

Date of Application	October 2023
Site Address	Mayrose House, Canfield Road, Takeley, CM22 6SZ
Development Description	The erection of 1 no. 6 bedroom two storey dwelling
Local Planning Authority	Uttlesford District Council
Client	Richard Vine

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2 INTRODUCTION

This planning support statement has been produced by AP Designs in support of the development of a 3 no. bedroom single storey dwelling at Plot 3 adjacent to Mayrose House, Canfield Road, Takeley, CM22 6SZ. Please read this statement in conjunction with;

- Application form for Planning Permission
- Drawings numbered C471/ LO/ 01, C471/ PL/ 01, C472/ PL/ 04, C471/ PL/ 11
- Any other consultant documents provided to the Planning Department .

The site is not subject to flood risk or conservation area constraints.

2.1 Development Description

2.1.1 The Proposal

This Planning Support Statement accompanies the Full Plans Application for the proposed Plot 3 adjacent to Mayrose House, Canfield Road, Takeley, CM22 6SZ.

2.1.2 Site & Context

Mayrose House is a recently developed residential property in Takeley. The site is accessed along a private road, which is screened from neighbouring properties by numerous large trees and other vegetation on the boundary of the site. Recently there have been a number of approvals for increasing residential properties in the area, including a successful appeal to develop 2 no. properties on the land owned by the applicant. The proposal will seek to replace an existing building, albeit in a different location on the same land.

A proposal for a single storey, three-bedroom building in the same plot has recently been approved, reference no. UTT/22/2751. This scheme is based on that approved application.



Fig. 1 – Google Map showing site location within Takeley

3 D&A

The role of the Design and Access Statement is to provide an accessible and logically structured statement detailing how the 'proposed development is a suitable response to the site and setting, and demonstrate that it can be adequately accessed by prospective users'. The requirement to explain this process is now embedded in the planning system with the requirement for a design and access statement to be produced in support of most development proposals. This design and access statement has been prepared having regard to the guidance contained in 'Design and Access Statements: How to read, write and use them' (CABE, 2007). In accordance with paragraph 80 of Circular 01/06, this statement explains: "The design principles and concepts that have been applied to the proposed development and how issues relating to access to the development have been dealt with".



