

REPORT TO DEVELOPMENT MANAGEMENT COMMITTEE
12 December 2018

REFERENCE: HW/REMPVAR/18/00372

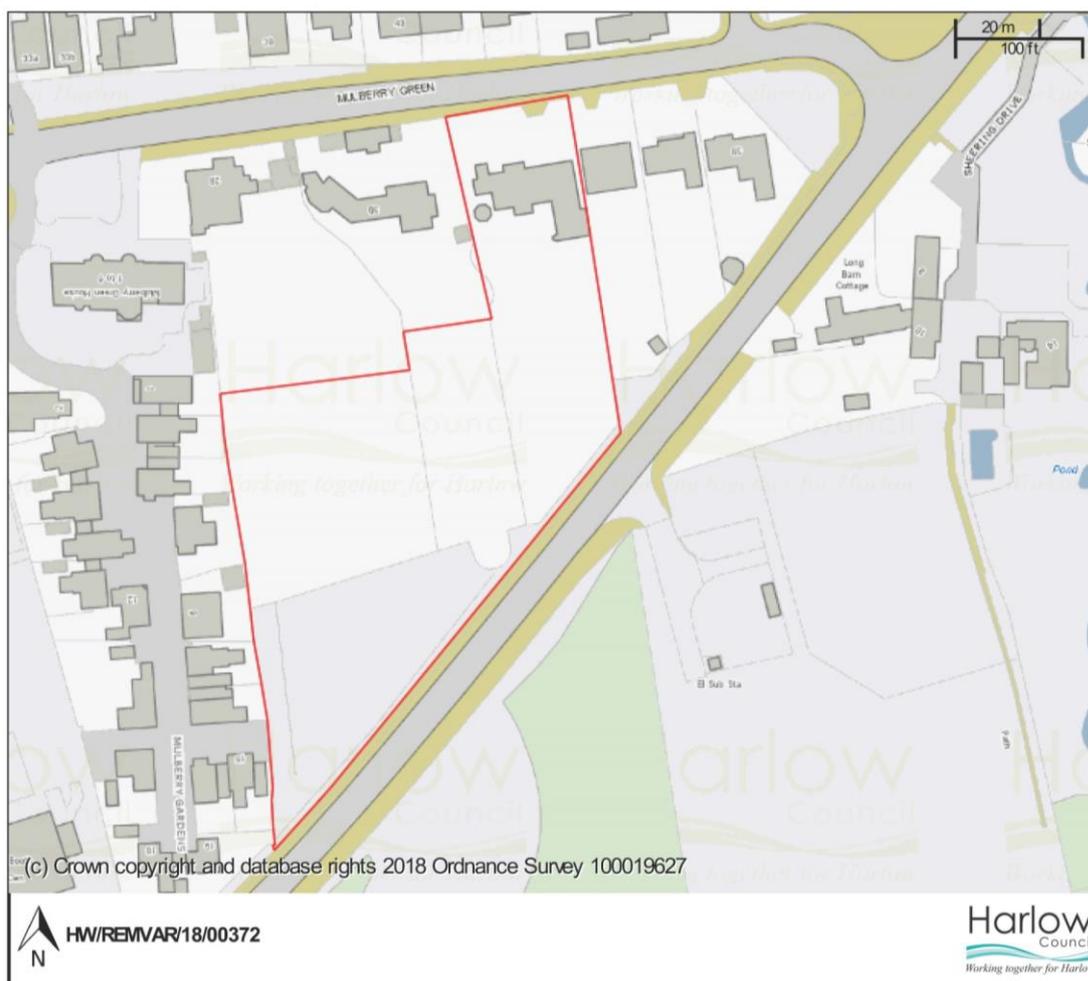
OFFICER: Jade Clifton-Brown

APPLICANT: Mr Sidar

LOCATION: Redevelopment Of Land Rear Of 28-32
Mulberry Green
Harlow
Essex

PROPOSAL: Application to Vary Condition in Relation to Planning Ref.
HW/FUL/17/00118: Condition 12-Approved Plans

LOCATION PLAN:



REASON BROUGHT TO COMMITTEE: More than 2 representations have been received which are contrary to officer recommendation.

