

# **11 Great Leylands, Harlow CM18 6HR**

**Application Reference  
HW/FUL/24/00259**

**Erection of 1 no. three bed dwellinghouse on land adjacent with associated parking and landscaping. Construction of a 3m single storey rear extension to existing dwelling.**

# Location Plan

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# Aerial Image

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**Application  
Site**

# View to end of cul-de-sac

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# Existing house

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# Front of property

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# Side garage and garden

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# Side and rear garden

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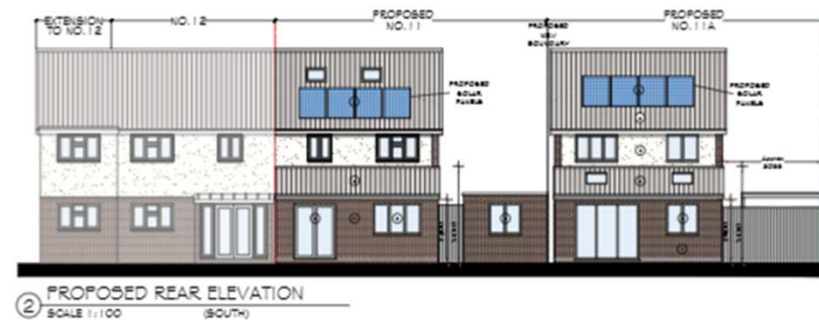
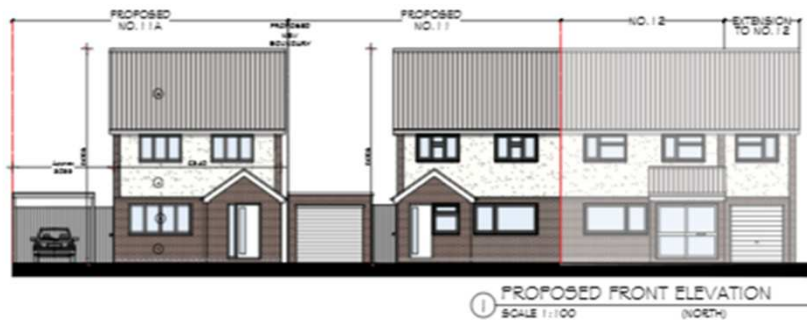




