

Item 7 - HW/FUL/21/00231 - 20 Roden Close

Further Information from Applicant

The applicant submitted a statement to support the application, following the publication of the Committee agenda and reports. The statement is as follows:

'The site at 20 Roden Close is currently occupied by a 2-bedroom detached bungalow occupying 141sqm of a site with an overall area of 952sqm. Obviously single storey dwellings occupy a large footprint on their plot and are generally, by their nature, wasting a large amount of space.

The application proposals provide, not only an additional dwelling to the site, but two new dwellings on the site which provide good sized accommodation and still only occupy a footprint of 224sqm equating to just under 25% of the site area.

Not only this but the new dwellings are accessible, for all abilities, throughout enabling a wheelchair user to live solely on the ground floor should they wish to. Future installation of a wheelchair lift can be accommodated within the floor structure.

Over spec'd for thermal performance, the homes are future proofed in many ways and utilize many energy saving and eco-friendly features, such as LED lighting throughout, Electric vehicle charging points and wide internal doors, along with other features as outlined in the Design & Access Statement which accompanied the application submission.

The scheme has been designed not to create any overlooking or detrimental effect on the amenity to the neighbouring properties with any windows within the flank walls being obscured glazed and serving rooms which are classed as non-habitable rooms. The overall height of the proposed new dwellings is no higher than the immediate neighbouring property.

Off street parking is provided to the frontage of the development, providing passive surveillance with 2 spaces per property and room, should it be required, for a mobility scooter close to the front door. The spaces provided meet the standards set out in the Essex Design Guide, Parking Standards for Use Class C3: Dwellinghouses.

Whilst there will need to be some adjustment to the existing vegetation new planting will be provided. Some tree removal will benefit the neighbouring properties by providing additional daylight but also reducing the potential root damage to neighbouring properties. Any new planting will take into account proximity of neighbouring properties.

Overall this is a small development designed to provide modern living standards for all abilities and we commend the proposals to the committee for approval.'

Officer response

The above issues are considered fully in the Officers' report.

(2) Amendment to Condition 5

It is recommended that wordings of condition 5 to be amended to better explain the restriction on construction hours. The amended condition is as follow:

5 No development shall take place on site, including site clearance, tree works, demolition or any other works, until a Construction Management Plan (CMP) has been submitted to and approved in writing by the Local Planning Authority. The approved plan shall be adhered to throughout the construction period. The plan shall provide the following all clear of the highway:

- Safe access into the site
- The parking of vehicles of site operatives and visitors
- Loading and unloading of plants and materials
- Storage of plant and materials used in constructing the development
- Wheel and underbody washing facilities
- Routing of construction traffic
- Measures to minimise dust production

~~Acceptable construction hours are between 8.00 and 18.30 on Mondays to Fridays and 8.00 and 13.00 on Saturdays. No construction work should take place or plant operated outside these hours.~~

No construction works or any other associated works, including any machinery operations, in connection with the development shall take place outside the hours of 0800-1800 on weekdays and 0800-1300 on Saturdays. No works shall take place on Sundays or bank Holidays.

REASON: To minimise disruption to neighbours and obstruction of the highway in light of Policies PL2 and IN2 of the Harlow Local Development Plan, December 2020.