

Planning Committee AGENDA



THE PUBLIC MAY ATTEND THIS MEETING

Please note this meeting will be webcast and audio recorded.

Date: Tuesday, 24 November 2015

Time: 19:15

Venue: Council Chamber, Causeway House, Braintree, CM7 9HB

Membership:

Councillor J Abbott

Councillor R Bolton

Councillor Mrs L Bowers-Flint

Councillor P Horner

Councillor H Johnson

Councillor S Kirby

Councillor D Mann

Councillor Lady Newton

Councillor J O'Reilly-Cicconi (Vice Chairman)

Councillor Mrs I Parker

Councillor R Ramage

Councillor Mrs W Scattergood (Chairman)

Councillor Mrs G Spray

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

Page

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 10th November 2015 (copy to follow).

4 Public Question Time

(See paragraph below)

5 Planning Applications

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

PART A

Planning Application:-

- | | | |
|-----------|--|---------------|
| 5a | Application No. 15 00872 FUL - Garage Block off Mersea Fleet Way, Chelmer Road, BRAINTREE | 4 - 23 |
|-----------|--|---------------|

PART B

Minor Planning Applications:-

- | | | |
|-----------|---|----------------|
| 5b | Application No. 15 01118 FUL - 2 Church Street, Bocking, BRAINTREE | 24 - 29 |
| 5c | Application No. 15 01200 FUL - Mill House, Church Road, GREENSTEAD GREEN | 30 - 34 |

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 e-mail demse@braintree.gov.uk

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 Council's 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

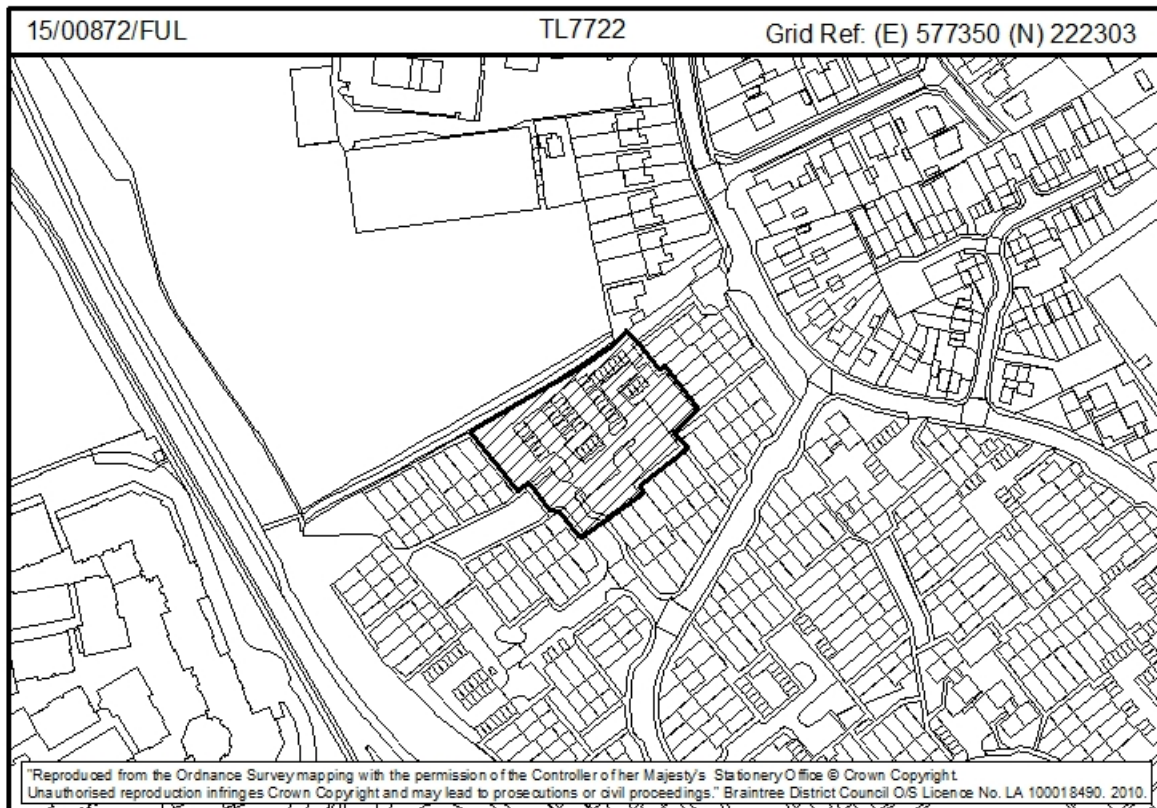
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Contact Details:

PART A

APPLICATION 15/00872/FUL DATE 02.07.15
 NO: VALID:
 APPLICANT: Greenfields Community Housing
 Greenfields House, Charter Way, Braintree, Essex, CM77
 8FG
 AGENT: Rees Pryer Architects LLP
 Mrs Jane Wilkie, The Studio, Drinkstone Office Park,
 Kempson Way, Bury St Edmunds, Suffolk, IP32 7AR
 DESCRIPTION: Proposed replacement of garage court with 3 no. three bed
 houses and 9 no. two bed houses and associated access
 road and parking
 LOCATION: Garage Block off Mersea Fleet Way, Chelmer Road,
 Braintree, Essex

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



SITE HISTORY

None

POLICY CONSIDERATIONS

National Planning Guidance

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

Braintree District Local Development Framework Core Strategy

CS7	Promoting Accessibility for All
CS8	Natural Environment and Biodiversity
CS9	Built and Historic Environment
CS10	Provision for Open Space, Sport and Recreation
CS11	Infrastructure Services and Facilities

Braintree District Local Plan Review

RLP2	Town Development Boundaries and Village Envelopes
RLP3	Development within Town Development Boundaries and Village Envelopes
RLP9	Design and Layout of Housing and Mixed Use Areas
RLP10	Residential Density
RLP51	Cycle Parking
RLP56	Vehicle Parking
RLP69	Sustainable Urban Drainage
RLP70	Water Efficiency
RLP74	Provision of Space for Recycling
RLP76	Renewable Energy
RLP77	Energy Efficiency
RLP80	Landscape Features and Habitats
RLP84	Protected Species
RLP90	Layout and Design of Development
RLP138	Provision of Open Space in New Housing Developments

INTRODUCTION

This application is brought before the Planning Committee due to the number of representations received in response to this application, in accordance with the Council's Scheme of Delegation.

SITE DESCRIPTION

The site is located within a residential area in the South East of Braintree. It measures 0.36Ha and adjoins Alec Hunter Academy to the North. It is separated from the school by a row of trees and hedges that are proposed to be retained. The red line of the application site includes a triangular area at

the North of the site that is adjacent to these boundary trees, however due to ecological reasons it is not proposed to be developed. Instead, this area is proposed to be fenced off from the development in accordance with the existing arrangement at the site. The application also comprises a separate parcel of land further along Chelmer Road that is located at the entrance at another garage block (approx. 140m away), and proposes to replace part of a small area of green space for displaced parking associated with the development.

