of replacement dwelling | REF | 04.12.03 |
| 04/00461/FUL | Demolition of existing pool building and erection of replacement dwelling | REF | 24.05.04 |
| 04/01472/FUL | Demolition of existing pool building and erection of a replacement dwelling | REF | 23.11.04 |
| 04/01943/ELD | Application for a Certificate of Lawfulness for an Existing Use - Change of use of pool bungalow to domestic dwelling | REF | 01.11.05 |
| 06/00674/COU | Extension of existing barn and conversion to residential use | PER | 23.05.06 |
| 06/01916/FUL | Demolition of existing pool building and erection of replacement dwelling | REF | 20.11.06 |
| 10/00904/FUL | Demolition of existing pool house/chalet and erection of replacement dwelling | REFDIS | 04.11.10 |
| 10/00957/LBC | Demolition of existing pool house/chalet and erection of replacement dwelling | PER | 04.11.10 |
| 11/00655/FUL | Erection of replacement dwelling | REF | 15.07.11 |
| 12/00388/FUL | Erection of replacement dwelling | PER | 25.07.12 |

POLICY CONSIDERATIONS

National Planning Guidance

National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)

Braintree District Local Development Framework Core Strategy

CS8 Natural Environment and Biodiversity
CS9 Built and Historic Environment

Braintree District Local Plan Review

| | |
|--------|--|
| RLP2 | Town Development Boundaries and Village Envelopes |
| RLP15 | Replacement of Dwellings in the Countryside |
| RLP56 | Vehicle Parking |
| RLP74 | Provision of Space for Recycling |
| RLP76 | Renewable Energy |
| RLP90 | Layout and Design of Development |
| RLP100 | Alterations and Extensions and Changes of Use to Listed Buildings and their settings |

Other Material Considerations

BDC Site Allocations and Development Management Plan
ECC Parking Standards – Design and Good Practice, September 2009
Essex Design Guide 2005

Background

The area has a long history in respect of a replacement dwelling. The most relevant applications are as follows:

06/00674/COU

The existing barn on the current site was granted planning permission in 2006 for residential accommodation for staff who work at Prested Hall, however this permission was never implemented.

10/00904/FUL

This application was to replace the existing pool house with a dwelling, however in a different location. It was to be located North East of the existing pool house building approximately 100m away. This application was subsequently dismissed at appeal, for the reasons outlined below:

“With this proposal there would be a house of a significantly greater height and bulk than the chalet, and a new driveway some 50m in length built some way beyond the existing building group in an area of previously undeveloped parkland. Notwithstanding some screening by vegetation, the proposal would be clearly visible from the main driveway serving the hotel and the sports complex. It would extend the building group further into the countryside and fragment the parkland. On account of its position and scale it would have a far greater impact and appear more intrusive in the landscape than the small chalet building. As a replacement dwelling therefore there would be harm to the character and appearance of the countryside contrary to the objectives of LP Policy RLP 15.

The inspector also noted that due to the 100m distance away the proposed replacement dwelling would not be related to the existing pool house, as

required by RLP15. However, he did acknowledge that removing the existing dwelling from the close environs of the Grade II listed Prested Hall would have a positive impact on its setting.

11/00655/FUL

This application was also to replace the existing pool house with a dwelling, however in a different location again to the current application and application 10/00904/FUL. It was located 50 metres away to the North East of the existing pool house building in the 'yew gardens' area. Given the size of the curtilage of the proposed replacement dwelling it was considered to have a detrimental impact on the landscape of the countryside locality. It was also noted that 50m away from the pool house was a significant distance that may not entirely relate to the existing pool house. This application was therefore refused.

12/00388/FUL

This was the latest replacement dwelling which was given approval. It was to be located in the same position as 11/00655/FUL, however with a much smaller curtilage. This replacement dwelling was permitted, as:

“The site for the new dwelling is within reasonable distance of the existing dwelling and as it would be well hidden from view as most of the yew hedge will be retained, its impact on wider landscape would be negligible. It is considered that this is an acceptable compromise as the setting of the listed building will be much improved and the new dwelling will not have a greater impact on the landscape. “

Therefore, as the impact on the countryside was considered to be significantly less than refused application 11/00655/FUL, it was considered to comply with policy RLP15 even with the 50m separation distance. The proposed replacement dwelling in this instance also had an additional 26sqm of floor space in comparison to the existing pool house dwelling.

INTRODUCTION

The application is being brought before the Planning Committee due to an objection from the Parish Council and adjoining neighbours contrary to the Officers recommendation for approval.

SITE DESCRIPTION

The building to which this application relates is a single storey chalet building. The building was constructed in the mid 20th Century and was formerly used as a pool house before being used as living accommodation. It is to the East of Prested Hall which is a large Grade II listed building used as a hotel and wedding venue. It is situated in substantial grounds in an area of countryside outside of the Feering village envelope. The chalet building has planning permission for a replacement dwelling on land to the North East of it, approximately 50m away (as outlined above in site history). The current

application seeks to revoke this existing permission on the North East site and erect a replacement dwelling in a different location.

The new site of the proposed replacement dwelling is the land between existing dwellings The Coach House and The Anchorage. It is located to the North West of the existing chalet building by approximately 248m and consists of an existing storage building which formerly had permission in 2006 to be used as staff accommodation for Prested Hall, however this was never implemented. The storage building as existing appears not to be utilised and is in need of maintenance.

PROPOSAL

The application seeks to revoke planning permission 12/00388/FUL for a replacement dwelling on land to the North East of the existing chalet building, and instead erect a dwelling to the North West of the pool house (the existing dwelling). The pool house is a single storey, three bedroom dwelling with a gross floor area of approximately 64.3 square metres. The proposed replacement dwelling is proposed to be located over 200m away from the existing pool house.

The proposed dwelling is to be located 27m from the front boundary of the proposed site behind the existing storage building. The dwelling is to be single storey with a floor area of 86.2 square metres. The existing building will also be utilised, with two additional extensions to then form part of the residential unit as two garages. The floor area therefore proposed for both garages will be approximately 84 square metres. Therefore, a total space of over 160sq.m. Vehicular access to the site will be on the South side with access from Prested Hall Chase.

The existing chalet building has a gross floor space of approximately 65sq.m, ridge height of approximately 4m and consists of some elements that are flat roofed. The proposed dwelling has a ridge height of 6.4m (reduced from 6.9m) and a chimney at the side measuring 7.6m (previously 8.1m) in height. The existing building on site is approximately 4.7m high.

CONSULTATIONS

Braintree District Council Engineers

No objections - not aware of any surface water issues on the site

Braintree District Council Landscapes

No objections, but recommend conditions.