Application Site and Surroundings

The application site is mostly positioned within the Old Harlow Conservation Area (the south-west corner of the site is excluded) and the rear boundary backs on to Gilden Way.

The application site comprises land to the rear of no.28-32 Mulberry Green. No.28 is a Grade II* Listed Building and no.30 is Grade II listed. The red brick wall to the east of no.30 and to the front of no.32 is also Grade II listed. Mulberry Green House, positioned to the north-west of the site, is also Grade II* listed.

The street scene presents an eclectic mix of properties in terms of design and appearance, but in the main features large detached houses within spacious plots.

Details of the Proposal

Planning permission was granted for ten (detached/link detached) dwellings by the Development Management Committee on 7 June 2017 under application HW/FUL/17/00118. The dwellings would be accessed via a private drive which would be provided by removing an existing two-storey side extension to the east of no.32. There would be one garage per dwelling with additional parking to the front of each garage.

A large, detached garage was also approved between the front elevation of no.32 and the listed wall. The listed front boundary wall would be altered to assist with providing vehicular access to the proposed houses. This application seeks to vary condition 12 of approved application HW/FUL/17/00118 which states that the development shall be carried out in accordance with the approved plans. This proposal seeks to amend the approved plans as follows:

- Plot 3 would be re-orientated.
- The internal layout would be altered to include two bedrooms to the front of dwellings at plots 1, 2, 9 and 10.
- Additional hard standing would be added to create larger driveways.
- The garage at no.32 would be increased in width by 0.2m.
- There would be minor alterations to the elevations including the insertion of a dormer window at plot 1 and 2 and the removal or addition of fenestration on all flank elevations.

An amended plan has been received under this application which would remove the Cedar and Oak trees located between plots 2 and 3.

Details of the proposed materials (traditional brick and stone, render and cill details) have also been submitted under this application.

RELEVANT PLANNING HISTORY:

Application Reference Number: HW/CND/18/00427

Proposal: Application for Approval of Details Reserved by Condition 6 (Landscaping) of Planning Permission: HW/FUL/17/00118.

Application Status: Pending Consideration.

Application Reference Number: HW/CND/18/00365

Proposal: Application for Approval of Details Reserved by Condition 7 (Arboricultural Method Statement), Condition 8 (Archaeology) and Condition 10 (Surface Water Drainage Strategy) of Planning Permission HW/FUL/17/00118.

Application Status: Granted Planning Permission.

Date Application Decided: 5 August 2018

Application Reference Number: HW/FUL/17/00118
Proposal: Proposed Residential Development of 10 Detached Dwellings
Application Status: Granted Planning Permission
Date Application Decided: 6 July 2017

Application Reference Number: HW/FUL/16/00351
Proposal: Proposed Residential Development of 10 Semi-detached Dwellings
Application Status: Granted Planning Permission.
Date Application Decided: 8 December 2016

Application Reference Number: HW/FUL/15/00525
Proposal: Proposed Development of 5 No. Detached Dwellings, New Access Way and Detached Garaging
Application Status: Granted Planning Permission
Date Application Decided: 14 July 2016

CONSULTATIONS:

Internal and External Consultees

HDC- Consultant Arborist

Comment:

In light of the revised plans and developments on site, as regards the site layout and T1 (Cedar) / T2 (Oak) (to be removed and replaced) respectively, it is necessary for this application to be considered with the below in mind:

1. The Arboricultural Method Statement (AMS) must be amended, to reflect the new site layout;
2. The AMS must be amended, to reflect the loss of T1 and T2 (that cannot be retained, due to building juxtaposition and piling mat placement);
3. The soft landscaping plan must be amended, to show two replacement trees where T1 and T2 previously grew (species still to be agreed upon).

HDC - Cleansing And Environment

No objection.

ECC- Archaeology

No objection.

ECC- Design

No comment received.

Essex County Council – Highways

No objection subject to conditions.

ECC- Historic Buildings

No objection, as the proposal does not alter the comments made under the previously approved scheme.

ECC- Infrastructure

No comment received.

ECC- Sustainable Drainage Team

No objection.