The site comprises a garage block with 44 prefabricated flat roof garages and a large area of hard standing that provides an informal parking area. The site has two main pedestrian accesses from Stubbs Lane; an unofficial one at the North East of the site and a Public Right of Way at the South East of the site.

The surrounding area is generally characterised by two storey dwellings that are arranged in terraces and pairs with large parking courts to the rear. The application site in this instance is located adjacent to the rear of properties on Stubbs Lane and Chelmer Road.

PROPOSAL

The proposal is to demolish 44 garages and erect 9 two bedroom affordable houses and 3 three bedroom affordable houses. The site would retain its access from Mersea Fleet Way and create hard standing that would run through the middle of the site to provide access to the dwellings. The layout proposes a continuation of the existing line of dwellings from the West, so that 10 of the proposed dwellings would adjoin the boundary of the mature trees and hedges at the North of the site. The final two dwellings are proposed to be in tandem at the south of the site, adjacent to the rear gardens of 22-14 Chelmer Road. The orientation of these dwellings would therefore be perpendicular to the other 10 houses.

The floor area of 9 two bedrooomed dwellings would measure 75 sq. m and the 3 three bedrooomed dwellings would measure 85 sq. m. Each dwelling would be provided with over 50 sq. m and 100 sq. m of garden amenity space (for two bed and three bed respectively), and would comprise 24 allocated parking spaces (two for each dwelling). The site would also retain the existing 5 'layby' spaces which are adjacent to the front amenity area serving 2-14 Mersea Fleet Way. Two visitor parking spaces are proposed to be located at the far end of the site and two additional displacement spaces are proposed by the entrance to the site. Three additional 'remote' spaces are proposed further along Chelmer Road to compensate for the loss of garages at the site.

The site would retain both existing footpaths which enter from the North and South East of the site. The North East footpath would be aided by an additional access from the footpath to the middle of the site. Trees and hedges on the site are largely proposed to be removed and new areas of planting and trees are proposed to be provided. The existing tree and amenity area at the South West of the site is proposed to be retained.

CONSULTATIONS

Essex County Council Archaeological Officer

The Essex Historic Environment (HER) record shows that the proposed development will affect a site of archaeological interest. The site is located upon the historical farm complex of Stubbs Farm and is likely to pre-date 1870. The Archaeological Officer recommends a full condition that no development or preliminary ground works of any kind shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the planning authority.

Essex County Council Flood and Water Management

Initially submitted a holding objection on the application based on an initial inadequate drainage strategy. Following revised drainage information the Sustainable Urban Drainage team (SUDs) raised no objections to the development, subject to conditions.

Braintree District Council Environmental Health Officer

No objections, subject to conditions.

Essex County Council Highways Officer

No objections, subject to conditions.

Essex County Council Public Right of Way Officer

No objection to the application, but states that the PROW should remain unobstructed at all times and any damage should be repaired to the satisfaction of the Highway Authority following construction.

Ramblers Association

No objection – suggest improvements plan should be put in place.

Anglian Water

No comments.

Landscapes Officer

No comments.

REPRESENTATIONS

Site notices were displayed at various entrances to the site and surrounding neighbours were notified. The application has received 6 letters of objection detailing the following summarised concerns:

- Existing parking issues at the site – proposal would make it worse
 - People who park there currently will be unable to do so
 - 17 cars parked between 10pm and 8am (busiest period)
- Displaced spaces not in a good location – safety issues at night
- The three bedroomed dwellings would create an alleyway which will be used heavily by the public to get to Freeport and surrounding areas
 - Potential noise and vandalism issues with this
 - Issue for cyclists using the route with rear garden accesses along the boundary
- Overlooking issues from proposed three bedroomed houses
 - Impact on amenity
- Loss of established trees
- Moving of the lamppost
- Issues of access and manoeuvrability of HGVs and refuse collection
- No open space proposed
- Bio-diversity area – incorrectly stated on plans
- Negative effect on drainage in the area

One representation of general support and two general comments were also received.

REPORT

Principle of Development

National planning policy set out in the National Planning Policy Framework (NPPF), which is a material consideration in determining applications, states that housing applications should be considered in the context of a presumption in favour of sustainable development. Local planning authorities should seek to deliver a wide choice of quality homes and plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community.

The site falls within the Town Development Boundary and has no specific land-use designation in the adopted Local Plan Review and has not been submitted through the call for sites procedure. The site is located in a predominately residential area but has shopping facilities and amenities adjacent and nearby. It has good access to public transport and is therefore considered to be a sustainable location. The proposal would result in the efficient re-use of a brown field site.

In accordance with Policy RLP2 and RLP3, the principle of development on this site is considered acceptable, providing it satisfies amenity, design, environmental and highway criteria and subject to compliance with other relevant Local Plan policies. These issues are discussed below.

Design, Appearance and Layout

The NPPF states that good design is a key aspect of sustainable development. It is important to plan positively for the achievement of high quality and inclusive design for all development.

Policy CS9 of the recently adopted Core Strategy states that the Council will promote and secure the highest possible standards of design and layout in all new development.

Policies RLP10 and RLP90 seek to protect the existing character of the settlement and the street scene. Policy RLP9 states that new development shall create a visually satisfactory environment and be in character with the site and its surroundings. Policy RLP10 specifically states that the density and massing of residential development will be related to the characteristics of the site, the layout and density of surrounding development, the extent to which car parking and open space standards can be achieved within a satisfactory layout and the need to provide landscaping for the development. Policy RLP90 states that the scale, density, height and elevational design of developments should reflect or enhance local distinctiveness.

Guidance set out in the Essex Design Guide indicates that dwellings with two bedrooms should benefit from private gardens measuring a minimum of 50 square metres, and that dwellings of three bedrooms should benefit from private gardens measuring a minimum of 100 sq. m.

The site is surrounded by 1970's residential development which is uniform in its appearance and architectural style. The siting of proposed dwellings 3-12 would continue the existing building line established from Mersea Fleet Way, but would be located at the back of houses on Chelmer Road and Stubbs Lane. The orientation of the buildings would be North-South; the front facing into the development and the rear adjoining the existing shrubbery.

Dwellings 1 & 2 however would be sited perpendicular to the front of proposed units 8-6, and at the rear of 22-14 Chelmer Road. Proposed dwellings 1 & 2 do not therefore follow an established building line. The access road for dwellings 5-3 and visitor spaces would therefore run adjacent to the side of number 2 and its associated garden area.

