

5<sup>th</sup> February 2021

Braintree District Council – Planning Department  
Email – planapps@braintree.gov.uk

Dear Sir / Madam,

RE: Resubmission of Application 20/00658/FUL – Proposed demolition of 200–202 Panfield Lane and erection of 2 No. 4 bed detached dwellings, creation of new vehicular access, parking areas and associated landscaping

1.0 Please find enclosed documents for the retrospective householder planning application for the above site submitted via the planning portal, ref: **PP-09269968**.

Drawing 01B – Location & Block Plan	Drawing 06 – Proposed Floor & Roof Plans PLOT 2
Drawing 02 – Topographical Survey	Drawing 07 – Proposed Elevations PLOT 2
Drawing 03 – Existing Street Elevations	Drawing 08A – Proposed Street Elevation
Drawing 04 – Proposed Floor & Roof Plans PLOT 1	Drawing 09B – Proposed Site Plan
Drawing 05 – Proposed Elevations PLOT 1	RAMS Payment Details
Design Statement Addendum	Computer Generated Images (to follow)
Appeal Inspectors Decision letter	Application form

2.0 This application is for the resubmission of the same proposals in the application recently refused and dismissed at appeal (REF: APP/Z1510/W/20/3259075). The proposals remain identical to the refused application.

3.0 The three main reasons which were considered by the Appeal Inspector were as follows: –

- Habitat sites,
- The character and appearance of the area; and,
- The living conditions of neighbouring residents, with particular regard to the occupiers of Nos 1 and 3 Pegasus Way.

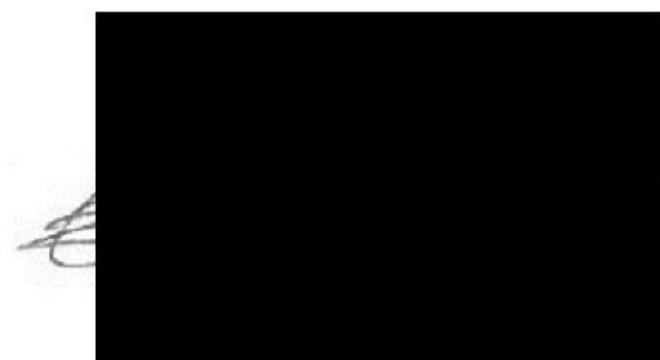
4.0 The appeal failed because the RAMS mitigation strategy / financial contribution, whilst paid by the appellant during the appeal process, could not be legally enforceable through a planning obligation or another appropriate mechanism to secure sufficient legal guarantee that the contribution would be used for its intended purpose. This RAMS mitigation was not requested by the LPA during the life of the original planning application which consequently is the reason this appeal could not be approved.

5.0 The appeal inspector considered that the proposals are acceptable on all other matters, Paragraph 19 (APP/Z1510/W/20/3259075) states that – *“If the matters of character and appearance and the living conditions of neighbouring occupiers were the only main issues there would be no harm that would significantly and demonstrably outweigh the resulting benefits of the development proposed when assessed against the policies of the Framework taken as a whole.”*

6.0 In light of the appeal officers' comments, we kindly request that the local authority reconsider these proposals accordingly and acknowledge that the RAMS mitigation payment has already been made and would need transferring to this new application. We have attached the payment confirmation to this application as supporting documentation.

7.0 We trust the drawings and information is acceptable however if you require any further information then please do not hesitate to contact us. Furthermore if, once the information has been considered in detail by the planning officer, you feel there is anything that may prejudice the granting of planning permission then please contact us at your earliest convenience to discuss the matter before writing up your detailed report or determining the planning application.

Yours Sincerely,

A black rectangular redaction box covers the signature of Scott Andrews. To the left of the box, a small portion of a handwritten signature is visible.

Scott Andrews BSc (Hons)

Architectural Technologist