Essex Police- Designing Out Crime

No objection.

Essex County Fire And Rescue Service

No objection.

Historic England

No comment received.

Neighbours and Additional Publicity

Number of Letters Sent: 76

Total Number of Representations Received: 12

Date Site Notice Expired: 26 September 2018

Date Press Notice Expired: 4 October 2018

Summary of Representations Received

Five representations have been received (objections). A summary of which is as follows:

- There would be privacy impacts to the rear gardens and rear bedroom windows of no.28-32 as there would be two bedroom windows on the first floor front elevations rather than one bedroom window, a bathroom window and a stairwell as previously approved. This is not considered to be a necessary amendment.
- The approved hedging and shrubs to be planted for privacy and enhancement of the site will not be implemented by the new developer.
- The proposal constitutes overdevelopment.
- The proposal would impact the character and appearance of Conservation Area.
- The proposal would exacerbate the existing parking and traffic issue in the area.

Seven comments have been received following re-consultation. The first raised no objection with regards to the removal of the Cedar and Oak trees, and the second sought confirmation of the proposed trees to replace the Cedar and Oak trees. The third sought management of the trees located at plot 8 in line with the approved planning application.

The four remaining comments raised objection to the scheme for the following reasons:

- Mature trees mitigate the impacts of pollution and noise.
- Replacement trees could take 20 years to grow.
- Removing the trees could cause drainage, land cavities and subsidence.
- No trees need to be felled for financial reasons.
- Branches have already been removed.
- The houses could be repositioned instead.

PLANNING POLICY:

BE1:"Character and Identity" new and extended buildings should relate to their setting to strengthen, enhance, protect or create local character. Permission will be granted for new development providing: it is well connected to and integrated with the wider settlement; the height massing, layout, appearance and landscape makes an appropriate visual relationship with that of the form, grain, scale, materials and details of the surrounding area; building design is specific to the site and its context; it enhances the character, image and perception of the area when highly visible.

BE6:"Listed Buildings" proposals for the extension or alternation of any listed building, alteration of its setting, conversion or change of use should not adversely affect or harm any of the following: the character that forms its value as being of special architectural or historic interest; particular physical features that justify its protection; its setting in relation to its grounds, the surrounding area, other buildings and wider views and vistas.

BE10:"Conservation Areas" new development within or affecting a Conservation Area will be granted consent subject to: it not harming the character or appearance of the Conservation Area; the scale, height, form, massing, elevation, detailed design, materials and layout respect the character of the Conservation Area; the proposed land use is compatible with the function and activities of the Conservation Area.

BE13:"Archaeology" the desire to preserve the remains and setting of a site with archaeological remains of lesser importance will be a material consideration. This will be balanced against the importance of the remains; the need for the development; the possibility of preservation in situ and/or the appropriateness of an archaeological excavation for 'preservation by record'.

H4: "House Types" new housing and conversions will be required to accommodate a range of dwelling types which reflect the housing need requirements for Harlow.

H10: "Existing Housing Areas" planning permission will be granted for infill development if: the proposal does not have an unacceptable adverse effect on the character of the locality, the appearance of the street scene or the amenities afforded to occupiers of adjacent dwellings; off street parking and access arrangements are acceptable and do not prejudice the potential for comprehensive development of adjacent land.

NE11:"Trees and Hedgerows" in considering applications for development affecting trees or hedges the following may be required: a survey of the site and trees and hedges concerned; oppose the loss of trees and hedgerows of amenity value and wildlife importance; serve TPO's to protect trees with public amenity value; may impose conditions to ensure the retention or replacement of trees and hedgerows of amenity value or wildlife importance and their protection during construction.

T9:"Vehicle Parking" parking shall be provided in accordance with the adopted vehicle parking standards. Justification is required for the amount of car parking proposed on an operational need and, if applicable, a Green Commuter Plan.

PLANNING STANDARDS:

National Planning Policy Framework (NPPF) (2018) - sets out the Government's key economic, social and environmental objectives and the planning policies to deliver them. These policies will provide local communities with the tools they need to energise their local economies, meet housing needs, plan for a low-carbon future and protect the environmental and cultural landscapes that they value. It seeks to free communities from unnecessarily prescriptive central government policies, empowering local councils to deliver innovative solutions that work for their local area.