In response to concerns raised by neighbours about the proximity of the access road to the boundary with proposed dwelling 2, houses 10-4 were moved slightly backwards to facilitate a larger separation distance between the road and the boundary treatment of No. 2. This provided space for additional planting and screening in the area which would help mitigate the impact of the boundary treatment in the street scene.

Following discussions with the agent, the boundary treatment was also changed from close boarded fence to a 1.8m brick wall to reflect guidance found in the Essex Design Guide. While dwellings 1 & 2 do not follow an established building line, it is considered their location and layout due to the above would not cause detriment to the wider character of the area.

No objection is raised to the design of the proposed dwellings, which are reflective of the current era and current design standards. It is not considered that they would have an adverse or harmful impact upon the street scene or character of the area. Each dwelling would be provided with over 50 sq. m and 100 sq. m of garden amenity space (for two and three bedroom units respectively).

A primary consideration with this application is the amenity of future occupiers of the houses. The site, due to the adopted parking standards and displaced parking spaces, would be largely dominated by car parking. However, a balanced approach needs to be taken when considering the number of parking spaces against the proposed communal areas and green spaces to determine sense of place. The changes to the layout of the scheme include slightly less parking, but critically propose additional planting that would help visually break up the hard standing and subsequently lead to a better sense of place. This impact could be reduced further by the way of a condition, to ensure the choice of hard standing is appropriate.

It is therefore considered on balance that the proposed layout would create a satisfactory environment and a sense of place for future occupiers. In conjunction with the above, it is therefore considered that the proposed development would accord with the aforementioned policies in regards to design and layout.

Impact on Neighbour 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.

Policies RLP 3 and RLP 90 seek to ensure that there is no undue or unacceptable impact on the amenity of any nearby residential properties.

The Essex Design Guide provides guidance for the separation distances between existing and proposed dwellings. It states that where the backs of houses are at more than 30 degrees to one another, the separation between the backs of houses can be 15 metres from the nearest corner. It also states that at normal urban densities, some overlooking of rear gardens is inevitable.

A number of concerns have been raised from the occupants of the surrounding dwellings regarding the impact of the proposed dwellings upon their amenity.

Due to the layout of the site, the main points of amenity consideration will be the relationship between proposed dwelling 1B and numbers 22-18 Chelmer Road, and the relationship between proposed dwelling 3A and numbers 36-38 Stubbs Lane. At the closest point, proposed dwelling 1B and 3A would be approximately 17m from the rear elevation of numbers 20 Chelmer Road and 36 Stubbs Lane. Dwelling 1b would measure 8.1m to ridge and dwelling 3A would measure 8m to ridge. There are also no proposed side windows in either elevation that would face 20 Chelmer Road or 36 Stubbs Lane. Due to the above separation distances and scales of buildings, it is considered that the dwellings will not have a detrimental impact on the amenity of any neighbouring property. The separation distance would also comply with guidance issued in the Essex Design Guide.

It is considered due to the siting and scale of other dwellings that no other neighbouring property would be detrimentally affected by the proposed development.

Highway Issues

Policy RLP 56 states that off-road vehicle parking should be provided in accordance with the Council's adopted vehicle parking standards. The Council adopted its current parking standards in September 2009. For new dwellings with two bedrooms or more the standards indicate that a minimum of two parking spaces should be provided. Each space should each measure 5.5 metres in depth by 2.9 metres in width.

The site comprises 44 prefabricated garages which are all proposed to be removed. A parking survey & parking displacement plan have been submitted with the application. Of the 44 garages, only 16 are occupied and only 9 are rented by properties within 200m of the site. It is understood these 9 are being offered alternative garages on the other parking court off Mersea Fleet Way. This therefore demonstrates that the re-provision can be made for the occupants of the lost garages on a site in close proximity to the application site. A parking displacement strategy will however be conditioned to ensure that the best possible outcomes for displaced spaces are provided. As a result, it is not considered that the proposal would result in an increase in on street parking within the vicinity of the application site.

The submitted plans indicate that two spaces will be provided for each dwelling, which accords with the adopted standards. Two visitor parking spaces would be located at the far end of the site and two additional displacement spaces would be located by the entrance to the site. The site would also retain the existing 5 'layby' spaces, located adjacent to the front amenity area serving 2-14 Mersea Fleet Way. These spaces would accord with the findings of the parking survey that was carried out on 7 separate days, three times a day (AM/Noon/PM) between March and June 2014. A median of 7 spaces were recorded in this time for the total area.

This area has been used by residents for informal parking, as well as being a garage court. The parking survey undertaken concluded that a median of 7

spaces were utilised. A neighbour has stated that between 10pm and 8am up to 17 cars are parked at the site. However, it would be unreasonable to require the applicant to re-provide parking at such a level. It is considered that the 7 spaces provide sufficient on site visitor parking as well as some provision toward the informal parking that has occurred on the site.

In conjunction with the above, three additional 'remote' spaces are also proposed further along Chelmer Road to further compensate for the loss of garages/parking at the site. These would be located at the entrance at another garage block on Chelmer Road (approx. 140m away), and replace part of a small area of green space. Concerns have been raised with regard to safety of walking from these spaces to the houses near the site. However, to access the remote spaces, it would require walking on the main part of Chelmer Road which is lit by numerous street lights on route to the garage site. It is therefore considered that the car parking spaces would not be situated in an unreasonable location and would be within walking distance of the site.

The visitor space numbers would be slightly below what is required by the Essex Parking Standards (2 instead of 3 in this instance). However, the site has ample space that is left for displaced cars that utilise the car parking area. It is therefore considered that the loss of one visitor space would not lead to any increase in on-street parking in the locality.

The proposed parking spaces generally are functionally linked to the dwelling which they relate to. There are instances however where this is less applicable, for example, proposed units 7 & 8, one of the two allocated spaces are located a small distance away from the dwelling itself. The distance however would be similar to the displaced/left spaces at the entrance to the site. It is therefore considered that dwellings 7 & 8 will not utilise the displaced spaces in favour of their own allocated spaces. It is therefore considered the site parking arrangement will have functionality and not lead to on-street parking.

The site will be served by an existing vehicular access, and then would comprise an access road which runs through the site. Concerns have been raised with regard to access and manoeuvrability of HGVs and refuse collection. The access and existing turning head would not be dissimilar to other areas on Mersea Fleet Way and Chelmer Road. The Highway Authority has been consulted on the application and raises no objection. The site is already used as a garage court and the proposal would not increase the intensity of the use of the site. Given that the access already exists; the Highway Authority has no reason to object to the proposals on the ground of highway safety or lack of manoeuvrability.

