

Reserved Matters Application

Erection of 5 no detached dwellings

Land At Lindsell Car Breakers, Holders Green Road, Lindsell, Dunmow, Essex, CM6 3QL

August 2022

PLANNING STATEMENT

Introduction

This Design & Access Statement has been prepared in support of a reserved matters application following the grant of outline permission (**UTT/21/0690/OP**) with the following description:

Outline application with all matters reserved except access for the demolition of existing bungalow and car breakers/scrap yard buildings, removal of outdoor storage associated with car breakers/scrap yard, and erection of 5 no. detached dwellings. Closure of existing access and creation of new private drive. Associated landscaping at Land at Lindsell Car Breakers Holders Green Road Lindsell Dunmow Essex CM6 3QL

Condition 1

Approval of the details of layout, scale, landscaping and appearance (hereafter called "Reserved Matters") must be obtained from the Local Planning Authority in writing before development commences and the development must be carried out as approved.

The application now seeks approval for the, layout scale, landscaping and appearance of the development. This statement should be read in conjunction with the plans submitted and the Planning Statement prepared by Lucy Carpenter prepared for the Outline Application which incorporates Design and Access and Transport Statement (submitted again with this application).

Layout

The dwellings will be located in roughly the same positions as indicated in the Outline Application comprising of 3 house types. Two storey houses (houses 1 & 2) will front the road either side of the entrance, a bungalow (house 3) is located midway down the site while two chalet bungalows (houses 4 & 5) are positioned at the rear east end of the site.

From a highway and transportation perspective, Essex Highways has already indicated, as part of the outline application, that it has no objection to the principle of the development. The access will be a minimum of 5.5m wide at the point where it meets the road and for a minimum depth of 6m and will comfortably exceed Highways requirements in terms of visibility. This area will be finished in a bound permeable surface.

The plans show that there is ample space to accommodate parking for three cars to each dwelling and to provide manoeuvrability for vehicles to turn and to exit the driveways in a forward gear.

The outline permission is subject to a condition relating to accessibility and adaptability standards for the dwellings which will be complied with. Installation of a car charging points will be located in each carport adjacent to the parking areas.

Scale

As the proposal is for a mix of two storey, chalet bungalow and bungalow, it is clear that this will accord to the requirement of the Outline Application and will be in scale with the typical two storey construction of many other dwellings in the settlement.

Landscaping and ecology

Existing native hedges to the perimeter of the site will be retained as much as possible and any trees removed will be more than replaced by the planting of native trees.

In addition to tree planting, the boundaries between the new dwellings will comprise a mix of close board fencing and new native hedging.

As the site is reasonably level, each dwelling will have a lawn, patio and shrubs planted.

The garden sizes significantly exceed the Essex Design Guide recommendation.

Appearance

The majority of houses along Holders Green Road have rendered or brick walls and pitched roofs covered with slate tiles or red clay tiles and some have farm buildings in a traditional barn style, with dark wooden cladding. The local vernacular contains a mix of these elements.

This application proposes dwellings of traditional cottage appearance with rendered, brick and boarded walls with a mix of tiled and slate roof areas. Construction will involve traditional materials and, as far as possible, will make use of local resources. These traditional materials will be blended with contemporary elements including high, minimal profile glazed doors and windows.

The houses will be constructed to high environmental standards, with a priority on insulation, airtightness and high-performance glazing. photovoltaic panels on the south facing portion of the roof to the bungalow will be used to generate electricity.

The houses will be heated by means of underfloor heating powered by an air source heat pumps including mechanical heat recovery ventilation systems.

Conclusion

The proposal is for highly sustainable dwellings of modest size, with an appropriate and sympathetic traditional cottage design that harmonise well with the local vernacular. Uttlesford DC is respectfully requested to approve the reserved matters.