

**Land Opposite 10 And 15, Fieldfare Way
Harlow**

Application Reference HW/FUL/23/00388

**Erection of a temporary pop-up shop for a period of
two years**

Aerial Image



Site

Site Plan



Local Plan Policy Map

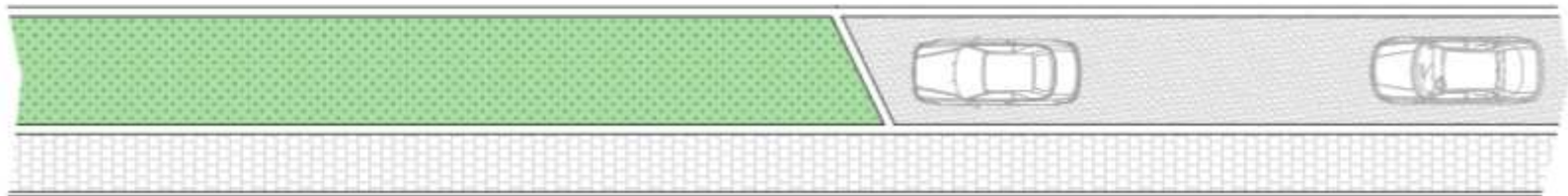
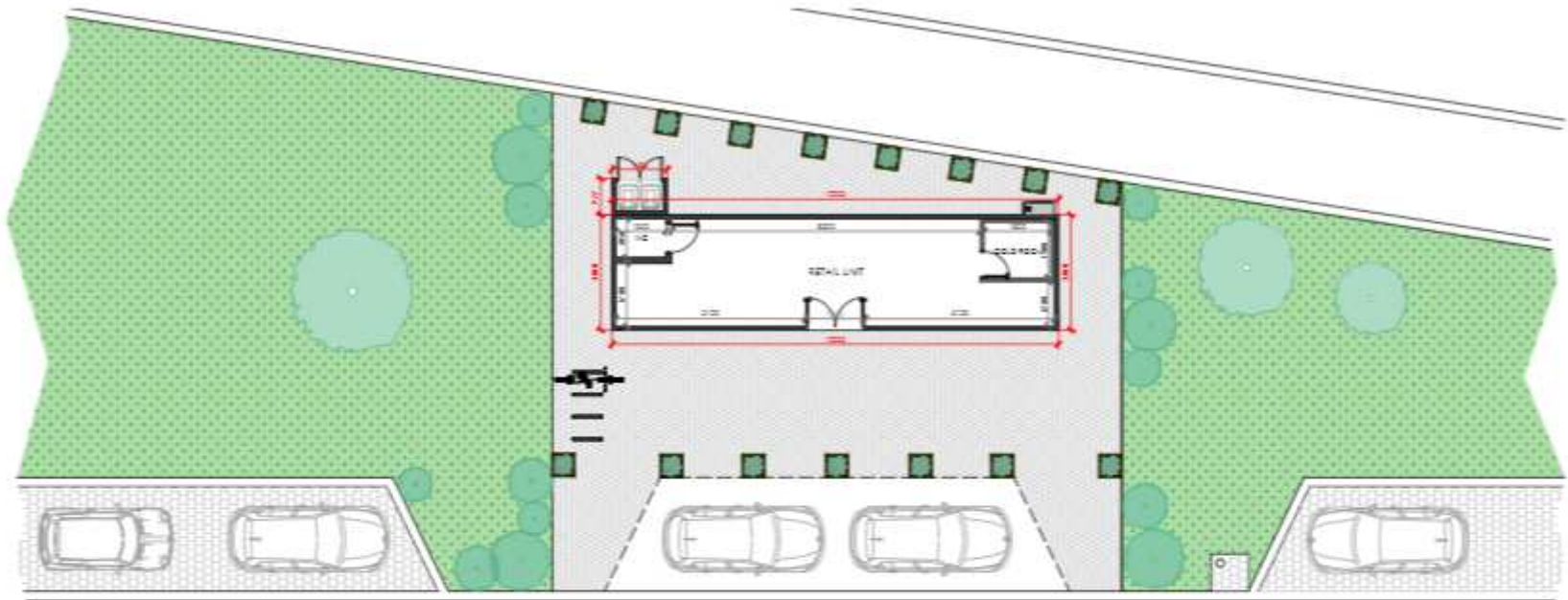


Green
Finger
hatched

Existing Site Photographs



Proposed Site Plan

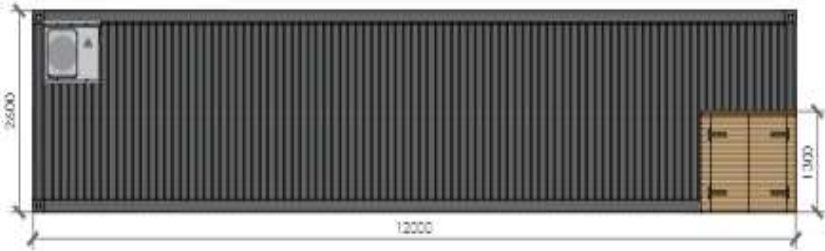


PROPOSED GROUND FLOOR PLAN
1:200

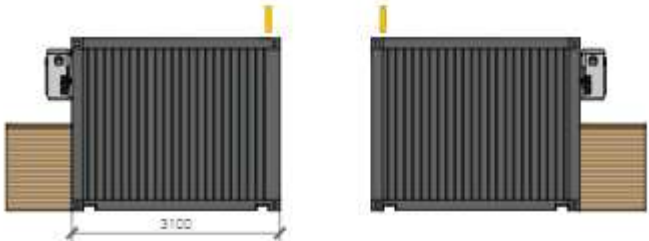
Elevations



PROPOSED FRONT ELEVATION
1:100

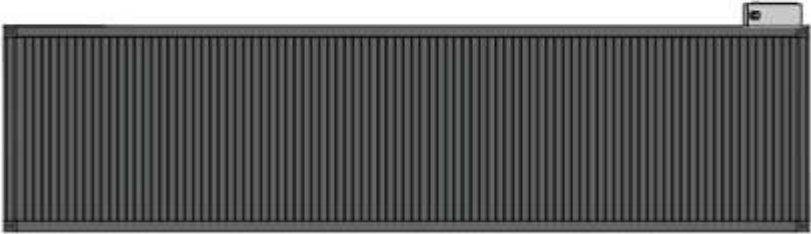


PROPOSED REAR ELEVATION
1:100



PROPOSED SIDE ELEVATION
1:100

PROPOSED SIDE ELEVATION
1:100



PROPOSED ROOF PLAN
1:100

Principle of Development

- Green Finger location – Policy PL5
 - Small scale development
 - Temporary only for period of two years
 - Required due to unavoidable delay to approved permanent provision
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- Principle of development acceptable subject to condition requiring removal after 2 years

Design and appearance

- Policy PL1
- Utilitarian and functional appearance
- Acceptable in circumstances given temporary nature and removal after two year period

Highways

- Policies IN2 and IN3
- Two car spaces provided
- Acceptable given shop would be walking distance of adjacent residential area and provide day-to-day retail needs not bulk shopping trips
- Eight cycle parking spaces provided - double the four spaces required by the Parking Standards

Residential amenity

- Policy PL2
- Conditions proposed:
 - Opening hours restricted to 09.00 and 21.00 Monday - Sunday
 - Deliveries restricted to 08.00 and 22.00 Monday to Saturday
 - Litter and refuse management plan required
- Acceptable subject to these conditions.

Recommendation

Grant planning permission subject to recommended conditions.