The site has two principle pedestrian accesses from Stubbs Lane; an unofficial one at the North East of the site and a Public Right of Way at the South East of the site. The proposal is to retain both footpaths as part of the development. The North East footpath would be blocked off from its existing route by dwelling number 3, but instead the access will become official

through a green space near to the front of dwelling 3. It was noted on the site visit that this footpath was widely used, and pedestrians frequently walked through the garage development opposed to staying on the path. This proposed access would therefore facilitate a degree of permeability through the site and not encourage pedestrians to skip walls/fences for an easier route through the site.

The South East footpath would retain its position and link up with the existing footpath which runs along the boundary of the site, often providing rear access for dwellings on Chelmer Way. This footpath is therefore to remain unaltered, other than the proposed 1.8m brick wall which will run alongside the path. This will enclose the footpath to some degree, however a lamppost is proposed to be repositioned near the entrance of the footpath (to the site from Stubbs Lane), and the existing lamppost is to be retained in close proximity to Mersea Fleet Way, in front of dwelling 1B.

Sustainability

Policies RLP70 and RLP77 of the Local Plan Review state that new developments shall demonstrate water and energy conservation and efficiency measures. Policy RLP74 indicates that space should be provided for the separation, storage and collection of recyclable waste. Policy RLP69 states that where appropriate, the District Council will require developers to use Sustainable Drainage techniques such as porous paving surfaces. RLP76 of the Local Plan Review states that the integration of renewable energy generation into new developments will be encouraged.

Government Policy as set out in Para.103 of the NPPF strongly encourages a sustainable drainage system (SuDs) approach to achieve these objectives. SuDs offer significant advantages over conventional piped drainage systems in reducing flood risk by reducing the quantity of surface water run-off from a site and the speed at which it reaches water courses, promoting groundwater recharge, and improving water quality and amenity. The range of SuDs techniques available means that a SuDs approach in some form will be applicable to almost any development.

The initial drainage strategy submitted with the application was not sufficient to satisfactorily determine that sustainable drainage would occur at the site. Following this objection, a revised drainage strategy was submitted. The scheme will now be able to provide an 80% betterment on the current surface water run-off discharged from the site, post development. The development would also incorporate an underground storage base that would store surface water as required, and the discharge from the storage will be controlled via a hydro-break prior to be discharged into Anglian Water surface water sewer network. Conditions are recommended to ensure that the specifications and mechanisms are implemented on site.

As such, it is considered that the proposed development would not cause increased surface water or foul water flooding and the adequacy of existing infrastructure would be assessed as part of the Building Control application.

Landscape and Ecology

Policy RLP80 (Landscape Features and Habitats) states that proposal for new development will be required to include an assessment of their impact on wildlife and should not be detrimental to the distinctive landscape features and habitats of the area such as trees, hedges, woodland, grassland, ponds and rivers. Where development is proposed close to existing features, it should be designed and located to ensure that their condition and future retention will not be prejudiced.

Policy RLP84 (Protected Species) stipulates that Planning permission will not be granted for development, which would have an adverse impact on badgers, or species protected under various UK and European legislation, or on the objectives and proposals in National or County Biodiversity Action Plans as amended. Where development is proposed that may have an impact on these species, the District Council will require the applicant to carry out a full ecological assessment.

The site is predominately hard landscaped but the ecological survey submitted with the application does conclude that it has ecologically valuable features and green spaces. These are mainly found on the Northern aspect of the site where there are numerous mature trees and hedges that form the boundary of the site with Alec Hunter School. At this time this land is fenced off from the garage site, and the proposal does not propose to change this boundary.

The proposal does however include the removal of some other trees that exist elsewhere on the site. One tree was noted to have a bird box on it. No evidence has been submitted to suggest that its use has been explored. The ecological report suggests these trees are not of significant value and would not object to their removal, subject to a condition requiring that no felling of trees should occur inside the nesting season between 1st March to 31st August. The ecology report suggests that 5 additional bird boxes should be installed on the replacement trees proposed at the site.

A tree protection plan has been submitted which would try to safeguard trees that are to be retained in the development. No objections have been raised by the Landscapes Team and as such it is considered the tree protection would be sufficient.

The ecological report noted a few man made ponds in the fenced off North West corner of the site. It also identified that there was evidence of slow worms around this area, but no great crested newts. The location of the slow worms would appear to be solely within the fenced off area at the north of the site, as such it is considered that the development would not have a detrimental impact. The ecological report does however suggest that a method statement is submitted to reduce or eliminate the risk that clearance and construction works pose to reptiles.

Subject to appropriate conditions, it is considered that the proposed development would not have a detrimental impact on the landscape or any protected species.

Lighting

Policy RLP 65 (External Lighting) states that proposals for external lighting which require planning permission will only be permitted if the lighting is designed as an integral element of the development; low energy lighting is used; the alignment of lamps and provision of shielding minimises spillage and glow, including into the night sky; the lighting intensity is no greater than necessary to provide adequate illumination; and there is no significant loss of privacy or amenity to nearby residential properties and no danger to pedestrians and road users and there is no unacceptable harm to natural ecosystems.

In this instance the proposal is to retain the existing three lampposts that exist at the site in favour of any new lighting source. Two of the lampposts will be slightly repositioned to ensure they integrate effectively with the development, but will ultimately be in a similar position. There would not be a net increase in the amount of lighting at the site, and due to the fact the site is in an existing lit residential development, it is considered the proposal would not lead to an unacceptable impact to the surrounding environment or the amenity of neighbouring properties.

Public Open Space

Paragraph 73 of the NPPF states that access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities. Planning policies should be based on robust and up-to-date assessments of the needs for open space, sports and recreation facilities and opportunities for new provision. The assessments should identify specific needs and quantitative and qualitative deficits or surpluses of open space, sports and recreational facilities in the local area. Information gained from the assessments should be used to determine what open space, sports and recreation provision is required.

Policies CS10 and CS11 of the recently adopted Core Strategy indicates that a financial contribution will be required to ensure that infrastructure services and facilities required to provide for the future needs of the community including, inter alia, open space, sport and recreation provision are delivered.

The application was submitted on 2nd July 2014 before the High Court decision to quash the Government's ruling on open space contributions. As such, no public open space has been requested as part of this proposal.

As the dwellings are proposed as affordable housing, no S106 contribution towards education provision has been sought.

Other Matters

Vandalism

Concerns have been raised that the proposal would lead to an increase in vandalism. The Local Planning Authority however cannot speculate about the potential for vandalism behaviour in connection with a proposed development. As elsewhere, vandalism behaviour is a police matter.

Cyclists

Concerns have been raised with regard to cyclists using the footpath. The Local Planning Authority however cannot speculate about this and has no control over how the footpath is used on a day to day basis.

CONCLUSION

The site is located within the town development boundary where the principle of new residential development is acceptable. The site could accommodate the proposed dwellings along with the required garden and parking provision without giving rise to unacceptable impacts upon the character of the area or neighbouring residential amenity. It is therefore considered that the proposal accords with national and local planning policy as set out above.