Fig. 2 -Ground floor plan and elevations

Land adjacent to Mayrose House,
Canfield Road, Takeley, CM22 6SZ

□

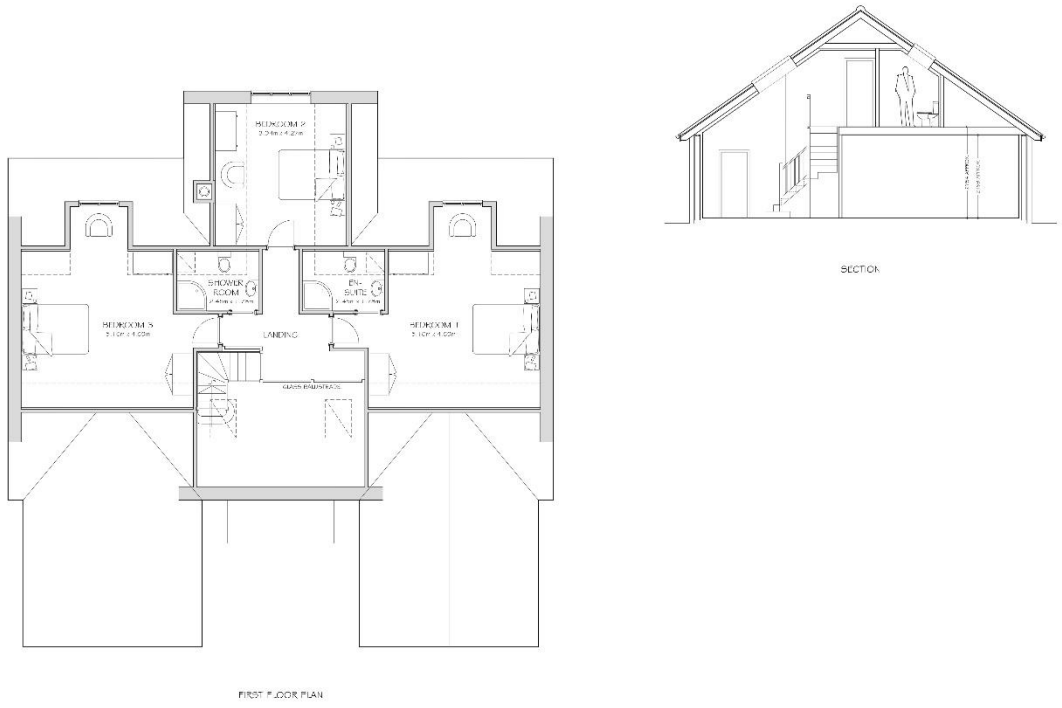


Fig 3 – Plan showing 1st floor and section through dwelling

3.1 Design

The design of the property at Plot 3 is of high quality and will incorporate a quality finish, using appropriate materials for the surrounding area. As the site does not lie within any Conservation Area design considerations have been based on existing properties around the local area.

3.1.1 Use

The proposal will see the site house a generously sized three-bedroom, single storey dwelling.

3.1.2 Scale

Care has been taken in the design to ensure the property does not inflict itself upon the area, as such the height has been kept to a minimum, while still retaining a practical footprint to ensure comfortable living standards for its potential inhabitants.

3.1.3 Layout

The site affords a respectable size for the property, with en-suites to 3 no. bedrooms and a bathroom to serve the remaining bedrooms and any visitors. A combined kitchen/ dining room is provided, as well as a spacious living room and ample circulation space to manoeuvre between all rooms.

3.1.4 Landscaping

There is currently no vegetation or landscaping of any significance. The proposal shows some permeable paving to allow for vehicular access.

3.1.5 Appearance

The walls will comprise red Multi stock-brickwork and painted weatherboarding. The property will be uPVC flush casement windows with matching doors to the front and side and bi-fold doors to the rear. The roof will be hand-made clay plain tiles, with a small number of Velux roof windows.

3.1.6 Servicing

Provisions for refuse storage and collection have been shown on the site plan (C471/ PL/ 11).

3.1.7 Outbuildings and parking

A cart lodge for two vehicles is located at the south of the building. There are two further parking spaces, making a total of four. Behind and attached to the cart lodge is a home study. A shed for secure bicycle storage is located to the north of the plot.

Land adjacent to Mayrose House,
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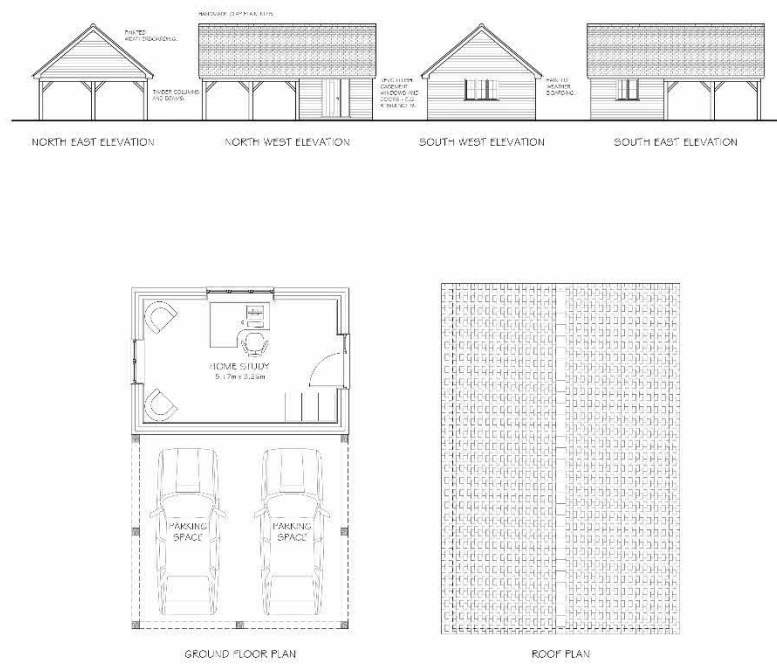


