



STANFORDS

Guide Post Farm  
Colchester Road  
Ardleigh

Appearance and layout amendments to the erection of one dwelling granted under planning application 21/01769/FUL.  
Planning Statement.

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## **1.0 Introduction**

1.1 This Planning Statement has been prepared on behalf of Mr Milleare and is submitted in support of a planning application for appearance and layout amendments to the erection of one dwelling granted under planning application 21/01769/FUL at Guide Post Farm, Colchester Road, Ardleigh CO7 7PF.

1.2 This statement should be treated as forming part of the application, and includes details on the site and its surroundings, the intended scheme and how it relates to adopted and emerging planning policies. It is considered that the statement accords with the advice contained within the National Planning Practice Guidance (launched in 2014) and The Town & Country Planning (Development Management Procedure) (England) Order 2015.

## **2.0 Context of Site**

2.1 Guide Post Farm is situated on the western side of Colchester Road. The site is accessible from the vehicular lane to the north of the Texaco garage on Colchester Road. The character of Colchester Road is largely ribboning residential development in a variety of designs and typologies. The wider context is undulating arable agricultural land, with the centre of Ardleigh to the northeast. The application site comprises a mix of concrete and grassed areas.

## **3.0 Relevant Planning History**

3.1 It was determined by the Council that Prior Approval was not required for the conversion of two Nissen hut style agricultural buildings into one 1-bedroom dwelling and one 2-bedroom dwelling at the application site on the 20<sup>th</sup> of October 2020 (reference: 20/01126/COUNOT).

3.2 Planning permission was granted in February 2022 for the erection of a three-bedroom dwelling in lieu of prior approval for one one-bedroom dwelling and one two-bedroom dwelling subject of application 20/01123/COUNOT (reference: 21/01769/FUL).

#### 4.0 Policy Context

##### National Guidance

4.1 The National Planning Policy Framework advises that in determining planning applications for residential development, local planning authorities should consider the Development Plan Policies and all other material considerations. Local planning authorities should follow the approach of the 'Presumption in Favour of Sustainable Development' and that development which is sustainable can be approved without delay. It emphasises the need to plan positively for appropriate new development; so that both plan-making and development management are proactive and driven by a search for opportunities to deliver sustainable development, rather than a barrier.

4.2 Paragraph 62 of the recently published revised NPPF makes it clear that the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies. This should include housing for those who wish to commission or build their own homes. Reference to the Self-Build and Custom Housebuilding Act 2015 is explicitly mentioned and the duty of the local authority to the Act and to ensure there are enough suitable development permissions to meet the identified demand.

4.3 The NPPF states that housing applications should be considered in the light of sustainable development. It does mean that land being unallocated or located outside defined settlement boundaries could no longer be a sole reason for refusal. In judging whether a residential scheme should be granted, it would be necessary to set out the weight attributed to the planning benefits which the proposal offers as well as the Council's obligations towards the provision of self-building dwellings against the harm identified arising from the proposed development.

## Local Planning Policy

- 4.4 Tendring District Council formally adopted a new Local Plan on the 25<sup>th</sup> of January 2022, following the adoption of Section 1 in January 2021, which forms part of a wider North Essex planning strategy. The new Local Plan now supersedes in full the Council's last Local Plan adopted in 2007. Thus, policies from the TDLP 2007 are no longer applicable and the newly adopted policies afford great weight. However, where there is any conflict between the adopted planning policies and the National Planning Policy Framework (NPPF) we have considered the adopted policy should be given reduced weight in accordance with paragraph 219 of the NPPF.
- 4.5 The Council's recently adopted policies as set out within the Local Plan 2013-2033 and Beyond Preferred Options introduces a policy supporting the concept of Self-Build and Custom-Built Homes. This affirms that the NPPF requires Councils to plan for a mix of housing based on the needs of different groups in the community which includes people wishing to build their own homes as a Self-Build or Custom-built home. It further considers that the majority of the new homes that will be built in Tendring up to 2033 will be on sites specifically allocated for development which tend to be acquired by volume house builders and local developers who will aim to deliver new housing to meet the needs of the mass market. This is now evident within the many appeals allowed for developments of more than 50 houses. However, this leaves few opportunities for the construction of individual properties for people wanting to build a home to live in themselves.
- 4.6 In accordance with the Council's strategic aims to deliver economic, growth, tackle unemployment and deprivation and improve the long-term prospects of future generations, recognition is provided within the Plan for measures to attract businesses, rejuvenate town centres and create more jobs. The Council's Economic Development Strategy therefore suggests that delivering the right mix of housing is critical to the future of the district's economy. By enabling opportunities to deliver self-build homes within the overall mix of new housing over the plan period, the District can go some way in providing attractive high-quality properties that local people can aspire to live in and stay close to their family.