RECOMMENDATION

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

Proposed Elevations	Plan Ref: 13 1372 03	Version: A Plots 1 to 5
Proposed Elevations	Plan Ref: 13 1372 04	Version: A Plots 6 to 10
Proposed Elevations	Plan Ref: 13 1372 05	Version: D Plots 11 to 12
Parking Layout	Plan Ref: 13 1372 06	
Topographical Survey	Plan Ref: GL-01	
Topographical Survey	Plan Ref: GL-02	
Site Plan	Plan Ref: 13 1372 01	Version: K
Location Plan	Plan Ref: 13 1372 LOC	
Drainage Plan		

- 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 Construction of any buildings 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. The development shall be implemented in accordance with the approved details.

Reason

To ensure that the development does not prejudice the appearance of the locality.

- 4 No development or preliminary groundworks of any kind shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority.

Reason

The Essex Historic Environment (HER) record shows that the proposed development will affect a site of archaeological interest. The site is located upon the historical farm complex of Stubbs Farm and is likely to pre-date 1870 and as such, archaeological work needs to take place prior to any development or preliminary grounds taking place in order to safeguard any archaeological remains on the application site.

- 5 Prior to the construction of any buildings, a scheme of landscaping shall be submitted to and approved in writing by the Local Planning Authority. The 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.

- 6 Prior to the construction of any buildings, a scheme for the provision of nest/roost sites for bats and birds shall be submitted to and approved in writing by the Local Planning Authority. Development shall be implemented in accordance with the approved details prior to the first occupation of the development and thereafter so maintained.

Reason

In the interests of conserving and enhancing biodiversity on the site

- 7 No tree felling shall take place between 1st March and 31st October.

Reason

In order to protect birds and other wildlife during the nesting season.

- 8 Prior to the construction of any buildings, details of all gates / fences / walls or other means of enclosure shall be submitted to and approved in writing by the Local Planning Authority. The details shall include position, design, height and materials of the screen walls/fences. The gates / fences / walls as approved shall be provided prior to the occupation of the building(s) hereby approved and shall be permanently maintained as such.

Reason

In the interest of visual amenity and to protect the privacy of the occupiers of adjoining residential properties.

- 9 No unbound material shall be used in the surface finish of the driveways within 6 metres of the highway boundary of the site.

Reason

To avoid displacement of loose material onto the highway in the interests of highway

- 10 Development shall not be commenced until details of the proposed measures to prevent the discharge of surface water from the development onto the highway have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details.

Reason

In the interest of highway safety to prevent hazards caused by water flowing onto the highway and to avoid the formation of ice on the highway, in accordance with Policy DM1 of the Highway Authority's Development Management Policies.

- 11 The vehicular parking spaces shall have minimum dimensions of 2.9m by 5.5m and shall be made available for use prior to the occupation of the development.

Reason

To ensure adequate car parking provision within the development.

- 12 Prior to the construction of any buildings, details of the number, location and design of cycle parking facilities shall be submitted to and approved in writing by the Local Planning Authority. The approved facilities shall be implemented in accordance with the agreed details prior to the first occupation of any dwelling hereby permitted and thereafter retained as such.

Reason

To ensure appropriate bicycle parking is provided.

- 13 Prior to the construction of any buildings, details of the location and design of refuse bins, recycling materials storage areas and collection points shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details prior to the first occupation of each respective unit of the development and thereafter retained as such.

Reason

To ensure that the development provides suitable facilities, to prevent the unsightly storage of refuse containers and in the interests of amenity.

- 14 Development shall not be commenced until an investigation and risk assessment, in addition to any assessment provided with the planning application, have been completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme shall be submitted to and approved in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:
 - i. a survey of the extent, scale and nature of contamination;
 - ii. an assessment of the potential risks to:
 - a. human health,
 - b. property (existing or proposed) including buildings, crops,

- livestock, pets, woodland and service lines and pipes,
- c. adjoining land,
- d. groundwaters and surface waters,
- e. ecological systems,
- f. archeological sites and ancient monuments;
- iii. an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11.

Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

- 15 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. The development shall only be carried out in accordance with the approved details.

Reason

In the interests of the amenity of residents of the locality.

- 16 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 and Bank Holidays - no work

Reason

In the interests of the amenity of residents of the locality.

- 17 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. The development shall only be carried out in accordance with the approved details.

Reason

In order to minimise nuisance caused by pollution in the interests of residential amenity. Details are required prior to the commencement of development in order to ensure that mitigation measures are in place prior to any works commencing on site.

- 18 Development shall not be commenced until details of wheel washing for construction vehicles have been submitted to and approved in writing by the Local Planning Authority. The wheel washing facilities shall be provided on site in accordance with the approved details throughout the site clearance and construction process.

Reason

To prevent mud from being tracked onto the public highway. Details are required prior to the commencement of development in order to ensure that mitigation measures are in place prior to any works commencing on site.

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

Reason

In order to minimise nuisance caused by pollution in the interests of residential amenity.

- 20 The development hereby permitted shall be carried out in accordance with the revised Drainage Strategy (July 2014, reference RAC/SJB/141057, Rossi Long Consulting, and the Drainage Strategy Layout, reference 141057, Drawing No. CL-01 Rev P3) and the following mitigation measures detailed within the Detailed Strategy:

1. Limiting the surface water run-off generated by all events up to and including the 100 year critical storm so that it will not exceed the run-off from the undeveloped site and not increase the risk of flooding off-site.
2. Provide a storage volume of ~58m³ of cellular storage (including permeable paving area) to contain the 1 in 100 year event inclusive of climate change.
3. Limit the discharge (to Anglian Water surface water sewer) of surface water run-off generated on site to 5l/s.
4. Provide details of the routine maintenance of the SuDS features by the private company.

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the Local Planning Authority.

Reason

To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site. To ensure the effective operation of SUDS features over the lifetime of the development. To reduce the risk of flooding from overloading the surface water pipe network and to mitigate environmental damage caused by runoff during a rainfall event.

- 21 No development shall commence until a Parking Allocation Strategy has been submitted to and approved in writing by the Local Planning

Authority. The Parking Allocation Strategy as approved shall be implemented thereafter to the satisfaction of the Local Planning Authority.

Reason

In the interest of highway safety in accordance with Policy DM1 and DM8 of the Highway Authority's Development Management Policies, adopted as County Council Supplementary Guidance in February 2011.

- 22 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 the protection and retention of existing/remaining trees, shrubs and hedges. The trees and hedges that are to be retained should be protected during development to ensure their longevity.

INFORMATION TO APPLICANT

- 1 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.
- 2 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.

- 3 In respect of Condition 21, the applicant is advised that the Parking Allocation Strategy should include details of the proposed allocation of car parking spaces on the site itself, and on the other garage site.