Supplementary Planning Documents/Current Planning Guidance

The Harlow Design Guide SPD (2011)

The Essex Parking Standards: Design and Good Practice (2009)

Essex County Council's Adopted Development Management Policies (2011)

Planning Practice Guidance (PPG)

[Harlow Local Development Plan – Pre-Submission Publication \(2018\)](#)

Harlow Council is in the process of submitting a new local plan for examination.

On 19th October 2018 the Harlow Local Development Plan Pre-Submission Publication (the "emerging Local Plan") was submitted to the Secretary of State.

Paragraph 48 of the NPPF sets out that weight may be given to relevant policies in emerging local plans according to the stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given); the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight may be given); and the degree of consistency of the relevant policies in the emerging plan to the policies in the NPPF (the closer the policies in the emerging plan to the policies in the NPPF, the greater the weight that may be given).

It is considered that the policies within the emerging Local Plan are consistent with the policies in the NPPF and that weight should be given to relevant emerging Local Plan policies at this stage. Relevant policies are discussed within the Planning Assessment section.

PLANNING ASSESSMENT:

The key issues to be considered in the determination of this application are the impacts arising from the proposed variation to condition 12 (Approved Plans) of approved application HW/FUL/17/00118.

Principle of Development

The principle of the erection of 10 dwellings was considered acceptable by the Development Management Committee under approved application HW/FUL/17/00118. It was considered that the proposal would be acceptable in terms of impact on the Conservation Area and Listed Buildings, landscaping and arboriculture, neighbouring amenity, access, parking, highway safety and waste servicing.

This proposal seeks to make minor changes to the approved plans and is also therefore considered to be acceptable in principle. The new NPPF and emerging Local Plan do not indicate any difference in acceptability in principle.

Impact on Character and Appearance of the Conservation Area

The application site is partly located within the Old Harlow Conservation Area (the south-west corner of the site excluded), and therefore policies BE1 and BE10 of the ARHLP should be taken in to consideration, which indicate that proposals should not result in harm to the character and appearance of the Conservation Area. Policies PL1 and PL11 of the emerging Local Plan reflect this.

The proposed variation would re-orientate plot 3, would result in minor alterations to the external appearance of the dwellings and would create additional hard standing to the front of the dwellings. It is not considered that this would negatively impact the low density, spacious feel, large gardens and plot sizes of the scheme. Furthermore, the proposed external appearance of the dwellings is considered to respect the character and appearance of the Conservation Area. The scale of the changes on the character and appearance of the Conservation Area compared to the previously approved scheme is therefore considered to be negligible.

The proposed development would be positioned away and screened from Gilden Way as previously approved. It is not therefore considered that the proposed development would have a more significant impact on the sylvan setting of Gilden Way compared to the previously approved scheme.

Essex County Council's Historic Buildings consultant raises no objection to the proposal as the proposal would not result in materially different impacts to the Conservation Area compared to the previously approved scheme.

It is not therefore considered that the proposed variation would result in harm to the character and appearance of the area, in compliance with policies BE1, BE10 and H10 of the ARHLP and the Harlow Design Guide SPD.

Impact on Listed Buildings

The application site would be located to the rear of no.28-32 Mulberry Green. No.28 is a Grade II* Listed Building, and its associated outbuilding and no.30, and the wall to the front of no.30, are Grade II listed. Mulberry Green House, positioned to the north-east of the site, is also Grade II* listed. It is therefore imperative that the proposed variation to condition 12 complies with policy BE6 of the AHRLP which states that proposals should not adversely affect or harm the character or setting of Listed Buildings. Policy PL11 of the emerging Local Plan reflects this.

The impact of 10 dwellings on the Listed Buildings was assessed and considered acceptable under application HW/FUL/17/00118. Notwithstanding the bays proposed at first floor level at plots 1 and 2, the proposed variation to condition 12 would not position the dwellings closer to the Listed Buildings and would not affect the setting of the Listed Buildings.