Fig. 4 – Proposed office and car parking spaces



Fig. 5 – Site plan showing existing outbuilding to be demolished alongside proposed dwelling

3.2 Access

The proposed development will be accessed using the existing private road at Mayrose House, being extended to serve all proposed properties.

3.2.1 Transport

The site is located on the outskirts of Takeley and therefore the site will have good access to its services. There is a local pub, corner shop, pharmacy within a 15-minute walk of the site. There are also two schools, the Takeley Christian School and Takeley Primary School which are both 15-20 minutes' walk away. For a wider range of services and shops there is Great Dunmow which is a 4-mile drive to the Tesco Superstore. There is also Bishop's Stortford which has more restaurants, shops and supermarkets which is a 6-mile drive. Takeley is a small town, however there are good bus connections. The table below shows the available buses which are usable through the day. The closest bus stop is at the junction of Canfield Road and B1256 with is around 400m. The development will also benefit from the inclusion of a 2 no. vehicle cart lodge, with 7 KW Electric vehicle charging point.

4 CONCLUSION

The Full Plans application submitted for the land adjacent to Mayrose House, Canfield Road, Takeley, CM22 6SZ for a 6 no. bedroom two storey dwelling demonstrates that a sympathetic scheme can be shown on the site, without resulting in an overbearing and over-developed layout.

Several plots have recently been approved in the area on the basis that new, high-quality housing is desperately needed to keep up with local demand.

Sustainability and inclusivity have been the principal guiding forces in this design and this has improved the quality of design and will doubtless be of great benefit to ensuring occupants will have a comfortable and adaptable home.

The location lends itself to development, due to its low probability of flooding and lack of other planning constraints.

It is therefore considered that the principle of the development is in accordance with the NPPF and should be approved.

Further, this application is just a relatively minor alteration to an already approved scheme.

5 APPENDIX

5.1 Flood Risk



Flood map for planning

Your reference	Location (easting/northing)	Created
Mayrose	557166/220940	5 Sep 2022 22:33

Your selected location is in flood zone 1, an area with a low probability of flooding.

You will need to do a flood risk assessment if your site is **any of the following**:

- bigger than 1 hectare (ha)
- In an area with **critical drainage problems** as notified by the Environment Agency
- identified as being at increased flood risk in future by the local authority's strategic flood risk assessment
- at risk from other sources of flooding (such as surface water or reservoirs) and its development would increase the vulnerability of its use (such as constructing an office on an undeveloped site or converting a shop to a dwelling)