4.7 Policy SPL3 contains an extensive framework for sustainable design when determining planning applications. This is divided into design, practical requirements and impacts and compatibility:

**Part A: Design.** *All new development (including changes of use) should make a positive contribution to the quality of the local environment and protect or enhance local character. The following criteria must be met:*

- a. new buildings, alterations and structures are well designed and maintain or enhance local character and distinctiveness;*
- b. the development relates well to its site and surroundings particularly in relation to its siting, height, scale, massing, form, design and materials;*
- c. the development respects or enhances local landscape character, views, skylines, landmarks, existing street patterns, open spaces and other locally important features;*
- d. the design and layout of the development maintains or enhances important existing site features of landscape, ecological, heritage or amenity value; and*
- e. boundary treatments and hard and soft landscaping are designed as an integral part of the development reflecting the function and character of the development and its surroundings. The Council will encourage the use of locally distinctive materials and/or locally occurring and characteristic hedge species.*

**Part B: Practical Requirements.** *New development (including changes of use) must meet practical requirements. The following criteria must be met:*

- a. access to the site is practicable and the highway network will, following any required mitigation, be able to safely accommodate the additional traffic the proposal will generate and not lead to severe traffic impact;*
- b. the design and layout of the development maintains and/or provides safe and convenient access for people with mobility impairments;*
- c. the development incorporates or provides measures to minimise opportunities for crime and anti-social behaviour;*
- d. the applicant/developer can demonstrate how the proposal will minimise the production of greenhouse gases and impact on climate change as per the Building Regulations prevailing at the time and policies and requirements in this plan;*
- e. buildings and structures are designed and orientated to ensure adequate daylight, outlook and privacy for future and existing residents;*
- f. provision is made for adequate private amenity space, waste storage and recycling facilities, vehicle and cycle parking; and*
- g. the development reduces flood risk and integrates sustainable drainage within the development, creating amenity and enhancing biodiversity.*

**Part C: Impacts and Compatibility.** *New development (including changes of use) should be compatible with surrounding uses and minimise any adverse environmental impacts. The following criteria must be met:*

*a. the development will not have a materially damaging impact on the privacy, daylight or other amenities of occupiers of nearby properties;*

*b. the development, including any additional road traffic arising, will not have unacceptable levels of pollution on: air, land, water (including ground water), amenity, health or safety through noise, smell, dust, light, heat, vibration, fumes or other forms of pollution or nuisance;*

*c. the health, safety or amenity of any occupants or users of the proposed development will not be materially harmed by any pollution from an existing or committed use; and*

*d. all new development should have regard to the most up to date adopted Essex Mineral Local Plan; and*

*e. during the construction phase, developers must comply with a 'considerate constructors' scheme' which employs reasonable measures and techniques to minimise and mitigate impacts and disturbance to neighbours and the existing wider community and any damage to public and private property.*

*All new development (including changes of use), should incorporate climate change adaptation measures and technology from the outset including reduction of emissions, renewable and low carbon energy production, passive design, and through green infrastructure techniques, where appropriate.*

*When considering new development, applicants and developers should avoid adverse impacts upon the environment. Where this is not possible, mitigation measures should be put forward. As a last resort, compensate for adverse environmental impacts.*

*Any measures necessary to meet the above requirements are to be established by the applicant/developer.*

## 5.0 Proposed Development

- 5.1 This application seeks to amend the appearance and layout of the dwelling approved under application 21/01769/FUL with the addition of a double garage. The previously approved scheme was a standard domestic 1.5 storey dwelling with a floor area of 196m<sup>2</sup> and a ridge height of 7.8m. This design had an asymmetric gable projection and used a mix of weatherboarding and interlocking roof tiles with a box dormer on the rear elevation.