Feering Parish Council

Initial comments

The parish council object to the proposal, a summary of reasons below:

- Ask that 12/00388/FUL be withdrawn (if this app approved)
- Building significantly larger than pool house or permitted dwelling under 12/00388/FUL
- Buildings set precedent
- Footpath should remain in situ

Revised comments (to amended scheme)

Reiterated previous comments at meeting but noted that the area also floods occasionally.

REPRESENTATIONS

Three letters have been received from the two adjoining properties to the site, detailing the following concerns:

- Height of dwelling- rather high for single storey house
- Concerns regarding foul water/sewage drainage
- Trees should be retained
- Not appropriate for another dwelling in countryside locality
- Flooding issues
- Fresh water issues in the past
- Set precedent

Ramblers Association

Raised concerns in regard to the public footpath with runs adjacent to the site and the proposal as illustrated on the plans:

- Plans lack clarity in regard to width of the land which Feering public footpath 18 runs, also in regard to the railing towards the end of the building line of the barn- clarity is needed on red line.
- Southern aspect of footpath, they suggest there is no hedge on ground. The footpath is separated by coach house brick wall and small/large trees either side with some undergrowth. "1m on plan" but actually 4m on ground.
- Ask for a minimum of 3.6m metres of land between the northern site boundary hedge and the brick wall of the coach house is retained- being a 2.6m preferred path width plus 0.5m each side, as the path would become bounded on both sides by structures over 1.2m high.

REPORT

Principle of Development

The site is outside of a defined Town Development Boundary or Village Envelope, however, it is within the historic grounds of a Grade II Listed Building. Government Guidance in the National Planning Policy Framework recognises the intrinsic value of the countryside and the importance of its protection. Policy CS5 of the Core Strategy states that development outside village envelopes will be strictly controlled to uses appropriate to the countryside, in order to protect and enhance the landscape character and biodiversity, geodiversity and amenity of the countryside. Policy CS8 accepts that if development does occur, it must have regard to the character of the landscape and its sensitivity to change whilst taking account of the potential impacts of climate change and ensuring the protection and enhancement of the natural environment. The Core Strategy does not encourage development in the countryside but requires that where it is permitted, it must be sensitive to the environment, including its infrastructure, together with visual impact.

Policy RLP15 of the Braintree District Local Plan Review states that the replacement of existing dwellings in the countryside is acceptable where;

1. The existing construction is a habitable permanent dwelling of conventional construction;
2. The existing building is substantially intact;
3. The size and scale of the replacement dwelling is compatible with the size and shape of the plot upon which it stands;
4. The replacement dwelling would not have a greater impact on or be more intrusive in the landscape than the original dwelling by virtue of its siting, scale, height, character and design;
5. The existing dwelling is not a building of architectural or historic value, which is capable of renovation.

A previous application, reference 11/00655/FUL, was dismissed on appeal for non-compliance with the above policy. In dismissing the appeal, the Inspector indicated that there was no requirement in the policy for a replacement dwelling to be located on the same plot. Planning application reference 12/00388/FUL, which followed on the back of this decision, approved a replacement dwelling to the east of the pool house in part of an enclosed garden area. This dwelling had a floor area of 91sqm.

The applicant is now proposing to site an alternative site more than 200m away from the existing pool house between two existing dwellings, namely The Anchorage and The Coach House. On this site is an existing building where planning permission was granted for its conversion to staff

accommodation. Although this permission has now lapsed, it has been accepted that a residential type use in this location is not unacceptable. The dwelling now proposed is single storey with a floor area of 86.2sqm. It is also proposed to convert and extend the existing building to use as garages ancillary to the new dwelling. Whilst it has to be acknowledged that the new dwelling is at a significant distance from the pool house and as such unrelated to the original plot, this proposal is considered to be an acceptable compromise given that it is still within the wider Prested Hall parkland, and situated close to existing dwellings. Furthermore, it will have the additional benefit of improving the setting of the listed building by removing the existing pool house chalet.

Design, Appearance and Layout

Policy CS9 of the LDF Core Strategy seek to promote and secure the highest possible standards of design and layout in all new development and the protection and enhancement of the historic environment in order to, amongst other things, respect and respond to the local context, where development affects the setting of historic buildings and to promote the contribution that historic assets can make towards economic development, tourism and leisure provision in the District. On previous applications, the Historic Buildings Adviser has stated that the existing Pool House building makes no contribution to the setting of the listed building and that he had no objection to its removal.

The proposed replacement dwelling is to be single storey with a traditional appearance. The roof will consist of brown plain tiles, the walls will consist of a white painted render, the chimney and plinth will be red brick, windows and doors are to be white painted timber composite and associated guttering. The garages are to remain in the existing material, with additional extensions on both sides which will project towards the replacement dwelling. The extensions will match the material on the existing building. By virtue of the design and scale of the dwelling and garages and their location between existing dwellings it is considered that they will not appear intrusive in the landscape or unreasonably fragment the parkland.

Concerns have been raised with regard to the height of the single storey dwelling. Following revisions where the height has been reduced, it is considered that it will not appear dominant or intrusive in its proposed context to the rear of the existing building on site and between the neighbouring two storey dwellings.

Impact on Neighbour Amenity

The proposed replacement dwelling is to be single storey. Therefore, by virtue of its modest size, location within the plot, separation to the boundaries and intervening vegetation, it is considered there will not be a detrimental impact on neighbouring amenity.

Highway Issues

The block plan submitted with the application illustrates that sufficient parking can be provided for the development to comply with the Council's adopted parking standards.

Landscape and Ecology

The Topographical survey illustrates that no significant trees are to be removed as part of this proposal. However, if the development is considered acceptable in all other aspects a Tree Protection Plan and Landscaping Plan should be required by way of a planning condition to ensure protection.

The Landscape Officer has acknowledged that it is unlikely that there are any bats roosting in the barn or using it but has recommended an informative reminding the applicant of their obligations in respect of protected species to be included.

Sustainability

A copy of the Council's Sustainable Design and Construction Checklist has been submitted with the application and provides some details in respect of energy efficiency, water efficiency and other sustainability measures. Importantly, it confirms that the dwelling will be constructed to a Code for Sustainable Homes Level 3, a condition can therefore be included in the recommendations to make this a requirement if the application is considered acceptable in all other respects. In addition, as there is no information in respect of external lighting a further condition should also be included having regard to the sites countryside location and to ensure energy efficiency.

Other Matters

Concerns from the Ramblers association have been noted. The hedge that is referenced in the plans is present, but has not been maintained. A landscape condition has been attached to address issues. Furthermore, the applicant has confirmed that there will be no encroachment on the public right of way adjoining the site.