The proposed garage would be 0.2m wider compared to the previously approved application. Only the roof of the proposed garage at no.32 would be visible from Mulberry Green and it is not therefore considered that the proposal would detract from the listed wall or from the other Listed Buildings, in compliance with policy BE6 of the ARHLP.

The works to the listed wall are identical to the approved works. The works are also identical to that found acceptable by the Planning Inspectorate under planning appeal APP/N1540/W/14/3001160. The Planning Inspectorate concluded that *'the wall in and around the access and to its east has been subject to alteration in the past, and it is not considered that increasing the access width by around 600mm would fail to preserve the listed wall's appearance.'*

Essex County Council's Historic Buildings consultant raises no objection to the proposed scheme because the proposal would not result in harm to the Listed Buildings compared to the previously approved scheme.

The proposed variation would not result in materially different impacts to the Listed Buildings or their settings, and is therefore in compliance with policy BE6 of the ARHLP.

Landscaping and Arboriculture

The impact of 10 dwellings on landscaping and arboriculture was previously assessed and considered acceptable under application HW/FUL/17/00118.

The proposed variation to condition 12 would remove the existing Cedar and Oak trees due to their juxtaposition with plots 2 and 3.

The Council's consultant Arborist reviewed the scheme and considers that the Cedar and Oak tree cannot be retained due to their juxtaposition with the proposed dwellings and piling mat placement, and recommends that the Arboricultural Method Statement and Landscape Plan are updated to reflect the new site layout and the loss and replacement of these trees.

A condition shall be added to any consent granted requiring an Arboricultural Method Statement and Landscape Scheme to be submitted, which would enable additional planting to be provided, including details of the trees to replace the Cedar and Oak trees, to be submitted to and approved by the Local Planning Authority prior to the commencement of the development.

The proposal would continue to provide a significant landscape buffer between the development and Gilden Way with the retention of trees and vegetation along the site boundaries and new and improved planting within the site.

Subject to conditions, the impact on landscaping is not considered to be any greater than the previously approved application and is therefore acceptable.

Neighbouring Amenity

Policy H10 of the ARHLP 2006 and the Harlow Design Guide SPD indicate that planning permission will be granted for infill development if the proposal does not have an unacceptable adverse impact on the amenities afforded to occupiers of adjacent dwellings.

The impact of 10 dwellings on neighbouring amenity was previously assessed and considered acceptable under application HW/FUL/17/00118.

The proposed variation to condition 12 would not position the dwellings closer to the neighbours compared to the previously approved scheme. The distance between the closest proposed dwellings (plots 1 and 2) to no.28-32 Mulberry Green compared to the previously approved application remains at approximately 35m. The closest dwelling to no.28 and 30 does not include any windows in the flank elevations facing these neighbours.

It is noted that plot 3 has been re-orientated compared to the previous scheme towards no.28 and no.30. Plot 3 would not be located closer to these dwellings compared to the previously approved scheme at approximately 12m from the closest garden of no.28, and at an overall distance from these neighbours at approximately 40m.

Three dwellings at plots 8, 9 and 10, would back on to the existing properties in Mulberry Gardens. The dwellings would be sited approximately 11m (plot 8) and 16m (plots 9 and 10) from the boundary with Mulberry Gardens, the same as the previously approved application.

It is noted that representation has been received with regards to the impact on privacy following alterations to the granted internal layout. The previously granted application included one bedroom at first floor at the front of plots 1, 2, 9 and 10 whereas this application includes two bedrooms. The number of windows on the first floor front elevations remains the same.

It should be noted that plots 9 and 10 would front their own hard standing and the internal road, and would not therefore result in overlooking impacts to the residents of Mulberry Green.

As stated above, the proposed dwellings at plots 1 and 2 would be positioned approximately 35m from no.28-32 Mulberry Green and should not therefore result in overlooking impacts. It should be noted that the internal layout of the approved development could be altered once the development is built, and that the approved windows were not obscure glazed. Taking this into consideration and the large distances of the proposed dwellings from the neighbouring properties, it is not considered that the proposed development would result in a significant detrimental impact to the residential amenities of surrounding properties compared to the previously approved scheme, in compliance with policy H10 of the ARHLP and the Harlow Design Guide SPD.