Notes

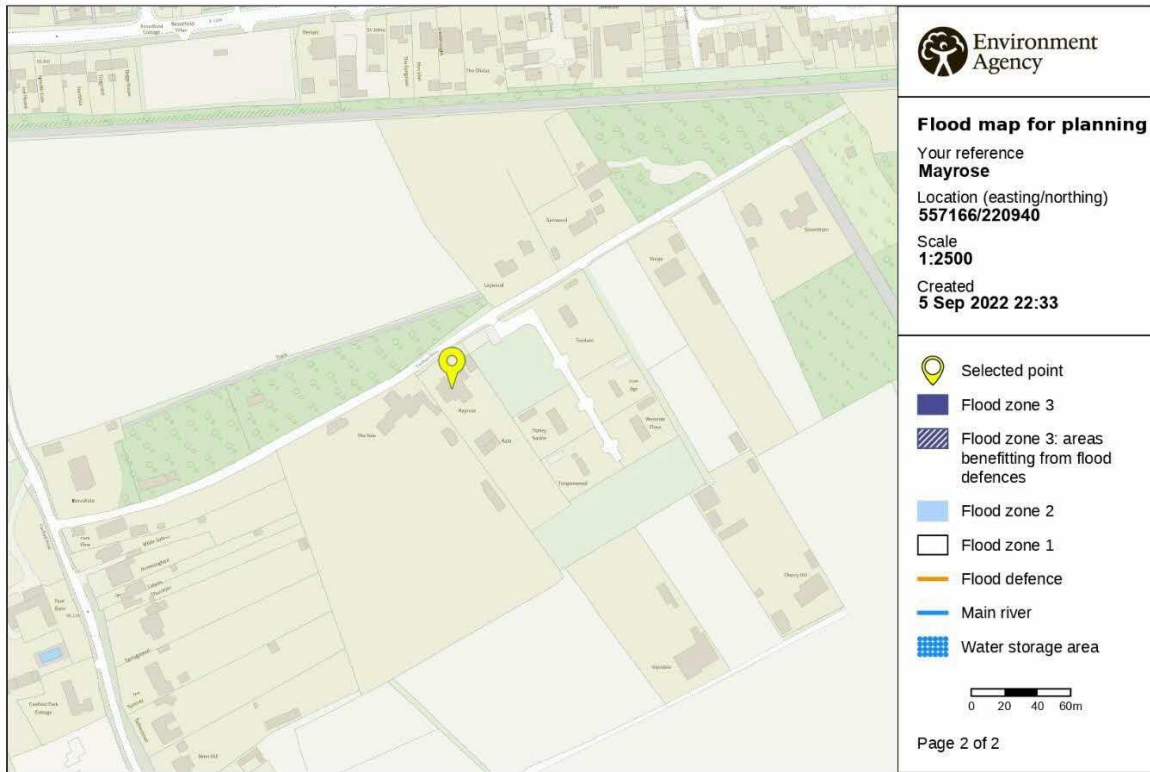
The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

Flood risk data is covered by the Open Government Licence **which** sets out the terms and conditions for using government data. <https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>

Use of the address and mapping data is subject to Ordnance Survey public viewing terms under Crown copyright and database rights 2021 OS 100024198. <https://flood-map-for-planning.service.gov.uk/os-terms>

Land adjacent to Mayrose House,
Canfield Road, Takeley, CM22 6SZ



5.2 Appeal Documents



Appeal Decision

Site visit made on 8 January 2020

by S Shapland BSc (Hons) MSc CMILT MCIHT

an Inspector appointed by the Secretary of State

Decision date: 1 April 2020

Appeal Ref: APP/C1570/W/19/3238120
Mayrose House, Great Canfield Road, Takeley CM22 6SZ

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr Richard Vine against the decision of Uttlesford District Council.
 - The application Ref UTT/18/2993/FUL, dated 30 October 2018, was refused by notice dated 5 July 2019.
 - The development proposed is demolition of existing garage to Mayrose House, construction of driveway and erection of one detached 1 1/2 storey dwelling and one single storey dwelling and two cart lodges .
-

Decision

1. The appeal is allowed and planning permission is granted for demolition of existing garage to Mayrose House, construction of driveway and erection of one detached 1 1/2 storey dwelling and one single storey dwelling and two cart lodges at Mayrose House, Great Canfield Road, Takeley CM22 6SZ in accordance with the terms of the application, Ref UTT/18/2993/FUL, dated 30 October 2018, subject to the conditions set out in the attached schedule.

Main Issue

2. The main issue is whether the site represents a suitable location for housing having regard to local and national planning policies and the character and appearance of the area.