The Parish Council have requested that application 12/00388/FUL be withdrawn as part of the application. As planning permission has already been issued this is not possible, however, this issue can be addressed as a planning condition, which will prevent the previous permission 12/00388/FUL from being implemented in the event this planning permission is implemented.

Concerns have been raised in regard to flooding on the site. Braintree Engineers are not aware of any surface water issues affecting the site, and the site is not located within a flood zone. Therefore it would be unreasonable to refuse the application on this basis. However, a planning condition to require appropriate surface water drainage to be included as part of the development can be applied.

Concerns have been raised in regard to the method of sewage disposal. It can be confirmed that this is to be undertaken by a klargester. The method of discharge will need to be agreed as part of the building regulations requirements.

CONCLUSION

Whilst the new dwelling is at a significant distance from the pool house, the current proposed site is considered to be an acceptable compromise given that it is situated close to existing dwellings. Moreover, the removal of the pool house building is considered to improve the setting of the listed building which is a material consideration.

RECOMMENDATIONS

It is RECOMMENDED that the following decision be made:
Application GRANTED subject to the following conditions and reasons and in accordance with approved plans:-

APPROVED PLANS

| | | |
|------------------------|---------------------------|------------|
| Location Plan | Plan Ref: 1435-LOC 1:2500 | |
| Planning Layout | Plan Ref: 1435-R001 | Version: A |
| Elevations | Plan Ref: 1435-R002 | Version: A |
| Floor Plan | Plan Ref: 1435-R003 | Version: A |
| Garage Details | Plan Ref: 1435-R004 | |
| Fencing Layout/Details | Plan Ref: 1435-R005 | |
| Topographical Survey | Plan Ref: 14327SE-01 | |

- 1 The development hereby permitted shall be begun on or before the expiration of three years beginning with the date of this permission.

Reason

This Condition is imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed above.

Reason

To ensure that the development is in character with the surrounding area and does not prejudice the appearance of the locality.

- 3 Development shall not be commenced until samples of the materials to be used on the external finishes have been submitted to and approved in writing by the local planning authority.

Reason

To ensure the use of appropriate materials having regard to the importance of this scheme in the open countryside and to ensure that the choice of materials will harmonise with the character of the surrounding development.

- 4 The proposed development shall not be commenced until a scheme of landscaping for the site of the new dwelling (Plan Ref: 1435-R001 Rev A) has been submitted to and approved in writing by the local planning authority. Such scheme shall incorporate a detailed specification including plant/tree types and sizes, plant numbers and distances, soil specification, seeding and turfing treatment, colour and type of material for all hard surface areas and method of laying where appropriate.

All areas of hardstanding shall be constructed using porous materials laid on a permeable base unless otherwise agreed in writing by the local planning authority.

All planting, seeding or turfing contained in the approved details of the landscaping scheme shall be carried out in the first planting and seeding seasons after the commencement of the development unless otherwise previously agreed in writing by the local planning authority.

All hard surface areas agreed as part of the scheme shall be carried out before the first occupation of the buildings or upon the completion of the development whichever is the earlier.

Any trees or plants which die, are removed, or become seriously damaged, or diseased within a period of 5 years from the completion of the development shall be replaced in the next planting season with others of a similar size and species unless the local planning authority gives written consent to any variation.

Reason

To enhance the appearance of the development and in the interests of amenity and privacy.

- 5 Development shall not be commenced until details of the means of protecting all of the existing trees, shrubs and hedges on the site from damage during the carrying out of the development have been submitted to the local planning authority for approval. The approved means of protection shall be installed prior to the commencement of any building, engineering works or other activities on the site and shall remain in place until after the completion of the development to the complete satisfaction of the local planning authority.

No materials, goods or articles of any description shall be stacked, stored or placed at any time within the limits of the spread of any of the existing trees, shrubs or hedges.

No works involving alterations in ground levels, or the digging of trenches, or excavations of any kind, (including the laying or installation of drains, pipes, cables or other services) shall be carried out within the extent of the spread of any existing trees, shrubs and hedges unless the express consent in writing of the local planning authority has previously been obtained. No machinery of any kind shall be used or operated within the extent of the spread of the existing trees, shrubs, hedges.

The Local Planning Authority shall be notified in writing at least 5 working days prior to the commencement of development on site.

Reason

To ensure existing trees, shrubs and hedges are retained as they are considered essential to enhance the character of the development.

- 6 The new dwelling shall achieve a Code Level 3 in accordance with the requirements of the Code for Sustainable Homes: Technical Guide (or such national measure of sustainability for house design that replaces that scheme). Within six months of the first occupation of the dwelling a Final Code Certificate, certifying that Code Level 3 has been achieved shall be submitted to the Local Planning Authority.

Reason

In the interest of promoting sustainable forms of development and minimising the environmental and amenity impact.

- 7 Details of any proposed external lighting to the site shall be submitted to, and approved in writing by, the local planning authority prior to installation. Prior to the first occupation of the development, any such approved external lighting shall be installed in accordance with details and thereafter so maintained. There shall be no other sources of external illumination.

Reason

To minimise pollution of the environment and to safeguard the amenities of the locality and the appearance of the development.

- 8 Development shall not be commenced until a dust and mud control management scheme has been submitted to and approved in writing by the local planning authority and shall be adhered to throughout the site clearance and construction process.

Reason

To protect the amenities of the occupiers of nearby residential properties and the surrounding area.

- 9 No site clearance, demolition or construction work shall take place on the site, including starting of machinery and delivery of materials, outside the following times:-

Monday to Friday 0800 hours - 1800 hours
Saturday 0800 hours - 1300 hours
Sundays, Bank Holidays and Public Holidays - no work

Reason

To protect the amenities of the occupiers of nearby residential properties and the surrounding area.

- 10 No piling shall be undertaken on the site in connection with the construction of the development until a system of piling and resultant noise and vibration levels has been submitted to and agreed in writing by the Local Planning Authority and shall be adhered to throughout the construction process.

Reason

To protect the amenities of the occupiers of nearby residential properties and the surrounding area.

- 11 No burning of refuse, waste materials or vegetation shall be undertaken in connection with the site clearance or construction of the development.

Reason

To protect the amenities of the occupiers of nearby residential properties and the surrounding area.

- 12 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 (or any Order amending, revoking and re-enacting that Order) no enlargement of the dwelling-house / provision of any building or further extension or alteration of such building within the curtilage of the dwelling-house, as permitted by Class A, B, C, D, and E of Part 1 of Schedule 2 of that Order shall be carried out without first obtaining planning permission from the local planning authority.

Reason

To ensure the development does not prejudice the appearance of the locality and having regard to the particular circumstances.

