



UTTLESFORD DISTRICT COUNCIL

Council Offices, London Road, Saffron Walden, Essex CB11 4ER
Telephone (01799) 510510, Fax (01799) 510550
Textphone Users 18001
Email uconnect@uttlesford.gov.uk Website www.uttlesford.gov.uk

Mr D Hewett
Regent House
110 Northgate Street
Bury St Edmunds
Suffolk
IP33 1HP

Date: 17 March 2021

Our Ref: UTT/20/3290/PA

Please ask for: Rob Davis on
01799510370

Email: planning@uttlesford.gov.uk

Dear Sir

LOCATION:

The Bungalow, Little Bardfield, Braintree, CM7 4TW

Thank you for your recent request for planning advice which was received on 14th December 2020

PROPOSAL:

Replacement Dwelling

CONSTRAINTS

1.	Aerodrome Direction Description: Consultation of National Air Traffic Services (NATS) for all buildings, structures & erections exceeding 15m in height (49.2 feet). Address: NATS, Navigation & Spectrum, 4000 Parkway, Whiteley, Fareham, Hampshire. PO15 7FL Area Colour: 15m
2.	Aerodrome Direction Description: Consultation of Stansted Airport (BAA) for all windfarm development. Area Colour: windfarm
3.	Aerodrome Direction Description: Consultation of Stansted Airport (BAA) for all buildings, structures, erections and works exceeding 90 metres in height (295.3 feet). Area Colour: 90m
4.	Aerodrome Direction Description: Consultation of National Air Traffic Services (NATS) for all windfarm development. Address: NATS, Navigation & Spectrum, 4000 Parkway, Whiteley, Fareham, Hampshire. PO15 7FL Area Colour: windfarm
5.	Archaeological Site Site Number: 0251 Details:

6.	Debden Radar Details: WITHIN AREA A.
7.	Mineral Safeguarding Area Description: Sand/Gravel
8.	Outside Development Limits Description: Outside Development Limits
9.	SSSI Impact Risk Zones - Natural England ID Number - See Spreadsheet: 48
10.	Water Authority Description: Anglian Water Colchester (W2)
11.	

HISTORY:

Planning Applications History (if any):

Reference No.	Status	Decision Date	Proposal
UTT/19/3059/FUL	R	10/02/2020	Demolition of existing dwelling and outbuildings and replacement with 1 no. dwelling
UTT/20/1559/FUL	R	12/08/2020	Demolition of existing dwelling and outbuildings and replacement with 1 no. dwelling
DUN/0080/57	AC	20/05/1957	Site for bungalow (Details approved 03-06-1957)
DUN/0222/66	UA	20/06/1966	Alterations and additions
LAU/DUN/0035/50	UA	05/01/1951	Erection of overhead electric power lines

Planning Appeals History (if any):

Reference No.	Status	Decision Date	Proposal
20/00072/REF	APPWIT	18/08/2020	Demolition of existing dwelling and outbuildings and replacement with 1 no. dwelling
20/00114/REF	DISMIS	10/03/2021	Demolition of existing dwelling and outbuildings and replacement with 1 no. dwelling

PLANNING POLICIES:

Policy	Local Plan	Local Plan Phase
S7 - The Countryside		

GEN2 - Design

GEN7 - Nature Conservation

GEN8 - Vehicle Parking
Standards

H7 - Replacement dwellings

ENV2 - Development affecting
Listed Buildings

SPD3 - Replacement Dwellings

NPPF3 - National Planning
Policy Framework 3

APPRAISAL:

The proposal is assessed under relevant headings below (applicable policies in brackets).

Principle of development (S7, H7, SPD Replacement Dwellings, NPPF & PPG)

The application site falls outside development limits as defined by the Proposals Map and is therefore located within the countryside where Uttlesford District Local Plan Policy S7 applies. This specifies that the countryside will be protected for its own sake and planning permission will only be given for development that needs to take place there or is appropriate to a rural area. Development will only be permitted if its appearance protects or enhances the particular character of the part of the countryside within which it is set or there are special reasons why the development in the form proposed needs to be there.

The Council has carried out a review of the adopted policies and their compatibility with the NPPF. The Review found Policy S7 to be partly consistent with the NPPF in that the protection and enhancement of the natural environment is an important part of the environmental dimension of sustainable development but that the NPPF takes a positive approach, rather than a protective one. As a consequence, whilst Policy S7 is still relevant to the consideration of this application, there remains a presumption in favour of sustainable development as set out in Paragraph 11 of the NPPF. This presumption is increased where there is no 5 year land supply for housing. In this regard, the most recent housing trajectory, Housing Delivery Test and 5-Year Land Supply Statement (January 2021), identifies that the Council has a 3.11 year land supply. Therefore, contributions toward housing land supply must be regarded as a positive effect.

Policy H7 of the Adopted Local Plan states that a replacement dwelling will be permitted if it is in scale and character with neighbouring properties. In addition, outside development limits, a replacement dwelling will not be permitted unless, through its location, appearance and associated scheme of landscape enhancement it would protect or enhance the particular character of the countryside in which it is set.

Given all of the above, it is considered that the site has a principle for a replacement dwelling, one for one, as long as the proposal is in keeping with the rural character of the area and is respectful and sympathetic to the scale and character of neighbouring dwellings, principally the nearby listed building.