Reasons

3. The appeal site forms the rear garden of Mayrose House, located to the south of the developed area of Takeley. The appeal site is approximately L shaped, and wraps around the back of the neighbouring Travellers site. The appeal site is surrounded by development on all sides, and the area is characterised as having largely sporadic development, with dwellings situated in expansive plots with large gardens. The appeal proposal would demolish the existing garage of the host dwelling of Mayrose House to provide a long driveway to serve the proposed dwellings. The site is well screened with mature vegetation around the boundary of the appeal site.
4. The appeal site is outside of any defined settlement boundary, and is therefore considered to be within the open countryside. Policy S7 of the adopted Uttlesford Local Plan 2005 (LP) seeks to protect the countryside for its own sake by restricting development to that which needs to take place there, or is appropriate to a rural area. Development will only be permitted if its

<https://www.gov.uk/planning-inspectorate>

appearance protects or enhances the particular character of the part of the countryside within which it is set.

5. The appeal proposal is for two large dwellings, which would be set within their own large plots. The siting of the dwellings at the rear of the site would mean that Mayrose House maintains a good sized garden, and there would be a good degree of separation between neighbouring dwellings. However, the provision of two large dwellings in this location combined with cart lodges and associated driveways would add considerable built form into the spacious and verdant garden. This would result in an urbanising effect of this countryside location and to this extent would cause some modest harm to the character and appearance of the area.
6. I appreciate that the site is currently well screened via mature vegetation, and that a landscaping plan could be conditioned which would go some way to break up the built form of the development. Whilst the appellant has indicated that the site is not visible from public perspective due to it being surrounded by residential gardens, the development of this site would clearly be visible from these neighbouring properties. It would alter the character of the site by introducing built form into a spacious verdant garden, although given its relatively self-contained location I afford this adverse harm limited weight in the overall planning balance.
7. I conclude that the proposal would cause some modest harm to the character and appearance of the area. To this extent, it would conflict with policy S7 of the LP which seeks, amongst other things, that development in the countryside enhances or protects its character. In this respect, there would be some limited conflict with paragraph 170 of the National Planning Policy Framework (the Framework) which states that planning decisions should recognise the intrinsic character and beauty of the countryside.

Other Matters

8. I note that third parties have raised concerns in respect of the proposals increasing the level of traffic on Canfield Drive, which is a private lane. Whilst during my site visit, I observed that the road is narrow with limited passing places, it is unlikely that the provision of two additional dwellings would cause significant increases in traffic to harm highway safety. I note that the highway authority has not raised any concerns in respect of access for the proposal. Concerns have been raised that should this appeal be allowed, it would set a precedent for additional development in the countryside in this location. I have been provided with no evidence that such sites are likely to come forward in the future.
9. My attention has been drawn to a number of applications¹ in the area which were refused planning consent by the Council. I have not been provided with the full details of these cases and, in any event, have determined this appeal on its individual planning merits. There is no objective evidence before me that this proposal would set a precedent for allowing other developments in the area. Any future planning applications in the area would also need to be considered on their own merits.