- 13 The existing dwelling, known as the former pool house, sited to the north east of Prested Hall and to the south east of the application site shown within the area of land edged red on the Site Location Plan Dwg. No. 1435-LOC Scale 1:2500 approx. shall be completely demolished and all materials resulting from the demolition shall be removed from the site not later than three months from the date of the first occupation of the new dwelling hereby granted planning permission.

Reason

In the interests of the appearance of the locality, the setting of the Listed Building and to prevent the existence of two dwellings on the site in the locality.

- 14 The replacement dwelling hereby approved shall not be occupied until a scheme of landscaping for the area occupied by the former pool house referred to in Condition 12 has been submitted to and approved in writing by the local planning authority. Such scheme shall incorporate a detailed specification including plant/tree types and sizes, plant numbers and distances, soil specification, seeding and turfing treatment, colour and type of material for all hard surface areas and method of laying where appropriate.

Any areas of hardstanding shall be constructed using porous materials laid on a permeable base unless otherwise agreed in writing by the local planning authority.

All planting, seeding or turfing contained in the approved details of the landscaping scheme shall be carried out in the first planting and seeding seasons after the demolition of the existing dwelling unless otherwise previously agreed in writing by the local planning authority.

Any trees or plants which die, are removed, or become seriously damaged, or diseased within a period of 5 years from the completion of the development shall be replaced in the next planting season with others of a similar size and species unless the local planning authority gives written consent to any variation.

Reason

To ensure the development does not prejudice the appearance of the locality and to protect the setting of the listed building.

- 15 No works of demolition of the former pool house shall commence until details of a tree protection plan to safeguard existing trees and hedges around the property has been submitted to and approved in writing by the Local Planning Authority. The approved means of protection shall be installed prior to the commencement of any demolition and shall remain in place at all times until after completion of the demolition and the site has been restored in accordance with the details required under Condition 13 above.

Reason

To ensure existing trees, shrubs and hedges are retained as they are considered essential to enhance the character of the development.

- 16 The new dwelling hereby permitted is an alternative to that previously approved under planning application 12/00388/FUL. In the event that planning permission 12/00388/FUL is implemented then this planning permission (14/01022/FUL) shall cease to be valid and shall not be implemented. Alternatively, upon the implementation of this planning permission (14/01022/FUL) planning permission 12/00388/FUL shall not thereafter be implemented.

Reason

In the interests of proper planning and to clarify that this permission is an alternative replacement dwelling to that previously granted planning permission under application no. 12/00388/FUL.

INFORMATION TO APPLICANT

- 1 Your attention is drawn to the need to discharge conditions before development starts where it is a requirement of the condition/s. Development will be treated as having been commenced when any material change of use or material operation has taken place, pursuant to Section 56 of the Town and Country Planning Act 1990. A material operation means any work of construction in the course of the erection of a building, including: the digging of a trench which is to contain the foundations, or part of the foundations of a building; the laying of any underground main or pipe to a trench, the foundations, or part of the foundations of a building; any operation in the course of laying out or constructing a road or any part of a road; and any work of demolition of a building. If development begins before the discharge of such conditions then those conditions cannot be discharged and a breach of planning control will have occurred, which may result in enforcement action being taken.
- 2 Please note that in accordance with Government Legislation a formal application must be made to the Local Planning Authority when submitting details in connection with the approval of details reserved by a condition. Furthermore, a fee of £28 for householder applications and £97 for all other types of application will be required for each written request. Application forms can be downloaded from the Council's web site www.braintree.gov.uk
- 3 In seeking to discharge the external lighting scheme condition you are advised that the details submitted should seek to minimise light spillage and pollution, cause no unacceptable harm to natural ecosystems, maximise energy efficiency and cause no significant loss of privacy or amenity to nearby residential properties and no danger to pedestrians or road users. Light units should be flat to ground and timer / sensor controls should also be included as appropriate. The applicant is invited to consult with the local planning authority prior to the formal submission of details.
- 4 All construction or demolition works should be carried out in accordance with the "Control of Pollution and Noise From Demolition and Construction Sites Code of Practice 2008." A copy can be viewed on the Council's web site www.braintree.gov.uk, at Planning Reception, or can be emailed. Please phone 01376 552525 for assistance.