Access, Parking and Highway Safety

Policy H10 of the ARHLP stipulates that off street parking and access arrangements should be acceptable, and policy T9 indicates that developments should provide parking in accordance with the Essex Parking Standards. Policy IN3 of the emerging Local Plan reflects this.

Representations received raised concern in relation to the impact of the proposed development on the highway and parking.

The impact of 10 dwellings on access, parking and highway safety was assessed and considered acceptable under application HW/FUL/17/00118. The quality of accesses and impacts on the highway are the Highway Authority's area of expertise. Their comments in relation to the previously approved applications stated that 10 dwellings would not generate a significant amount of traffic compared to the previously approved scheme. The Highway Authority raise no objection to this proposal subject to conditions.

This proposal would utilise the same access and would include the same number of parking spaces as the approved scheme, with two parking spaces per dwelling. The additional hard standing proposed to the front of the dwellings would create larger driveways which would help to increase accessibility and would reduce the likelihood of on-street parking.

There are no apparent reasons to reach a different conclusion to the Highway Authority. The access and impact on highway safety are therefore considered to be acceptable. The requested conditions should be added to any consent granted.

The proposed variation is not therefore considered to result in significant impacts to parking, access or highway safety compared to the previously approved scheme, in compliance with policy T9 of the AHRLP and the Essex Parking Standards.

Other

Waste Servicing

Waste would be collected near to the access to Mulberry Green as previously approved. The access and turning for waste vehicles is considered to be acceptable. The Council's Streetscene Manager holds no objection to the proposal.

Drainage

A condition was added to application HW/FUL/17/00118 which required a Surface Water Drainage Strategy to be submitted to and approved by the Local Planning Authority. A Surface Water Drainage Strategy was subsequently submitted to and approved by the Local Planning Authority under application HW/CND/18/0035, and the condition was discharged. It is not considered that these changes would have a materially different impact in terms of drainage. However, it is considered necessary for a condition to be added to the new planning permission to ensure that the approved discharged documentation is complied with.

Archaeology

Essex County Council's Heritage consultant has been consulted and has no comments to make. It is not therefore considered that a condition relating to archaeology is necessary in this circumstance.

Planning Obligations

As a result of the pooling limits for general contributions imposed by the Community Infrastructure Levy Regulations 2010 (as amended), and the limited scale of the development, no planning obligations are considered to be necessary.

Fire

Essex County Fire and Rescue Service stated under application HW/FUL/17/00118, that an additional fire hydrant should be installed within the curtilage of the proposed site, as the proposed dwellings would be an excessive distance to the nearest statutory fire hydrant. It is therefore considered a condition as per the previously approved application should be added requiring a Water Mains Scheme, showing a suitable location for a fire hydrant, to be submitted to and approved by the Local Planning Authority, prior to the commencement of development.

CONCLUSIONS:

The proposed variation to condition 12 is acceptable in principle, in terms of the impact on the Conservation Area and Listed Buildings, landscaping and arboriculture, neighbour amenity, access, parking, highway safety and waste servicing. The alterations to the previously approved scheme are minor. It would not be justifiable to refuse the application based on the scale and impact of the changes. The proposal is considered to be compliant with the National Planning Policy Framework and policies BE1, BE10, BE13, H4, H7, H10,

T9 and NE11 of the Adopted Replacement Harlow Local Plan, the Harlow Design Guide SPD 2011 and the Essex Parking Standards 2009.

RECOMMENDATION:

That Committee resolve to GRANT PLANNING PERMISISON subject to the following conditions:

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: In order to comply with Section 91(1) of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 Prior to the occupation of any of the proposed dwellings, the proposed private drive shall be constructed to a width of 5.5 metres for at least the first 6 metres from the back of carriageway and provided with an appropriate dropped kerb crossing of the verge.

REASON: To ensure that vehicles can enter and leave the highway in a controlled manner, and to ensure that opposing vehicles can pass clear of the limits of the highway, in the interests of highway safety, in compliance with policy T9 of the Adopted Replacement Harlow Local Plan 2006.

- 3 No unbound material shall be used in the surface treatment of the vehicular access 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 safety.

