

REPRESENTATION TO BRAINTREE DISTRICT COUNCIL

PLANNING COMMITTEE – 27TH APRIL 2021

APPLICATION NO. 20/02161/FUL

The above-referenced Planning Application relating to the proposed erection of a one-bedroomed dwelling adjacent to the existing property known as Kelsale in White Horse Lane, Witham came before Witham Town Council's Planning Applications and Transport Committee at its meeting on 1st February 2021.

When deliberating upon this application, it constituted a two-bedroomed dwelling and, at the time, Members considered it in that format. However, it is noted that the application has since been amended to accommodate a single-bedroom but, despite this amendment, the internal floor area remains unchanged at 67sq.metres and, thus, has little or no bearing on the decision reached by Members of the Town Council's Planning Applications and Transport Committee.

Therefore, given that, irrespective of the fact that the number of bedrooms has been reduced from two to one, the overall footprint of the site remains the same and with the far from inconsequential benefit of local knowledge, Members are of the opinion that this proposed development is effectively to be "shoe-horned" into the triangular site formulated by the existing property at Kelsale on its south-western flank and the tall brick wall which acts as the boundary to the north-east at the B1018 Braintree Road.

It is also noted that the report provided by the LPA's Planning Officer admits to the fact that the usable amenity space to the rear of the proposed development amounts to only 45 sq.metres which does not meet the criterion of a minimum garden size of 50 sq.metres in accordance with the Essex Design Guide which has been adopted by the Planning Authority. While the Planning Officer mitigates this with reference to an additional 6 sq.metres between the side of the property and the tall boundary wall, the operative word in this report is "usable".

As regards the provision of one additional parking space on the road at the proposed development, it is recorded that when an existing apartment block was originally constructed on White Horse Lane, the Highways Authority is noted as stating that the nature of the road, being a cul-de-sac, would not support any further development.

Therefore, in confirmation of its original written representation dated 4th February 2021, Witham Town Council maintains its recommendation to **REFUSE** this application on the following grounds:-

- 1) Gross over-development of the site;
- 2) Inadequate amenity space contrary to the Essex Design Guide;
- 3) The additional on-road parking space is contrary to the opinion of the Highways Authority that the existing roadway of White Horse Lane will not support further development and thus, in turn, there would be inadequate parking provision contrary to RLP10.

Witham Town Council further maintains that should the Planning Authority be minded to grant this application contrary to the above recommendation to refuse, the following is noted from the Planning Portal:-

Firstly, the reference by the Highways Authority in its capacity as a consultee to the electricity poles in the vicinity which may require relocation or replacement.

Secondly, the reference by the Historic Environment Officer in the capacity as a consultee that the area of the proposed development is one of significant archaeological potential.

Finally, in closing and as an aside, it is further noted by the undersigned that within the past seven days the existing garage adjacent to the property at Kelsale has been removed and the site cleared and levelled.

Cllr John Goodman
Chairman
Planning Applications & Transport Committee
Witham Town Council

22nd April 2021