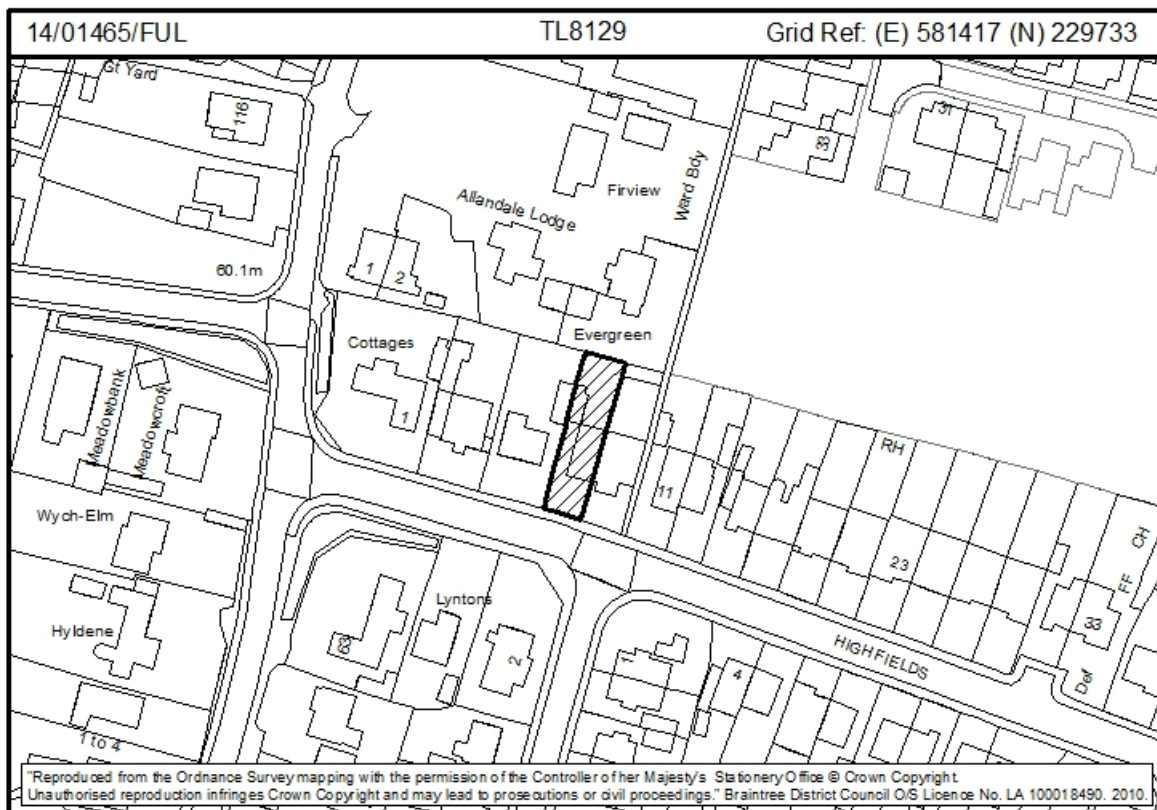
TESSA LAMBERT
DEVELOPMENT MANAGER

AGENDA ITEM NUMBER 5b

PART B

APPLICATION 14/01465/FUL DATE 12.11.14
NO: VALID:
APPLICANT: Mr William Pell
7 Highfields, Halstead, Essex, CO9 1NH
AGENT: Mr Aeron Stubbs
21 Tidings Hill, Halstead, Essex, CO9 1BW
DESCRIPTION: Erection of single storey front extension
LOCATION: 7 Highfields, Halstead, Essex, CO9 1NH

For more information about this Application please contact:
Mark Secker on:- 01376 551414 Ext.
or by e-mail to: mark.secker@braintree.gov.uk



SITE HISTORY

| | | | |
|--------------|---|-----|----------|
| 78/00572/ | Proposed kitchen extension | PER | 07.06.78 |
| 94/00948/FUL | Erection of single storey front extension | PER | 06.09.94 |

POLICY CONSIDERATIONS

National Planning Guidance

National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)

Braintree District Local Development Framework Core Strategy

CS9 Built and Historic Environment

Braintree District Local Plan Review

| | |
|-------|--|
| RLP2 | Town Development Boundaries and Village Envelopes |
| RLP3 | Development within Town Development Boundaries and Village Envelopes |
| RLP17 | Extensions and Alterations to Dwellings in Towns and Villages |
| RLP90 | Layout and Design of Development |

Other Material Considerations

BDC Site Allocations and Development Management Plan
Essex Design Guide 2005

INTRODUCTION

This application is brought before the Planning Committee in accordance with the Council's scheme of delegation because the applicant is the husband of an elected Member for Braintree District Council.

SITE DESCRIPTION

No 7 Highfields is a semi-detached chalet bungalow set within a residential area within the Halstead Town Development Boundary and amongst other residential properties of a similar age and of varying styles.

PROPOSAL

A single storey lean-to front extension is proposed. This would replicate the design, materials, depth and both the ridge and eaves height of the existing front extension to No 9, Highfields, the neighbouring semi-detached dwelling. The application as submitted relates solely to No 7, Highfields although the drawings indicate the new roof line extending into the neighbouring property to join up with the existing extension.

CONSULTATIONS

Halstead Town Council – No comment

REPRESENTATIONS

A site notice was placed on a lamp post close to the front of the property. One reply was received, from the owner of the adjoining property, No 9, Highfields, supporting the proposal and agreeing to the extension across his frontage to join his existing extension, as this will give the front aspect a uniform appearance in keeping with the area.

REPORT

Principle of Development

The application site is within the Halstead Town Development Boundary, wherein house extensions are acceptable in principle in accordance with Policy RLP2, subject to compliance with the NPPF and Policies CS9, RLP3, RLP17 and RLP90.

Design, Appearance and Layout

Policy CS9 of the Core Strategy states that the highest possible standards of design and layout in all new development will be secured, respecting local context.

Policy RLP3 states that within town development boundaries residential development will only be permitted where it satisfies amenity, design, environmental and highway criteria and where it can take place without material detriment to the existing character of the settlement. Policy ADM2 contains similar criteria.

Policy RLP17 states that within town boundaries, the siting, bulk, form and materials of the extension should be compatible with the original dwelling, there should be no unacceptable adverse impact on the amenities of adjoining residential properties, including on privacy, overshadowing, loss of light, there should be no material impact on the identity of the street scene, scale and character of the area and there should be no over-development of the plot. Policy ADM9 contains similar criteria.

Policy RLP90 seeks a high standard of layout and design in all developments, large and small, and states that the scale, density, height and massing of buildings should reflect or enhance local distinctiveness, with no undue or unacceptable impact on the amenity of residential properties, and the layout, height, mass and overall elevational design shall be in harmony with the character and appearance of the surrounding area. Draft Policy ADM60 contains similar criteria

The proposal matches the front extension to the adjoining property and is considered to be in keeping with the character of the property and its setting and in conformity with the above policies. Matching external materials are proposed.

The design, appearance and layout are considered to be satisfactory and in conformity with the above policies. Whilst the proposal would be improved if the roof line joined up with the neighbouring extension, the proposal is also considered to be acceptable without such a link.

Impact on Neighbour Amenity

It is not considered that the proposal would give rise to unacceptable adverse impacts on the amenity of neighbouring property.

Highway Issues

No issues

Other Matters

The comments of the neighbour regarding the roof line extending to join his existing front extension are noted. It is accepted that such an extension would improve the appearance of the development. However, the application relates solely to the application address, i.e. 7, Highfields. The applicant's agent is aware of this situation and his client nevertheless wishes the application to be determined accordingly. The neighbour can make a separate planning application for the element of the roof line within his property if so required.

CONCLUSION

It is considered that the proposal is satisfactory in accordance with the above policies.

RECOMMENDATIONS

It is RECOMMENDED that the following decision be made:
Application GRANTED subject to the following conditions and reasons and in accordance with approved plans:-

APPROVED PLANS

Floor Plan
Elevations

Plan Ref: 001
Plan Ref: 002

Version: A
Version: A

- 1 The development hereby permitted shall be begun on or before the expiration of three years beginning with the date of this permission.

Reason

This Condition is imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed above.

Reason

For the avoidance of doubt and in the interests of proper planning.