- 4 Any gates provided at the vehicular access shall be inward opening only and shall be set back a minimum of 6 metres from the back edge of the carriageway.

REASON: To enable vehicles using the access to stand clear of the carriageway whilst gates are being opened and closed and to allow parking off street and clear from obstructing the adjacent highway in the interest of highway safety in compliance with policy T9 of the Adopted Replacement Harlow Local Plan 2006.

- 5 Prior to the occupation of any of the proposed dwellings markings should be placed on the road surface to indicate that the area covered by the swept path of the refuse collection vehicle shall be kept clear of parked vehicles.

REASON: To prevent parked vehicles from obstructing the collection of refuse in the interest of highway safety.

- 6 A detailed landscape scheme shall be submitted to and approved in writing by the Local Planning Authority, and shall be implemented in accordance with the approved details during the next planting season following completion of the development. The scheme shall include all hard and soft landscaping, the trees to replace T1 and T2 and details of boundary treatments. A specification of all materials shall be supplied within a detailed method statement which shall include site preparation, planting techniques, aftercare and a programme of maintenance for a period of 3 years following completion of the scheme. The scheme shall include measures for new tree planting and enhancement of trees / vegetation located on the southern boundary.

REASON: To ensure satisfactory landscape treatment of the site in the interests of visual amenity and to screen and enhance the development in the interests of visual amenity, in accordance with policy NE11 of the Adopted Replacement Harlow Local Plan 2006.

- 7 Prior to any construction work above ground level, no development shall take place on site, including site clearance, tree works, demolition or any other works, until an Arboricultural Method Statement (AMS) has been submitted to and approved in writing by the Local Planning Authority. The AMS shall include details relevant to the safe retention and protection of trees in accordance with current BS5837 recommendations. The AMS shall include a Tree Protection Plan showing the positions of protective fencing to safe guard all retained vegetation. The AMS shall include details such as level changes, demolition and construction techniques, materials and design detail of structures and control of potentially damaging operations such as burning, storage and handling of materials. Details of supervision at key stages of development shall also be included. The development shall be carried out in accordance with the approved details.

REASON: To ensure that damage to vegetation identified for retention is avoided in compliance with policy NE11 of the Adopted Replacement Harlow Local Plan 2006.

- 8 Prior to the commencement of development, a Water Mains Scheme showing a suitable location for the siting of a fire hydrant shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

REASON: In the interest of the health and safety of future occupiers.

- 9 The development shall be carried out in strict accordance with the Surface Water Drainage Strategy submitted under planning reference HW/CND/18/00365 approved by the Local Planning Authority on 5 October 2018.

REASON: REASON: To prevent flooding in compliance with policy CP12 of the Adopted Replacement Harlow Local Plan 2006.

- 10 No construction work shall be carried out on the site at any time on Sundays or public holidays, or before 8.00 a.m. or after 6.00 p.m. on Mondays to Friday, or before 8.30 a.m. or after 2.00 p.m. on Saturdays.

REASON: To ensure that the proposed construction works do not prejudice the amenity of neighbouring residents, in accordance with policy H10 of the Adopted Replacement Harlow Local Plan 2006.

- 11 The development hereby permitted shall be carried out in accordance with the approved plans as shown listed in the table below.

Plan Reference	Version No.	Plan Type	Date Received
18013/SK01F	--	Site Layout Plan	07.11.2018
18013/SK02B	PLOTS AND 2	1 Proposed Elevations & Floor Plans	14.08.2018
18013/SK03B	PLOTS AND 8	3 Proposed Elevations & Floor Plans	14.08.2018
18013/SK04B	PLOT 7	Proposed Elevations & Floor Plans	14.08.2018
18013/SK05C	PLOTS AND 5	4 Proposed Elevations & Floor Plans	14.08.2018
18013/SK06B	PLOT 6	Proposed Floor and Elevations	14.08.2018
18013/SK07B	PLOT 9	Proposed Elevations & Floor Plans	14.08.2018
18013/SK08B	PLOT 10	Proposed Elevations & Floor Plans	14.08.2018
18013/SK09A	PLOT SINGLE GARAGE	10 Garage Plan	14.08.2018
18013/SK010F	EXISTING HOUSE GARAGE	Garage Plan	18.09.2018
18013	--	Materials Schedule	14.08.2018