¹ UTT/1728/03/FUL and UTT/0520/10/OP

Planning Balance

10. The local planning authority acknowledges that it is unable to demonstrate a deliverable five year supply of housing sites. Paragraph 11d of the National Planning Policy Framework (the Framework) is therefore engaged. Hence, policy S7 of the LP is out of date. I have found that some limited harm would be caused to the character and appearance of the area and, in this regard, that therefore there would be some conflict with paragraph 170 of the Framework and policy S7 of the LP.
11. In respect of considering rural housing, the Framework is less restrictive than policy S7 of the LP. Indeed, paragraph 79 of the Framework states that decisions '*should avoid the development of isolated homes in the countryside*'. In this regard, the dwellings would be built in close proximity to a number of existing buildings, people and to the settlement of Takeley. The development would not therefore lead to the provision of isolated homes. Consequently, there would be no conflict with paragraph 79 of the Framework.
12. The provision of two houses in this location would boost the supply of houses in the area at a time when the local planning authority cannot demonstrate a deliverable five year supply of housing sites. This is a positive matter to weigh in the overall planning balance.
13. There would also be economic benefits from both the construction of the two dwellings, and the subsequent occupation of the dwellings. In addition, there would be some minor biodiversity benefits through the infilling/planting of hedges and trees around the boundaries of the site.
14. The appeal site is located in relatively close proximity to the settlement of Takeley, which offers a number of services and facilities for future residents. I observed that the walking route to Takeley would involve pedestrians walking along Great Canfield Road, which does not have pedestrian footways and is not lit. Nonetheless, I observed that vehicles speeds were generally low along this route and therefore I do not consider that this would be a barrier to future residents walking to these services and facilities. In addition, the evidence indicates that there are bus services within Takeley which provide links to Bishops Stortford and Great Dunmow.
15. Paragraph 103 of the Framework states that opportunities to maximise sustainable transport solutions will vary between urban and rural areas. In this instance, I consider that future residents of the dwellings would not be heavily reliant on the private motor vehicle for all day to day requirements. In this respect, the site is appropriate for residential development and thus it can be considered a sustainable location.
16. In the context of paragraph 11d of the Framework, I find that the limited adverse impacts of the development, including some conflict with policy S7 of the LP and paragraph 170 of the Framework, would not significantly and demonstrably outweigh the aforementioned benefits when assessed against the policies in the Framework taken as a whole. On balance, the appeal site is a suitable location for the proposed residential development and the proposal would constitute a sustainable form of development.

Appeal Decision APP/C1570/W/19/3238120

Conditions

17. In addition to the standard time limit condition, I have imposed a condition requiring that the development is carried out in accordance with the approved plans. This is for the avoidance of doubt and in the interest of certainty.
18. A condition relating to materials is necessary to ensure that the appearance of the development would be satisfactory. In the interest of precision, have modified the Council's recommended condition in respect of landscaping. This condition is necessary to safeguard the surrounding landscape character.
19. It is necessary that I impose a condition relating to the requirement of Part M4(2) of the Building Regulations 2010 to ensure the proposed dwellings have an appropriate level of accessibility.
20. The Council have recommended a condition restricting permitted development rights in respect of extensions, roof alterations and outbuildings. I have not been provided with any evidence from the Council in respect of the need to remove permitted development rights. I am not satisfied that they are necessary to make the proposal acceptable.

Conclusions

21. For the reasons given above, and taking into account all other matters raised, I conclude that the appeal should be allowed.

S Shapland

INSPECTOR

SCHEDULE OF CONDITIONS – APP/C1570/W/19/3238120

- 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
- 2) The development hereby permitted shall be carried out in accordance with the following approved plans: C346/PL/05 Location Plan dated 11/10/18, C346/PL/01 Proposed Dwellings – Site Plan dated 15/03/18, C346/PL/02 Proposed Dwellings – Plot 1 dated 28/07/16, C346/PL/03 Proposed Dwellings – Plot 2 dated 28/07/16, C346/PL/04 Proposed Dwellings – Cartlodge dated 28/07/16
- 3) Prior to any works above slab level, details of the following external finishes (including samples and/or photographs as appropriate) must be submitted and approved in writing by the local planning authority:
 - i) Wall;
 - ii) Roof
 - iii) Windows
 - iv) DoorsThe development must be carried out in accordance with the approved details.
- 4) Prior to first occupation of any dwelling, details of both hard and soft landscape works shall be submitted to and approved in writing by the local planning authority. These details shall include:
 - i) Retained features;
 - ii) New Planting
 - iii) Hard surfaces
 - iv) Boundary treatmentThe landscaping works shall be carried out in accordance with the approved details.
- 5) All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.
- 6) The dwellings hereby permitted must be built in accordance with Requirement M4(2)(Accessible and adaptable dwellings) of the Building Regulations 2010 Approved Document M Volume 1 2015 edition.