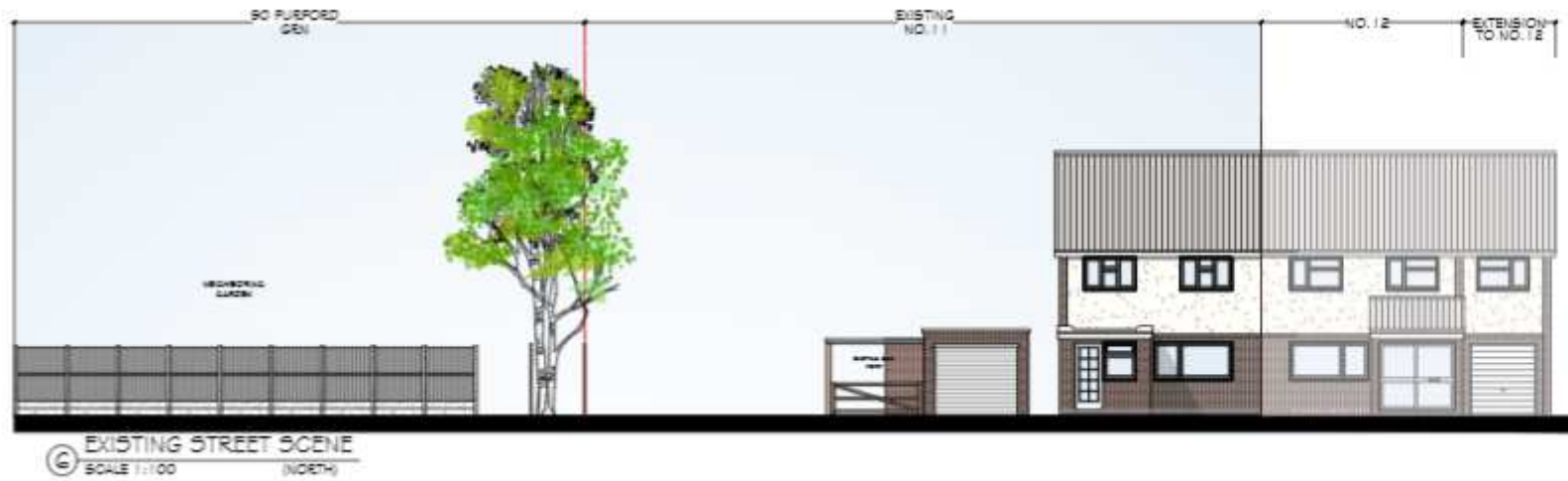
# Existing & Proposed Site Plans



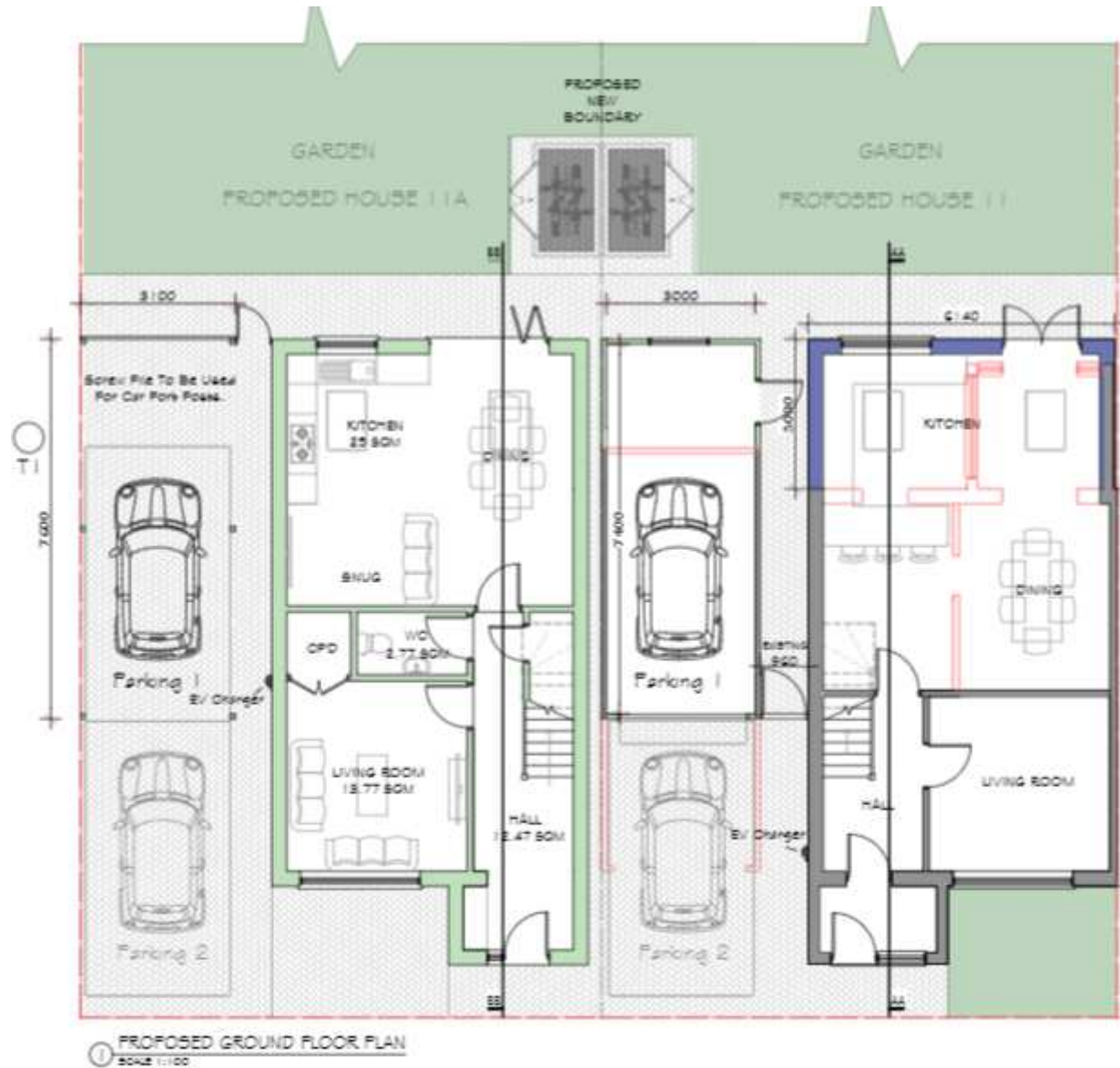
# Existing & Proposed Elevations



# Existing & Proposed Street View



# Proposed ground floor plan



# Proposed first floor plan



① PROPOSED FIRST FLOOR PLAN  
SCALE 1:100

# Main Issues

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## Principle of Development

- Site is within the settlement boundary where there is a presumption in favour.
- Prevailing character of the area is or residential development and would therefore be a compatible use.
- Use of brownfield land therefore compliant with para 70 of the NPPF
- Amended scheme has overcome the previous local decisions and appeal which have not been on matters of principle but design and character of streetscene.

## Design, Character and Appearance

- Reflect the scale, character and form of surrounding area
- Materials to match
- Open frontage reflected
- Virtue of building being detached not semi was not a reason for refusal in previous appeal decision

## Parking and Highways

- Policy requirement and two on plot spaces achieved.

## Residential Amenity

- Acceptable for future occupiers and neighbours in terms of overlooking, amenity space and access to light.
- Proposal is policy PL2 compliant

# Main Issues cont

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## Arboriculture

- Designed with carport not garage to safeguard off site Ash Tree and confirmed via AIA

## Biodiversity Net Gain

- Not subject to any ecology designation
- BNG metric calculation of 15.3% which exceeds 10% requirement in Policy PL9

## Flooding and Drainage

- Within flood zone 1 – least susceptible for flooding

## Energy and Sustainability

- Conditions proposed

## Infrastructure Provision

- As with all windfall sites, the IDP requires a roof tariff for all new properties to contribute to the STC network

# Recommendation

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GRANT Planning Permission subject to the conditions listed in the report and the receipt of payment towards the Sustainable Transport Corridor (STC)