

PLANNING STATEMENT

in support of applications

by

Mr and Mrs Godbole

of

HRG Property Investments Limited

for

planning permission

in respect of

residential development

at

6 Hill Road

Great Sampford

Essex CB10 2RT

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1.0 INTRODUCTION

1.1 This planning statement has been prepared by Ranger Management & Design Services on behalf of

1.2 It supports three applications for planning permission for minor development at 6 Hill Road, Gt. Sampford CB10 2RT.

1.3 In addition to this planning statement, the applications are supported by the full details of the proposals together with specialist consultants reports and these are separately listed within the appropriate section of this statement.

2.0 THE APPLICANTS

2.1 HRG Property Investments Limited of Mill House, Mill Lane, London E4 7R are the freehold owners of 6 Hill Road.

3.0 APPLICATION SITE AND SURROUNDINGS

3.1 The site is situated in Great Sampford at the southern end of Hill Road.

3.2 The development site is the garden areas of the existing single storey residential dwelling.

3.3 The site is not within any designated area.

4.0 PROPOSED DEVELOPMENT

4.1 The development proposal is set out in three phases.

4.2 Phase 1: The existing property will be extended upwards adding another storey with additional bedrooms and extended to the rear to provide improved ground floor living areas.

4.3 Phase 2: This proposal is for the erection of a 2-storey dwelling to the north of the existing dwelling in the area between that and the Telephone Exchange.

4.4 Phase 3: This proposal is to erect a 2-storey dwelling to the south of the existing dwelling in the area between that and the access track that leads to the Anglian Water treatment plant facility.

4.5 This statement is to be read in conjunction with all three applications.

4.6 Each application is supported by a site plan, dwelling plans and elevations and a street scene elevation, all applicable to the individual application. They are also supported by the topographic survey of the site, a Transport Statement and a Preliminary Ecological Appraisal and Bat Survey.

4.7 The phase 1 application includes proposals for connecting the foul drainage into the Anglian Water sewer in Hill Road and connecting the surface water into the existing ditch that fronts the site on Hill Road. It is further proposed to pipe the ditch with the provision of an access chamber. Once piped the ditch will be back filled which will also aid road safety because at present there is no guarding to the ditch. This work will be subject to agreement with Essex Highways.

4.8 In order for the Council to have confidence on the completed development proposal each application also contains a master site plan and street scene.

5.0 RELEVANT PLANNING HISTORY

- 5.1 There is no note of any development proposals for 6 Hill Road on the Council's planning portal
- 5.2 The applicants requested pre-application advice in the summer of 2017 in respect of the erection of a new dwelling on the northern side, essentially phase 1 of this proposal.
- 5.3 The report from the planning officer who assessed the pre-app proposal is included within the submission documents for phase 2.

6.0 PLANNING CONSIDERATIONS

- 6.1 The relevant planning legislation is;

Uttlesford Local Plan 2005

The National Planning Policy Framework (NPPF)

LOCAL PLAN POLICIES

- 6.2 The UDC Local plan 2005 is out of date.

6.3 At the time of the submission of these applications, work on a replacement plan has paused and the Regulation 18 stage will now not be released for consultation until the summer/autumn of 2023 with adoption, if found sound following examination in the autumn of 2024, not until autumn 2025. All dates quoted are taken from the UDC website on 2 April 2023.

6.4 The Council cannot display a 5-year supply of housing land and as the Local Plan is out of date, then paragraph 11 of the NPPF requires that proposals for sustainable development should be approved without delay unless the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.

- 6.5 Where any weight can be given to policies within the 2005 Local Plan in the determination of this application, the following policies would have some relevance. Those policies are;

S7. The Countryside

GEN1. Access

GEN2. Design

GEN5. Light Pollution

GEN8. Vehicle Parking Standards

ENV3. Open Spaces and Trees

H3. New Houses within Development Limits

H8. Home Extensions

6.6 Policy S7. As the site lies outside of the development limits of Great Sampford as shown on the 2005 Local Plan inset map and is therefore technically within the countryside, it has been recognised by the Council that policy S7 has limited weight when compared with the NPPF. A further consideration is that the development site can be categorised as previously developed land.