INFORMATION TO APPLICANT

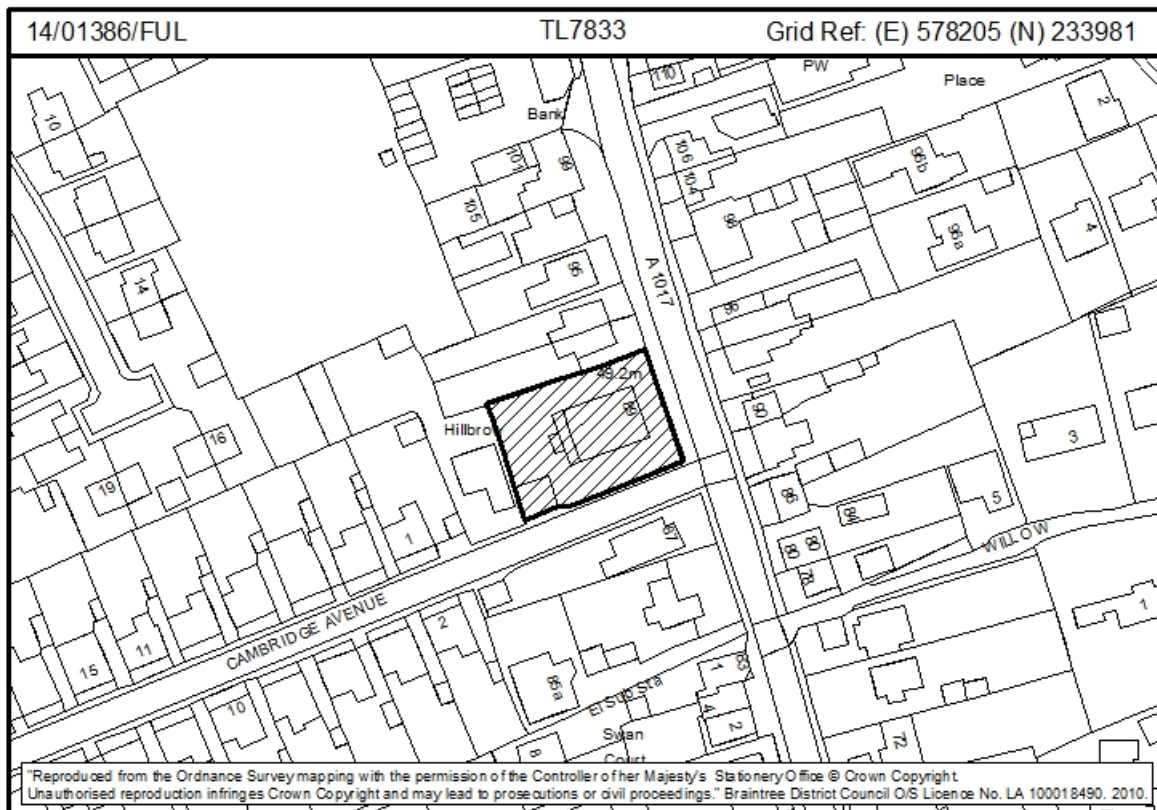
- 1 The applicant is reminded that this planning permission relates solely to development within the application site, namely the curtilage of No. 7, Highfields.

TESSA LAMBERT
DEVELOPMENT MANAGER

PART B

APPLICATION NO: 14/01386/FUL DATE: 24.10.14
 VALID:
 APPLICANT: Mr And Mrs Cripps
 Seagrave House, 89 Swan Street, Sible Hedingham, Essex,
 CO9 3HP
 AGENT: Oswick Ltd
 Mr D Lockley, 5/7 Head Street, Halstead, Essex, CO9 2AT
 DESCRIPTION: Change of use and erection of single storey extensions to
 the rear and side of existing double garage to form a granny
 annexe and proposed new vehicular access
 LOCATION: Seagrave House, 89 Swan Street, Sible Hedingham, Essex,
 CO9 3HP

For more information about this Application please contact:
 Miss Nina Pegler on:- 01376 551414 Ext. 2513
 or by e-mail to: nina.pegler@braintree.gov.uk



SITE HISTORY

| | | | |
|--------------|--|--------|----------|
| 11/01284/FUL | The demolition of a garage and the erection of a three bedroomed detached house on land currently used as part of the garden of Seagrave House | WDN | 04.11.11 |
| 12/00013/FUL | The demolition of a garage and the erection of a three bedroomed detached house on land currently used as part of the garden of Seagrave House | REFDIS | 01.03.12 |

POLICY CONSIDERATIONS

National Planning Guidance

National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)

Braintree District Local Development Framework Core Strategy

CS9 Built and Historic Environment

Braintree District Local Plan Review

RLP2 Town Development Boundaries and Village Envelopes
RLP17 Extensions and Alterations to Dwellings in Towns and Villages
RLP56 Vehicle Parking
RLP90 Layout and Design of Development

Planning Practice Guidance

Supplementary Planning Guidance

ECC Parking Standards – Design and Good Practice, September 2009

Other Guidance

Sible Hedingham Village Design Statement

INTRODUCTION

This application is brought before the Planning Committee as the Parish Council has objected to the planning application.

NOTATION

The site is located within the village envelope as defined in the Braintree District Local Plan Review.

SITE DESCRIPTION

The site is located on the western side of Swan Street, Sible Hedingham and comprises an existing detached dwelling with detached garage to the rear. The garage and off road parking to the rear are accessed via Cambridge Avenue. The site is located close to, but outside of the designated Conservation Area.

PROPOSAL

This application seeks planning permission for the erection of single storey extensions to the side and front of the garage and conversion of the extended garage to an annexe to be used in connection with Seagrave House.

The extension to the front (the elevation which contains the garage doors) would measure approximately 2.5 metres in depth and would be the same width as the existing garage. The extension to the side would measure approximately 3 metres by 5.4 metres and would extend into the existing garden.

CONSULTATIONS

Parish Council – Object for the following reasons:

- The proposal would be backland development;
- It would be contrary to RLP90 of the Local Plan Review and the Sible Hedingham Village Design Statement,
- It would be out of character with the street scene in Cambridge Avenue,
- It would be too close to and overlook the neighbouring dwelling,
- An annexe should be attached to the main dwelling;
- The loss of the garage would increase parking in Cambridge Avenue.
- If planning permission is granted it should be subject to a S106 Agreement for public open space as it is effectively a new dwelling and the ownership should be tied to Seagrave House.

Highways – No objection subject to highway safety conditions.

Historic Buildings Advisor – No objection. The proposal would not have an impact upon the Conservation Area.

Engineers – Unaware of any surface water issues affecting the site.

REPRESENTATIONS

A site notice was displayed and neighbouring properties were notified by letter. One letter of objection has been received from the occupant of the adjacent dwelling, Hillbrow, raising the following points:

- The existing building serves its purpose as a garage and is not suitable for the conversion to an annexe as it is close to the road and will not be in keeping with other properties in Cambridge Avenue;
- The bedroom windows on the boundary would overlook the front Hillbrow and garden;
- Concerned that approval could result in pressure for the building to be used as a separate dwelling in the future with further extensions.

REPORT

Principle of Development

In accordance with Policy RLP2 of the Local Plan Review the principle of new development within Town Development Boundaries and Village Envelopes is acceptable. The Council does not have a policy which specifically refers to annexes within towns and villages. Providing the annexe remains incidental to the enjoyment of the host dwelling the proposal is considered acceptable. In this case the scale of the accommodation is modest and would share the access, parking and garden areas which serve the host dwelling. The applicant has completed a Unilateral Undertaking which would tie the annexe to the occupation of the host dwelling in order to ensure that it could not be sold, leased or transferred separately from the dwelling.