Design and Heritage (GEN2, ENV2, NPPF)

In addition to the principle of development for a replacement dwelling within the countryside the site

is located within the context of the nearby listed building, Wainsford Farmhouse. On this basis and considering the significant historic nature of the site's surroundings, the Conservation Officer was consulted and commented the following:

The current building is a small, unassuming bungalow which makes a neutral contribution to the streetscene. Although not in keeping with the vernacular character of surrounding dwellings, in so much as it is not constructed using traditional materials, by virtue of its scale and unadorned external appearance, the bungalow does not dominate or overwhelm the appearance of its immediate neighbour, Wainsford's Farmhouse. Grade II listed, Wainsford's Farmhouse is a commanding building, located on the turn of the road which gives it a visual prominence. Historically Wainsford's was also one of only a few domestic buildings within the immediate locality, located within the farmstead and agricultural landscape intrinsic to its function. This has of course changed, however the size and appearance of The Bungalow allow for Wainsford's to be appreciated as it has been for centuries.

If built, the proposed dwelling would disrupt how Wainsford's is interpreted, having an urbanising effect and altering the perception of the listed building. This is largely due to the size of the proposed dwelling, however the inappropriate size and scale is exacerbated by the proposed design of the new dwelling, modelled on a farmhouse. If built, the dwelling would go against the grain of development, fighting for prominence with the listed building and changing how Wainsford's is viewed. Setting and understanding are key to the significance of a listed building – currently Wainsford's rural setting indicates that it was a farmhouse, detached from the neighbouring towns and linked to the surrounding fields. The size, chimneys and detailing of the farmhouse suggest it was likely prosperous and as such has a commanding role in its immediate setting. The hierarchy of the building and its status is easily ascertained as it is detached, and no other similar buildings are experienced or visible in its immediate setting. If built, the proposed new dwelling would disrupt this existing setting as its size and form are comparable to the listed building, whilst its design fails to be truly distinguishable as a modern intervention. Whilst the design has been intended to complement, I feel the proposed unit would only serve to diminish the significance of Wainsford's Farm. Furthermore, the size of the proposed dwelling negates the use of a traditional roof form, further suggesting its size is inappropriate for the area. Crown roofs, with a section of flat roof concealed by a pitch, are atypical for the locality and a poor design concession in order to create the desired depth. As discussed within the meeting, I have no objection to the replacement of the existing bungalow if an appropriate design were proposed. The supporting heritage statement indicates that the site of the existing bungalow was once occupied by a barn and part of Wainsford's Farm. This could be the base for any future development, referencing the former land use of the site whilst also creating a new dwelling that would be immediately discernible from Wainsford's. Utilising an agricultural form as a reference point would also allow for the hierarchy of built form in the area, so key to the significance of the listed building, to be retained. Alternatively, a simplified domestic design more in keeping with a cottage or lower status dwelling than Wainsford's could be acceptable, as could a contemporary design. Nevertheless, the form, scale and design of any new building must take into account all views towards Wainsford's, meaning its positioning and height will should be also considered. I strongly recommend a redesign of the scheme and the applicant seeks additional pre-application advice once a new design approach has been decided.

In addition to the comments raised above from the Conservation Officer I would also ask you to consider the statement from The Planning Inspectorate for the appeal decision APP/C1570/W/20/3261408. It is considered that the comments and statement provide a sufficient basis for further engagement in the scale and design of a replacement dwelling on this site.

Transport and Parking (GEN1, GEN8 & NPPF)

It appears that the access arrangements would be suitable from a road safety perspective, although please note that the highway authority (Essex County Council) would be consulted on any planning application. Should you wish to obtain an initial opinion, please find information on the County Council's pre-application advice service on the Essex County Council Website.

The site contains ample space for car parking, although you may wish to note that the minimum requirements would be two parking spaces for a two- or three-bedroom dwelling and three spaces for a dwelling with four bedrooms or more. Spaces should measure at least 2.9 x 5.5 m, or 3 x 7 m in enclosed garages.

Accessibility (GEN2, NPPF & PPG)

The dwelling would need to be designed to comply with Requirement M4(2) of the Building Regulations.

Amenity (GEN2, GEN4, NPPF & PPG)

Taking into account The Essex Design Guide, a non-adopted but useful guidance document, it is considered that a private garden of a suitable size (100 sq m) could be provided, and that a replacement dwelling could be designed such that it is unlikely there would be significant adverse effects on amenity with respect to daylight, privacy or overbearing impacts on neighbouring properties.

Biodiversity (GEN7, NPPF & PPG)

A Preliminary Ecological Appraisal should be carried out by a suitably qualified ecologist and submitted with any planning application. If the PEA concludes that further ecological surveys are required, these must also be carried out before an application is made. Should there be any removal of trees proposed, a tree survey should also be carried out prior to any application.

CONCLUSION:

It is considered that the site has a principle for a replacement dwelling, one for one, as long as the proposal is in keeping with the rural character of the settlement and is respectful and sympathetic to the scale and character of neighbouring dwellings, principally the nearby listed building.

MAKING AN APPLICATION:

Should you wish to submit an application for planning permission, please ensure that you review the advice on completing an application form and the appropriate checklist to ensure that the correct documents are included.

Further guidance on information requirements can be found in the Planning Practice Guidance, and at www.uttlesford.gov.uk/planningapplicationforms.

IMPORTANT:

Please note the following:

The advice given in this letter is based only on the information that has been submitted as part of the pre-application and it may not apply to any subsequent changes.

The application would be assessed against the national and local policies in force at the time the application is submitted.

This letter is for guidance only: You will appreciate that the views expressed above are those of an Officer which will be no way binding upon the Council or any of its Committees when considering any formal application.

The letter relates only to planning and your client will need to seek professional advice for guidance relating to building regulations.

Planning permission does not overrule your client's other statutory responsibilities, such as, but not limited to, complying with any restrictive covenants. The Council does not have access to this information so if your client is unsure about the existence of these issues, then your client should seek independent legal advice before an application is submitted.

Yours faithfully

Rob Davis
Planning Officer