TESSA LAMBERT
DEVELOPMENT MANAGER

AGENDA ITEM NUMBER 5b

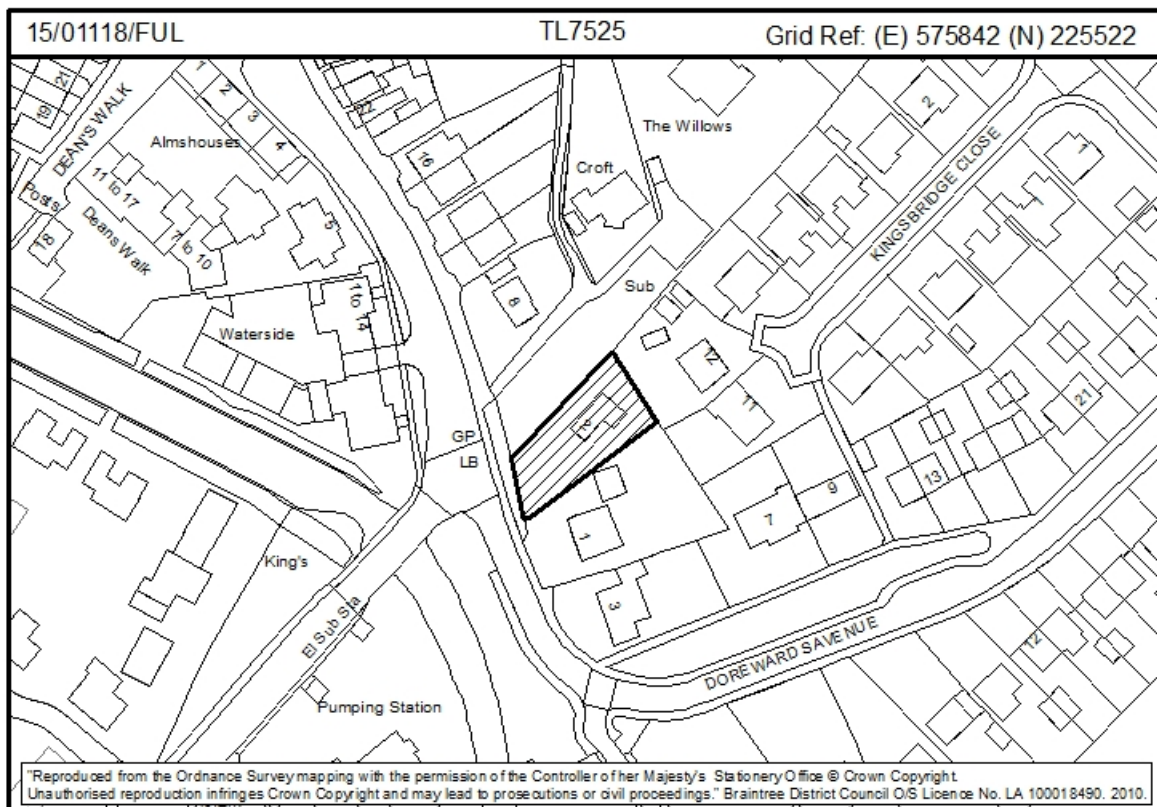
PART B

APPLICATION 15/01118/FUL DATE 02.09.15
NO: VALID:
APPLICANT: Mr & Mrs S Catchpole
2 Church Street, Braintree, Essex, CM7 5JS
AGENT: Planning & Design Bureau
John Whitehead, 4 Westergreen Meadow, Braintree, Essex,
CM7 1JN
DESCRIPTION: Erection of rear and side extension together with minor
alterations
LOCATION: 2 Church Street, Bocking, Braintree, Essex, CM7 5JS

For more information about this Application please contact:

Mrs F Fisher on:- 01376 551414 Ext. 2503

or by e-mail to: fayfi@braintree.gov.uk



SITE HISTORY

95/01271/FUL	Erection of extension	Refused	29.12.95
96/01321/FUL	Erection of side extension	Granted	19.12.96
06/00551/FUL	Erection of conservatory	Granted	28.04.06
10/00637/T56	Installation of new green coloured cabinet	Permission not Required	08.06.10
15/00578/FUL	Erection of rear and side extension together with minor alterations	Refused	23.06.15

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
RLP4	Prevention of Town Cramming
RLP10	Residential Density
RLP17	Extensions and Alterations to Dwellings in Towns and Villages
RLP56	Vehicle Parking
RLP90	Layout and Design of Development
RLP95	Preservation and Enhancement of Conservation Areas

INTRODUCTION / REASON FOR APPLICATION BEING CONSIDERED AT COMMITTEE

This application is being reported to the Planning Committee for consideration because it has been “called in” by an elected member. A previous application for an almost identical scheme was refused under delegated powers (Planning application reference 15/00578/FUL refers).

The reasons provided for the call in refer to the following aspects:

Lack of demonstrable harm - no overlooking, no overshadowing, supported by a lack of representations from interested parties.

No impact on character or appearance of the Conservation Area. Extensions not visible from views within or without Conservation area therefore no impact on street scene.

Although the extensions are considerable it could be argued they do not constitute over development of the total site.

Over emphasis on design considerations in previous reasons for refusal.

SITE DESCRIPTION

The site comprises a habitable bungalow located on Church Street in Braintree. The area is predominantly residential, containing house types of varying sizes and styles. The site is located within the Town Development Boundary and adjacent to the boundary of the Bocking Conservation Area. The bungalow has been extended previously to the front and rear. The rear garden contains several existing outbuildings. The dwelling is positioned towards the rear of the site, resulting in a smaller rear garden than the front garden. There is parking for at least two cars on the driveway.

PROPOSAL

This proposal seeks to add a single storey extension to the rear and side of the bungalow. The proposal is similar to a previous application, which was refused under delegated powers earlier this year.

The previous application was refused on the grounds that the design and size of the proposed extension would have resulted in an unacceptable form of development which was considered to be out of keeping with the host dwelling. The extension represented an over development of the plot, resulting in awkward and largely unusable areas around the dwelling and introduced design features out of character with the surrounding residential development generally not conducive to principles of good design.

The proposal now submitted shows an extension of asymmetric proportions with a flat roof and lantern light which measures 2.6 metres deep at its shallowest point extending to 4.6 metres at its deepest. The overall height of the extension is 2.7 metres (not including the lantern light). This is 0.35 metres lower than the previous refused extension.

This extension would be finished in render with a flat roof finish and UPVC windows, doors and lantern.

CONSULTATIONS

Historic Buildings Advisor – No objections

REPRESENTATIONS

None

REPORT

Principle of Development

Policy RLP2 of the Braintree District Local Plan Review (BDLPR) states that new development will be confined to town development boundaries and village envelopes, to which this property is situated within. In this regard it is considered that an extension to the property is acceptable in principle, subject to satisfactory design, appearance and layout and subject to no adverse impacts upon neighbouring residential amenity.