The occupation of the building as an independent dwelling would require planning permission and would be required to accord with relevant policies and standards such as parking provision and garden size. A previous planning application for a dwelling in the location of the proposed annexe has previously been refused and dismissed at appeal.

Design and Layout

Policies CS 9 of the Core Strategy and RLP90 of the Local Plan promote a high standard of layout and design in all developments. Policy RLP90 states, inter alia, that the layout, height, mass and overall elevational design of buildings and developments shall be in harmony with the character and appearance of the surrounding area; including their form, scale and impact on the skyline in the locality.

Policy RLP17 of the Local Plan Review refers to extensions and states:

- There should be no over-development of the plot when taking into account the footprint of the existing dwelling and the relationship to plot boundaries

- The siting, bulk, form and materials of the extension should be compatible with the original dwelling
- There should be no unacceptable adverse impact on the amenities of adjoining residential properties, including on privacy, overshadowing, loss of light
- There should be no material impact on the identity of the street scene, scale and character of the area, and
- There should be no adverse impact upon protected species
- Proposals will be permitted where these criteria are met.

In this case the proposed extensions would be single storey and subordinate to the existing building. They would not result in overdevelopment of the plot and the design would be compatible with the existing building. Whilst the proposal would elongate the elevation which is visible from Cambridge Avenue (a private road), it is not considered that this would have such an adverse impact upon the street scene that would justify withholding planning permission. The ridge height would remain the same as the existing building and the glazed extension would not be prominent within the street scene. Accordingly it is not considered that the proposal would have an adverse impact upon the character and appearance of the surrounding area.

It is noted that the Parish Council has referred to Page 18 of the Sible Hedingham Village Design Statement. This refers to the uniform design of the bungalows in Cambridge Avenue. It states that Cambridge Avenue has a distinctive character which should be preserved. The proposal does not relate to one of the bungalows referred to. The site is separated from these bungalows by the adjacent dwelling Hillbrow, which is different in design to the bungalows. The site does not form part of the distinctive character referred to, neither is it considered that the proposal would have an adverse impact upon this character due to its distance from the bungalows.

Impact on Neighbouring Amenity

The NPPF states that planning should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

Policy RLP 90 of the Local Plan Review seeks to ensure that there is no undue or unacceptable impact on the amenity of any nearby residential properties.

The proposed extended building would be single storey and would not give rise to overbearing or overlooking issues. The proposed extensions would extend into the applicant's garden and are sufficient distance from neighbouring dwellings. The occupants of Hillbrow to the south west of the site raised concern about the addition of two bedroom windows within the south west facing elevation. These would be at ground floor level and views out of the windows would have been largely obscured by the boundary fence. However the applicant has agreed to remove these and replace them with two roof lights instead. Given the height of the roof lights, views would not be

possible out of these windows. Revised plans have been received in respect of this.

Highway Issues

Policy RLP 56 states that off-road parking should be provided in accordance with the Council's adopted vehicle Parking Standards (Essex County Council Parking Standards, 2009).

The Standards indicate that dwellings with two bedrooms or more should benefit from two off road parking spaces. As an annexe is an ancillary building there is no requirement to provide any additional parking specifically for the annexe. Whilst the use of the garage would be lost, the submitted plans show that four off-road parking spaces would be retained within the site. This is adequate and it is not considered that the proposal would give rise to an increase in on-street parking.

It is proposed to move the existing vehicular access further to the north east, along the Cambridge Avenue boundary. The Highway Authority has raised no objection to this subject to the existing access being closed off. This can be ensured by condition.

It is noted that the Highway Authority has requested a condition requiring details showing the means to prevent the discharge of water from the development on to the highway. The area shown on the proposed plans for parking is already surfaced with block paving. It is not proposed to extend the hard surfacing within the site and therefore it is considered that this request is unreasonable.

Other Issues

The Parish Council has requested that a public open space contribution is sought if the application is approved. The adopted Open Space Supplementary Planning Document states that proposals for self-contained annexes will not be required to contribute towards open space provision. The Council would not be justified in seeking a contribution and to do so would fail to meet the tests regarding planning obligations as set out in Paragraphs 203 and 204 of the National Planning Policy Framework.

CONCLUSION

The site is located within the village envelope where the principle of new development is acceptable. It is not considered that the scale or design of the proposal would have an adverse impact upon the character of the area, neighbouring amenity or highway safety.

RECOMMENDATION

It is RECOMMENDED that subject to the applicant entering into a suitable legal agreement pursuant to S106 of the Town and Country Planning Act 1990 (as amended) to tie the annexe to the host dwelling that the Development Manager be authorised to GRANT planning permission under delegated powers subject to the conditions and reasons set out below. Alternatively, in the event that a suitable planning obligation is not agreed by determination date (or any other mutually agreed date) the Development Manager may use her delegated authority to refuse the application on the basis of the failure to make provisions in accordance with the relevant policies.

APPROVED PLANS

General Plans & Elevations Plan Ref: 14-213-AS-1 Version: A

- 1 The development hereby permitted shall be begun on or before the expiration of three years beginning with the date of this permission.

Reason

This Condition is imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed above.

Reason

For the avoidance of doubt and in the interests of proper planning.

- 3 Prior to the first use of the access a 1.5 metre x 1.5 metre pedestrian visibility sight splay as measured from and along the highway boundary, shall be provided on both sides of the vehicular access. Such visibility splays shall be retained free of any obstruction in perpetuity. These visibility splays must not form part of the vehicular surface of the access.

Reason

To provide adequate inter-visibility between the users of the access and pedestrians in the adjoining public highway in the interest of highway safety to ensure accordance with policy DM 1 of the Highway Authority's Development Management Policies, adopted as County Council Supplementary Guidance in February 2011.

- 4 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 to ensure accordance with policy DM 1 of the Highway

Authority's Development Management Policies, adopted as County Council Supplementary Guidance in February 2011.

- 5 The existing access to the west of the site shown on the site layout plan shall be suitably and permanently closed to the satisfaction of the Local Planning Authority, incorporating the reinstatement to full height of the highway footway / kerbing, to the satisfaction the Highway Authority immediately the proposed new access is brought into use.

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 to ensure accordance with policy DM 1 of the Highway Authority's Development Management Policies, adopted as County Council Supplementary Guidance in February 2011.

INFORMATION TO APPLICANT

- 1 All work within or affecting the highway is to be laid out and constructed by prior arrangement with, and to the requirements and satisfaction of, the Highway Authority, details to be agreed before the commencement of works. An application for the necessary works should be made to development.management@essexhighways.org or SMO1 - Essex Highways, Colchester Highways Depot, 910 The Crescent, Colchester CO4 9QQ.

