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18<sup>th</sup> January 2021

**RE: Committee Meeting - Application Number 20/01415/FUL - 8 Allenor Avenue Great Bardfield Essex CM7 4RT.**

Dear Planning Committee,

We write to you in relation to the above application for the proposals which will be discussed at the Planning Committee meeting on Tuesday 19<sup>th</sup> January 2021.

This application is solely for the conversion of the existing building, the creation of parking and the subdivision of amenity to facilitate a residential conversion. The design, appearance and material finishes do not hold any substantial weight in the determination of this application because these have already been accepted through a certificate of lawful use under the applicants permitted development rights. The design would in fact be improved by domestic occupancy, as proposed, through the landscaping and subdivision required for this change of use.

Whilst we appreciate the LPA have no control over the decision making for permitted development outbuildings, this should not illude the fact that the host building in this application is recognized as an acceptable form of development under overarching planning law.

Notwithstanding this, the building shape and form, as a subordinate single storey flat roof structure, is compatible and reflective of the area. Many of the dwellings along alienor avenue feature single storey flat roofed utility additions on their detached side, failure to recognize this architectural pattern demonstrates a lack of assessment by the parish council.

As part of the decision-making process, the local planning authority are duty bound to make a decision on applications such as these, as to whether the level of harm caused by the building being used as a separate residential dwelling as opposed to an ancillary outbuilding, would 'significantly and demonstrably' outweigh the benefits of the proposal when assessed against the National Planning Policy Framework as a whole, the presumption in favour of sustainable development sits at the heart of the NPPF. The re-use of this building for residential occupancy would not invoke any incongruity beyond the existing scope except for the addition of a vehicular parking space. The net gain of marketable housing clearly outweighs the level of harm caused. A more detailed consideration of the planning balance has been set out and concluded in the officer's report and a recommendation for approval has been made.

The conversion of this existing building will provide an affordable and desirable starter home for a young family or even an elderly relative hoping to move closer to family in Great Bardfield, a location where this type of property is not readily available in the current housing stock nor is there provision.

The proposals demonstrate a clear level of compliance with all local and national planning policy and it is therefore respectfully requested, that the committee members honor the planning officer's recommendation for approval.

Yours Sincerely,



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Architectural Technologist