Design, Appearance and Layout

BDLPR Policy RLP17 states that the siting, bulk, form and materials of the extension should be compatible with the original dwelling with no material impact resulting on the identity of the street scene or character of the area. BDLPR Policy RLP90 details that a high standard of layout and design will be sought from all developments.

Officers considered the previous application against the above policies and concluded that even though the extension would in part replace an existing conservatory and outbuilding, the extension would represent an over development of the site. The extension would also have occupied a large portion of the rear garden and would have resulted in the built form of the property being very close to the boundaries of the curtilage, resulting in a gap ranging between 0.9m and 1.19m around the corner boundary of the dwelling. The footprint of the extension being of an irregular shape served to illustrate that there is insufficient space within the plot to provide the amount of accommodation proposed.

Furthermore, the introduction of a flat roof projection was considered uncharacteristic and resulted in a disjointed roof line. The flat roof was proposed above the eaves of the existing pitched roof which would have resulted in an awkward junction with the existing dwelling. Given the proposed height of the extension, the gable end of the dwelling (on the north elevation) would be partially covered which would create an unacceptable, unappealing elevation.

In this revised submission, and in response to the reasons for the previously refused application, it is now proposed that height of the extension is reduced. In an attempt to address the issue of the disjointed roofline, the submitted plan now shows a reduction in the roof height by 0.35 metres. Calculations have also been provided within the supporting statement suggesting that the remaining rear private garden amenity amounts to 107sq. m which is above the 100 sq. m threshold required by the Essex Design Guide.

In this case it is considered that whilst the reduction in the roof height addresses the issue of the awkward junction, the revised proposal does not go far enough to reduce the overall proportion of the extension or address the

previous concerns in terms of design. The remaining area of private amenity space to the rear of the property would be significantly reduced, and as a result the occupiers would have to rely heavily on the garden space at the side of the dwelling to compensate for the resultant lack of space to the rear of the dwelling.

It is considered that the proposed extension would result in an unacceptable form of development, which would be out of keeping with the host dwelling. The proposed extension would represent an over development of the plot, resulting in awkward, largely unusable areas around the dwelling and would introduce design features which would be out of character with the surrounding residential development. The proposed extension is therefore considered to be contrary to the abovementioned policies.

Impact on Conservation Area

The property is located adjacent to the Bocking Conservation Area. The Historic Buildings Advisor has raised no objections to the proposal on Conservation Area grounds.

Impact on Neighbour Amenity

Policies RLP17 and RLP90 of the BDLPR indicate that there should be no adverse impact on the amenities of adjoining residential properties, including on privacy, overshadowing and loss of light. Although the proposal would extend the property to the south and east boundaries of the site, it is not considered that the proposal would have a detrimental impact upon neighbouring residential amenity in terms of loss of natural light, overshadowing, overbearing or in terms of overlooking.

Highway Issues

Policy RLP56 of the BDLPR seeks to ensure that development will be required to provide off-street vehicle parking in accordance with the Council's Adopted Parking Standards. The proposed extension would not reduce the number of parking spaces available at the property and therefore the proposal is considered to be acceptable in this regard.

CONCLUSION

The proposed extension by reason of its size, siting, bulk and design would result in an unacceptable form of development, out of keeping with the host dwelling and the character and appearance of the area. The proposal would also represent overdevelopment of the plot and would result in a loss of valuable amenity space to the rear of the property.

RECOMMENDATIONS

It is RECOMMENDED that the following decision be made:
Application REFUSED for the following reasons:

1. Policies RLP3, RLP17 and RLP90 of the Braintree District Local Plan Review, together with guidance contained within the Essex Design Guide, state that the siting, bulk, form and materials of any proposed extension should be compatible with the original dwelling, be in harmony with the character of the area, and have no adverse impact upon the amenity of nearby residential properties.

The proposed extension by reason of its size, siting, bulk and design would result in an unacceptable form of development, out of keeping with the host dwelling. It is considered that the extension represents an over development of the plot which would result in a loss of valuable amenity space to the rear of the property. The extension would furthermore introduce design features out of character with the surrounding residential development and generally not conducive to the principles of good design. The development is not considered representative of the principles of sustainable development and as such contrary to the above policies.

SUBMITTED PLANS

Location Plan	Plan Ref: 46213/LP/1
Proposed Plans	Plan Ref: 46213/PD/1
Existing Plans	Plan Ref: 46213/AE/1