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

INFORMATIVE CLAUSES

1. The application is acceptable in principle and raises no concerns with regards to design; amenity; Listed Buildings; landscape and arboriculture; flooding; archaeology; waste and parking and access. The application accords with national policies and the Development Plan, with no outstanding material considerations. The application has been recommended for approval accordingly.
2. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.
3. All work within or affecting the highway is to be laid out and construction by prior arrangement with, and to the requirements and satisfaction of, the Highway Authority, details to be agreed before the commencement of works. The applicants should be advised to contact the Development Management Team by email at:

development.management@essexhighways.org or by post to Essex Highways, Unit 36, Childerditch Industrial Park, Childerditch Hall Drive, Brentwood, Essex, CM13 3HD.
4. All housing developments in Essex which would result in the creation of a new street (more than five dwelling units communally served by a single all-purpose access) will be subject to The Advance Payments Code, Highways Act, 1980. The Developer will be served with an appropriate Notice within 6 weeks of building regulations approval being granted, and prior to the commencement of any development, must provide guaranteed deposits which will ensure that the new street is constructed in accordance with acceptable specification sufficient to ensure future maintenance as a public highway.

Previously Approved Site Layout



Proposed Site Layout



Previously Approved Elevations

Plots 1 and 2



Plot 3



Plots 4-8



Plots 9 and 10



Proposed Elevations

Plots 1 and 2 (showing proposed rear dormer window)



FRONT ELEVATION



REAR ELEVATION

Plots 3 and 8



FRONT ELEVATION

Plots 4 and 5



FRONT ELEVATION

Plot 6



FRONT ELEVATION

Plot 9



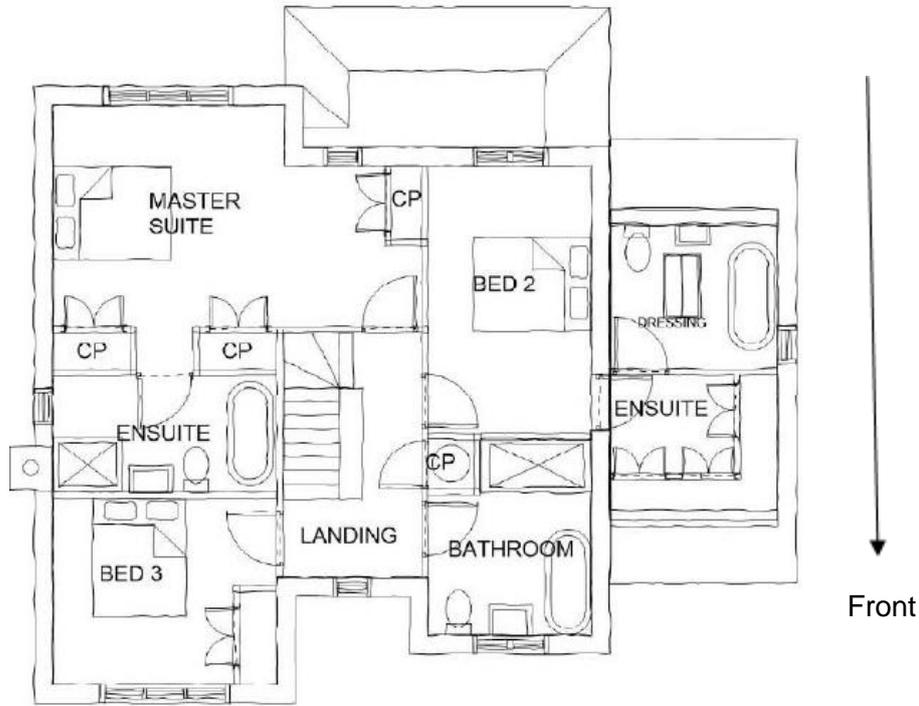
FRONT ELEVATION

Plot 10



FRONT ELEVATION

Plots 1 and 2 First Floor Plan- Approved



Plots 1 and 2- Proposed First Floor Plan