- 6.7 Policy GEN1. The proposals meet all of the relevant criteria for the policy.
- 6.8 Policies GEN2 and GEN8. The proposals meet all of the relevant criteria for the policy.
- 6.9 Policy GEN5 All external lighting will be designed and sited to be downward facing. The light fittings will be bat friendly. The lighting scheme will be included in details that will be provided to discharge planning conditions in respect of ecology and landscaping which will be informed by the Councils consultees on those matters.
- 6.10 Policy ENV3. The existing group of trees in the south eastern corner of the site are retained and further enhancements for landscaping are indicated on the site plans.
- 6.12 Policy H3 In paragraph 6.14 of the preamble to policy H3 of the 2005 Local Plan the Council states, that if there are opportunities for sensitive infilling outside of the development limits these could be acceptable provided that the development would be in character with the surroundings and have limited impact on the countryside in the context of existing development. The development site, within the curtilage of 6 Hill Road, is not isolated and therefore it is submitted that the proposals for two additional dwellings is in line with that statement.
- 6.13 Policy H8. The proposals for phase 1 could, if submitted separately for the upward and the rear extensions respectively, be lawful under the General Permitted Development Order. However, in order that the Council can have confidence in the overall effect of the full development proposals, those extensions are submitted as one of the three applications for full planning permission.

NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

6.14 Sustainable Development. Paragraph 11 of the framework is referenced in 6.4 above. Paragraphs 8 to 10 of the framework set out the objectives to be pursued to achieve sustainable development and those paragraphs read as follows;

8. Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

c) an environmental objective – to protect and enhance our natural, built and

historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

9. These objectives should be delivered through the preparation and implementation of plans and the application of the policies in this Framework; they are not criteria against which every decision can or should be judged. Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area.

10. So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development (paragraph 11).

6.15 The pre-app report noted in 5.2 above, confirms that the planning officer assessed the proposal for an additional dwelling under the three overarching objectives of the framework and was satisfied that nett gains on all three are achieved.

6.16 Biodiversity enhancements are recommended within the PEA and additional soft landscaping is indicated on the plans. All of which can be secured by the appropriate conditions being attached to planning consents.

6.17 The site does not lie within any designated area and, it is submitted, there would be no adverse impacts if permission is granted for these development proposals that would significantly and demonstrably outweigh the benefits when assessed against the policies of the NPPF as a whole.

7.0 OTHER MATERIAL CONSIDERATIONS

7.1 The Council has granted planning permission on the opposite side of Hill Road in recent years on a site that is also outside of the Great Sampford 2005 Local Plan development limits.

7.2 Applications since 2015 have variously allowed the erection of a bungalow, the demolition of the bungalow and the erection of a replacement dwelling, the erection of a 5 bedroomed “meeting hall” instead of the replacement dwelling, conversion of a poultry shed behind a bungalow to a dwelling, demolition of the poultry shed and the erection of a new dwelling behind the bungalow and a variation of that permission to provide a larger dwelling.

8.0 SUMMARY

8.1 These three applications describe the full extent of development proposals at 6 Hill Road, Gt Sampford.

8.2 The external materials proposed are common to the area, the garden sizes are in excess of the recommended areas in the Essex Design Guide, the on-site parking provision meets the standard.

8.3 The construction for the development will focus on minimising energy consumption by adopting a fabric first specification with insulated cavity walls and triple glazed windows.

8.4 All dwellings will have photo voltaic panels fitted to roof slopes. Underfloor heating will be incorporated throughout, served by an electric boiler in combination with the renewable energy provided by the PV panels and an air source heat pump.

The presumption in favour of sustainable development proposals, a keystone in the NPPF, applies in these circumstances and the Council is requested to approve the applications.



Ranger Management & Design Services on behalf of HRG Property Investments Limited.