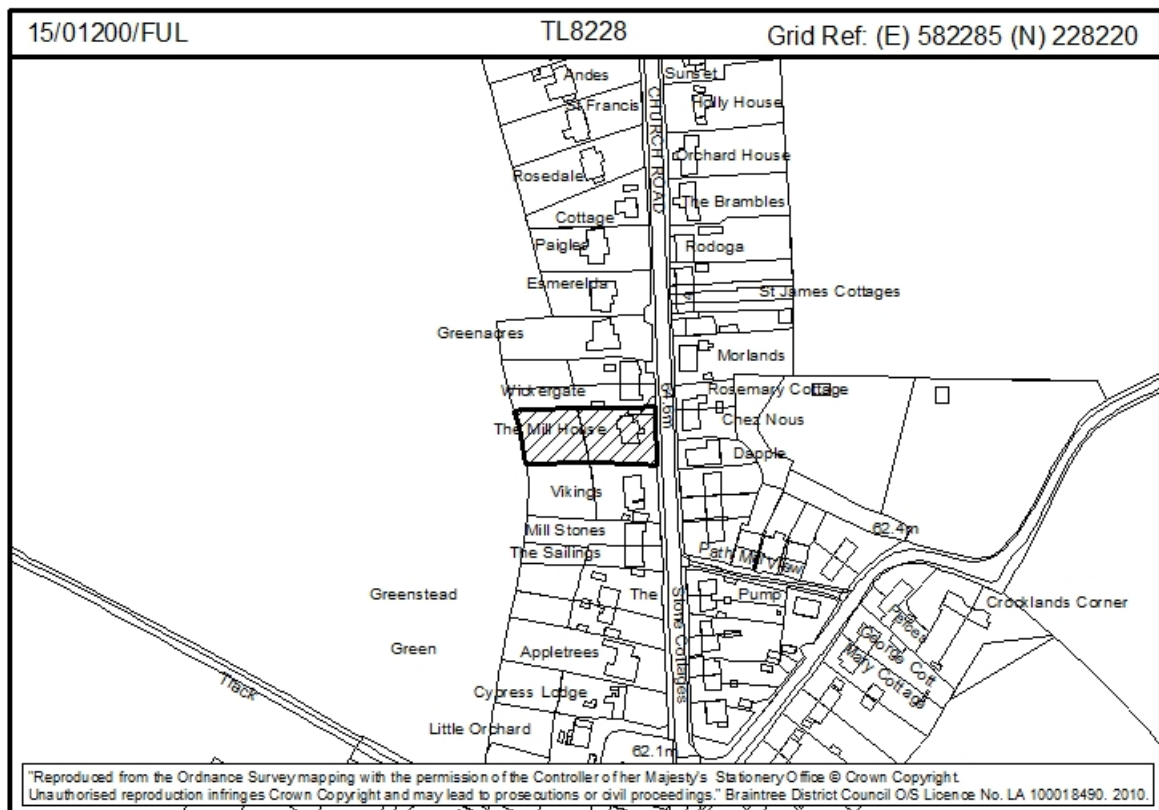
TESSA LAMBERT
DEVELOPMENT MANAGER

AGENDA ITEM NUMBER 5c

PART B

APPLICATION NO: 15/01200/FUL DATE: 24.09.15
 VALID:
 APPLICANT: Mr P Button
 Mill House, Church Road, Greenstead Green, Essex, CO9 1QP
 AGENT: ENDesign
 Mr Richard Lambert, 10 Domitian Close, Colchester, Essex, CO4 5GY
 DESCRIPTION: Variation of condition no. 2 relating to approved application 13/01154/FUL - Erection of 1 bedroom, single storey detached annexe, replace existing double garage with 2 storey side extension, replacement of existing conservatory with new orangery (garden room) and new porch.- Raise 75% of the proposed extension roof by 215mm so that it is flush with the existing house roof.
 LOCATION: Mill House, Church Road, Greenstead Green, Essex, CO9 1QP

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



SITE HISTORY

99/01762/COU	Change of use of land from agricultural to domestic garden	Granted	31.01.00
13/00906/FUL	Erection of 1 bedroom, single storey detached annexe, replace existing double garage with 2 storey side extension, replacement of existing conservatory with new orangery (garden room) and new porch.	Withdrawn	23.09.13
13/01154/FUL	Erection of 1 bedroom, single storey detached annexe, replace existing double garage with 2 storey side extension, replacement of existing conservatory with new orangery (garden room) and new porch.	Granted with S106 Agreement	15.01.14
15/00246/MMA	Application for a minor material amendment - variation of condition No. 2 of planning approval 13/01154/FUL - (Erection of 1 bedroom, single storey detached annexe, replace existing double garage with 2 storey side extension, replacement of existing conservatory with new orangery (garden room) and new porch) - addition of single storey extension.	Granted	19.06.15
15/00052/NMA	Application for a non-material amendment following grant of planning application 13/01154/FUL - Raise the level of the extension roof (by approx 215mm) so that it is flush with the ridge level of the existing house	Withdrawn	04.09.15
15/00065/NMA	Application for a non-material amendment following grant of application 13/01154/FUL - Relocate the annexe so that it is parallel to the existing	Granted	20.10.15

house with an offset of 2.0m
and reduce size of
entrance canopy

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

Supplementary Planning Documents

Essex Design Guide

INTRODUCTION

This application is brought before the Planning Committee as the Parish Council have raised an objection.

NOTATION

The site falls within the Village Envelope of Greenstead Green.

SITE DESCRIPTION

The application site is located to the western side of Church Road and comprises a detached house. The street scene presents a collection of both semi and detached dwellings in a linear pattern on both sides of the road.

PROPOSAL

The application seeks Minor Material Amendment to the previously consented scheme through the variation of condition 2 of planning permission 13/01154/FUL.

Condition 2 of planning permission 13/01154/FUL requires the development to be carried out in accordance with the approved plans.

CONSULTATIONS

Greenstead Green Parish Council – The Parish Council continue to feel that the site is being over developed. The Parish Council has previously objected and feels that the new application is just another attempt to build on site with minimal or no change to previous application requests.

Over the past few years the Parish Council has received complaints from neighbours regarding this site and would wish to remain of the view that the site is being overdeveloped.

REPRESENTATIONS

No comments have been received in light of the consultation with neighbouring properties.

REPORT

Principle of the Development

The principle of the development has been established by way of the granting of planning permission 15/01154/FUL. The changes proposed in this current application do not alter the acceptability of the principle of development.

Design and Appearance

Policy RLP 3 of the Local Plan Review specifies that within Village Envelopes and Town Development Boundaries residential development will only be permitted where it satisfies amenity, design, environmental and highway criteria. Development should seek to protect the character of the existing street scene. Policy RLP 17 of the Local Plan Review seeks to ensure that there should be no over development of the plot, that the siting, bulk, form and materials of the extension should be compatible with the original dwelling, that there should be no unacceptable impact on the amenities of adjoining properties and that there should be no material impact on the identity of the street scene.

Policy RLP 90 of the Local Plan Review requires a high standard of design in all developments. Policy CS 9 of the Core Strategy states that the Council will promote and secure the highest possible standards of design and layout in all new development in order to respect and respond to the local context.

The application proposes an amendment to the roof height of the two storey side addition, such that the rear section and the roof valley is raised by 215mm such to be flush with the pitch of the main roof. The front section of roof, which will be visible from the street, remains positioned just below the ridge height such to maintain some articulation with the main roof.

The proposed increase in height is considered to result in a small visual change when viewing the property from the public realm. Although some of the subordinate feel of the extension is lost, that part of the roof which is conspicuous from the street is still slightly lower than the main ridge height and the front elevation wall remains set back from the front elevation of the main part of the property. It is considered therefore that the side extension predominantly retains its secondary nature.

It is considered that the proposed amendment is acceptable in terms of its design and appearance and satisfies policies RLP3, RLP17 and RLP 90 of the Local Plan Review and policy CS9 of the Core Strategy.

Impact on Neighbouring Residential Amenities

The proposed amendment due to its modest increase in height is not considered, taking account of the development which already has the benefit of planning permission, to give rise to any unreasonable impact on the amenities of nearby residential properties.

CONCLUSION

It is considered that the proposed amendment to ridge height of the approved side extension is acceptable in terms of its design and appearance and would not cause any unreasonable impact on the amenities of nearby residential properties, in accordance with policies RLP3, RLP17 and RLP90 of the Local Plan Review and policy CS9 of the Core Strategy.

RECOMMENDATION

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

Proposed Plans	Plan Ref: GGR1013/03	Version: F
Proposed Plans	Plan Ref: GGR1013/04	Version: F

- 1 The development hereby permitted shall be carried out in accordance with the plans listed above, together with all other conditions and the Section 106 Agreement of planning application reference 13/01154/FUL, except as varied by application reference 15/00246/NMA.

Reason

In order to clarify the terms of the permission as a variation to an existing permission and in the interests of proper planning.

TESSA LAMBERT
DEVELOPMENT MANAGER