TESSA LAMBERT
DEVELOPMENT MANAGER

PART B

For more information about this Application please contact:
Mrs H Reeve on:- 01376 551414 Ext. 2503
or by e-mail to: helen.reeve@braintree.gov.uk



SITE HISTORY

| | | | |
|--------------|---|-----|----------|
| 80/00391/P | Pitched roof to replace existing garage roof. | PER | 16.04.80 |
| 76/01298/P | Proposed extension to existing bungalow | PER | 03.12.76 |
| 99/01405/FUL | Erection of conservatory | PER | 18.10.99 |

POLICY CONSIDERATIONS

National Planning Guidance

National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)

Braintree District Local Development Framework Core Strategy

CS9 Built and Historic Environment

Braintree District Local Plan Review

RLP3 Development within Town Development Boundaries and Village Envelopes
RLP17 Extensions and Alterations to Dwellings in Towns and Villages
RLP90 Layout and Design of Development

Other Material Considerations

BDC Site Allocations and Development Management Plan
Essex Design Guide 2005

INTRODUCTION / REASON FOR APPLICATION BEING CONSIDERED AT COMMITTEE

The Parish Council have objected, contrary to officer recommendation.

SITE DESCRIPTION

The site is located towards the northern edge of Steeple Bumpstead, within the village envelope, but outside the Conservation Area.

The site comprises a detached bungalow, sited on a relatively narrow but long plot, set back from the road. The property forms part of a group of 3 dwellings of the same design, albeit no uniform building line. Other properties within the immediate vicinity are of differing ages and design.

A detached outbuilding exists on the eastern side boundary behind a fence which would be removed.

The adjacent property, No. 10 The Endway is set further forward from the application site and is sited almost on the boundary, but of a similar design to the application property. A rear conservatory exists which would be directly opposite the proposed side extension. A large part of the flank wall of this neighbouring property is visible within the front garden area of the application site.

The other adjacent property, No. 4 The Endway, is a two storey detached dwelling, set at an angle, and forward from the application property.

Boundaries generally consist of fencing or outbuildings. Approximately half the lower part of the rear garden is within Floodzone No. 2 with the rear most part being within Floodzone 3.

PROPOSAL

Planning permission is sought for the erection of a single storey rear, 2 no. side extensions, together with a front extension.

The rear extension would span the entire width of the rear elevation and measure 7 metres wide, 3.6 metres deep with the same ridge height as the host dwelling (5 metres). This element would replace an existing conservatory with a depth of 2.5 metres.

The side extension on the eastern flank would measure 6.7 metres wide, 2.1 metres depth with a ridge height of 3.9 metres and a double pile roof.

The side extension on the western flank would measure 3.7 metres wide, 1 metre deep and 4 metres high.

The front addition would be sited to the right and measure 3.8 metres wide, 1.5 metres depth with a height to match the existing gable end frontage.

A substantial level of glazing would be introduced to the dwelling on the front and rear elevations as a result of the enlargements.

CONSULTATIONS

None.

REPRESENTATIONS

Parish Council – response received, objecting to the proposal on grounds that the proposal is too close to neighbours.

Neighbours – No. 4, 10 and 11 The Endway – no responses received.

REPORT

Principle of Development

RLP 17 allows for the extension of an existing dwelling within a village envelope provided that there is no over-development of the plot, taking into account the footprint of the existing dwelling and the relationship to plot boundaries; the siting, bulk, form and materials of the extension are compatible with the original dwelling, there should be no unacceptable adverse impact on the amenities of adjoining residential properties and there should be no material impact on the identity of the street scene, scale and character of the area.

The principle of extending a property in this location is therefore an acceptable one. The plot is relatively large and the footprint of the extensions are relatively small therefore it is not considered there is any issue in terms of overdevelopment. More detailed considerations are given below.

Design and Appearance

Policy CS9 seeks to promote and secure the highest levels of design and layout in all new development and the protection and enhancement of the historic environment.

RLP 90 requires development to recognise and reflect local distinctiveness and be of a high standard of design and materials.

The design and appearance of the proposals are considered to be acceptable. The existing dwelling is single storey and low level set well back within the plot, so currently is not prominent in the street scene. It is accepted that the alterations will change the appearance and character of the dwelling giving a more contemporary appearance. However, it is not considered that this would cause detriment to the street scene as a whole and maybe considered to introduce a little variety and interest but will not significantly increase the prominence of the bungalow. The surrounding area contains dwellings of various designs and it is not considered that the overall character will be adversely affected. The side extensions would be set back from the frontage and will not be overly prominent within the street scene. The rear of the property would see an extensive alteration, given the large expanse of glazing, but again it is not considered that it will cause detriment to the character of the house. This is not a property of great architectural merit and it is not sited within a conservation area. The rear elevation would not be visible within the street scene.

Impact on Neighbouring Residential Amenity

The comments received by the Parish Council have been noted. The site has been visited, paying particular attention to the proximity of the proposed extensions to neighbouring properties. The side extension proposed on the

eastern flank wall is close to the neighbouring boundary and would be facing towards the immediate rear garden area. Upon checking this particular area, a rear conservatory is in situ, and is not used as an immediate 'sitting out' garden area and it is therefore considered that although the proposal is close, it would not affect the outlook or give rise to a feeling of enclosure on the neighbours. Furthermore, the extension is single storey with a double pile roof, which reduces bulk and height.

The other proposed side extension on the western elevation is small; there are no windows proposed and it is closest to the rear corner of the neighbouring property at No. 4, The Endway. It is not considered that this element will cause any issue in terms of overbearing, overshadowing or loss of privacy to neighbouring residential amenity.

The rear extension would be sited centrally within the plot, being approximately 3 metres from the boundaries at single storey it is not considered that it would cause detriment to neighbouring residential amenity.

CONCLUSION

Although a number of different elements are proposed for this application, the overall increase in footprint is not great and some of the proposals may fall within 'permitted development' allowances. It is concluded that the proposed extensions are acceptable.

RECOMMENDATIONS

It is RECOMMENDED that the following decision be made:
Application GRANTED subject to the following conditions and reasons and in accordance with approved plans:-

APPROVED PLANS

Location Plan

Existing Plans

Plan Ref: P-4052-01

Proposed Plans

Plan Ref: P-4052-02

- 1 The development hereby permitted shall be begun on or before the expiration of three years beginning with the date of this permission.

Reason

This Condition is imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed above.

Reason

For the avoidance of doubt and in the interests of proper planning.

TESSA LAMBERT - DEVELOPMENT MANAGER