

RESERVED MATTERS APPLICATION

To: Tendring District Council
From: Planning Insight
Date: 25.05.2021
Re: 20/00974/OUT Land adjacent to Saresta Bromley Road, Elmstead Essex.

Introduction

Planning Insight has been instructed to prepare an application for Reserved Matters relating to, layout, access appearance, landscaping, and scale. This application follows the granting of outline planning permission for a new bungalow development (Council Ref: 20/00974/OUT) with all matters reserved which was approved 23.07.2021. The description of the outline permission is as follows:

“Outline application for the erection of bungalow (“the permission”)”

Conditions

The extant permission requires that Reserved Matters Applications are submitted within three years of the date of the granting of permission. All matters are reserved which in effect grants permission in principle. Matters of access, appearance, landscaping, layout, and scale are all subject to further detailed applications. The condition pertaining the reserved matters is worded as follows:

3. No development shall be commenced until plans and particulars of “the reserved matters” referred to in the above conditions relating to the access, appearance, landscaping and scale have been submitted to and approved, in writing, by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason – The application as submitted does not provide sufficient particulars for consideration of these details.

The plans that are included within outline permission are indicative, this is stated within the officer report attached to the planning permission.

Key Policy and Guidance

The statutory development plan consists of:

- Tendring District Local Plan (2007)

31-35 Kirby Street, Farringdon, London EC1N 8TE



Policy QL1 - Spatial Strategy

Policy QL9 - Design of New Development

Policy QL10 - Designing New Development to Meet Functional Needs

Policy QL11 - Environmental Impacts and Compatibility of Uses

Policy COM6 - Provision of Recreational Open Space for New Residential Development

Policy EN6 - Biodiversity

Policy EN11A - Protection of International Sites European Sites and RAMSAR Sites

Policy HG1 - Housing Provision HG9 Private Amenity Space

Policy LP1 - Housing Supply

Policy TR1A - Development Affecting Highways

Policy TR7 - Vehicle Parking at New Development

- Tendring District Local Plan 2013-2033 and Beyond Publication Draft (2017)

Policy SP1 - Presumption in Favour of Sustainable Development

Policy SPL1 - Managing Growth SPL2 Settlement Development Boundaries

Policy SPL3 - Sustainable Design

Policy HP5 - Open Space, Sports & Recreation Facilities

Policy PPL4 - Biodiversity and Geodiversity

In terms of Supplementary Guidance, the Local Planning Guidance, Essex Design Guide, and Essex County Council Car Parking Standards are relevant to the proposal.

Scale and Appearance

Paragraph 124 of the NPPF (2019) states that the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

Saved Policies QL9, QL10 and QL11 aim to ensure that all new development makes a positive contribution to the quality of the local environment, relates well to its site and surroundings particularly in relation to its form and design and does not have a materially damaging impact on the amenities of occupiers of nearby properties. Emerging Policy SP1 reflects these considerations.

Scale

The proposed development comprises of a single-storey bungalow with a dual pitched roof. The scale is considered to be acceptable and stated in the Case Officers report for Outline Application, a development of this scale would be appropriate. The report noted:

“Properties are a pleasant mix of single-storey and chalet bungalows with forward-facing dormers; a dwelling of either scale would respect the established scale of the streetscene “.



Appearance

The development will comprise of a chalet bungalow. Such a typology is typical within the surrounding area as noted by the Council in the Case Officers report. The architectural treatment is contemporary and takes cues from the surrounding townscape. The development will have three dormer extensions, one on the front roofslope and two the rear.

This is in terms of materiality and form. The pitched roofs respond to the neighbouring properties. A red brick has been selected which is the overarching brick colour of the local vernacular. This is considered to be accordance with QL9, QL10 and QL11.

Layout

A simple, clean approach has been taken in order for the new built form to assimilate into the existing townscape. The development would be significant set back from the street in attempt to maintain the established street pattern. The development would have an elongated layout that extends from the front of the site down to the rear, a pattern that is similar to the existing buildings along Bromley Road.

The proposal features a spacious single-family dwelling. The dwelling will comprise of living space and two bedrooms at ground floor and within the roof space there will be an additional two bedrooms and associated wardrobes.

Landscaping

A landscape plan has been submitted with the application which provides details on the hard and soft landscaping proposed. The design and layout of the proposed landscaping has sought to integrate key feature found on the neighbouring properties. The development will have a modest front garden that runs alongside the off-street vehicle parking. At the rear the applicant has sought to reintroduce some soft landscaping that had previous been on the site, (shrubs, flowers beds, grass lawn)

Access

As noted in the Council's case officer report Paragraph 108 of the NPPF seeks to ensure that safe and suitable access to a development site can be achieved for all users. Saved Policy QL10 of the adopted Tendring District Local Plan 2007 states that planning permission will only be granted, if amongst other things, access to the site is practicable and the highway network will be able to safely accommodate the additional traffic the proposal will generate. These objectives are supported by emerging Policy SPL3 of the Tendring District Local Plan 2013-2033 and Beyond Publication Draft 2017.

The Council's current Parking Standards require that for dwellings with 3 bedrooms a minimum of 2 parking spaces be provided per unit. The preferred bay size for cars is 5.5 metres by 2.9 metres and the minimum bay size is 5 metres by 2.5 metres.

The site will be accessed off from Bromley Road. A dropped curb is proposed off Bromley Road that will enable vehicles to access the two allocated off-street parking bays at the front of the property. This form of access would be in keeping with the established pattern of dropped curb and off-street vehicle parking found along Bromley Road.

The proposal also includes an allocated space at the front of the property for refuse storage. The proposed location would enable the waste and refuse to easily be transported from the dwelling to storage and then on collection days moved the curb.



Amenity Considerations

The NPPF, at paragraph 17 states that planning should always seek to secure a good standard of amenity for all existing and future occupants of land and buildings. Policy QL11 of the Saved Plan states planning permission will not be granted where the proposal results in unacceptable overshadowing, loss of sunlight/daylight, overlooking or loss of privacy to existing and new properties. These sentiments are carried forward in Policy SPL3 of the Tendring District Local Plan 2013-2033 and Beyond Publication Draft (June 2017).

The proposal will comprise of a single storey with accommodation in the roof. It is considered that the modest height and scale of the chalet bungalow would not have a harmful impact on the neighbouring property's amenity space. The development would be set away from the shared boundary wall with Saresta which is a residential care home. The roof slope will be pitched away from the boundary wall in order to ensure that it does not appear overly dominant or cause a loss of light or sense of enclosure.

The proposal will not result in an element of overlooking. All side facing windows and openings will be restricted to the ground floor level. The loft will include front and rear dormer windows that offer views out to both the rear and the front gardens. The existing boundary is heavily planted which aid in providing some natural screening between the application site and the care home.

Overall, the scale of the proposal at a single storey with accommodation within the roof is considered acceptable to safeguard neighbouring amenity, in accordance with the relevant policies.

Conclusion

The above statement and enclosed drawings seek to provide the details in relation to scale, appearance and the impact on neighbouring amenity. The proposal creates an overall holistic scheme between the proposed chalet bungalow and landscaping that aligns to the existing context and provides a contemporary family dwelling. As demonstrated above, this detailed application is in line with overarching principles of the outline permission and complies with the development plan and material considerations, accordingly the application should be approved.