- 5.2 The redesign proposes two gable projections on the front elevation at varied heights in a modern style using barn-like external materials. The dwelling would remain 1.5 storey with three bedrooms and have a total floor area of 208m<sup>2</sup>. The ground floor would provide a kitchen dining area, separate sitting room, a utility room with access to the garden and a ground floor accessible bedroom with a jack and jill bathroom. The first floor would comprise the master bedroom with walk in wardrobe, small balcony and en suite as well as the third bedroom with ensuite.
- 5.3 The gable on the north side would have a ridge height of 6.1m and the southern gable 5.8m. The width of the dwelling would be 12.3m and 12.2m deep. The main part of the amenity space would be located to the south of the dwelling, with additional garden land to the west and north. The provision is in excess of the adopted standards. The dwelling would be set back from the road and would be well screened by the petrol station and the existing boundary hedging at the junction with Dead Lane.
- 5.4 The proposed external materials are Wienerberger Mardale antique brick, bronze/brown wall tiles, Neotimber grey composite cladding and Spanish slate roof tiles. The entrance door would be an extra wide composite door, with anthracite windows and doors for the remainder. The design would include smart solutions such as hidden gutters and solar panels for electricity generation. Details can be found on drawing number 172GPF\_103.
- 5.5 A design of this variety has previously been approved by the Council for this applicant at 49a Colchester Road, Weeley, CO16 9JP (reference: 10/01111/FUL). The applicant constructed the dwelling as a self-build and wishes to build a similar style property with improved internal layouts and external appearance to best utilise space and suit their family's needs.
- 5.6 It is proposed to add a double garage to the front of the dwelling in a similar siting as the approved car parking spaces under application 21/01769/FUL. This will provide both car parking spaces to serve the property as well as a small plant room extension. This has been designed to incorporate identical materials to the host property for continuity. Visibility splays of 2.4m x 185m north and 2.4m x 170m south are available and the

highways authority raised no objections to applications 21/01769/FUL and 20/01126/COUNOT.

5.7 An electric vehicle charging point will be connected to an external wall on the front elevation. An electricity supply and mains drainage connection are available on site. Details of the above, along with an energy statement and construction method statement can be found enclosed.

5.8 In accordance with condition 13 of planning permission 21/01769/FUL, a phase 1 geo-environmental desk study and preliminary risk assessment was completed followed by a ground investigation, to which two reports were produced by Sue Slaven. Please find these enclosed. The conclusions drawn are that asbestos and elevated polycyclic aromatic hydrocarbons (PAHs) were detected within one sample from the investigation. The report states that there is negligible risk to controlled waters and plant health. The recommendations made are:

- Removal of the Made Ground from the proposed garden area;
- Provision of a suitable capping layer (i.e. 600mm of clean subsoil/topsoil) that may consist of imported material to provide a suitable medium for plant growth; and
- A watching brief for asbestos containing materials within the ground should be maintained and if encountered, should be removed from site and disposed of at an appropriately licensed waste management facility.

5.9 The specialist has advised that during the development works, there will be a risk from dust to on-site workers and people occupying adjacent properties. A risk assessment should be carried out by the contractor to allow appropriate controls for the mitigation of risk to the health of construction workers and neighbours to be in place. This risk can be controlled to within acceptable limits by:

- Control of dust generation;
- Workers wearing suitable personal protective equipment (PPE);
- Having adequate site hygiene facilities allowing staff to keep a good level of personal hygiene;
- All groundworkers should have been trained in asbestos awareness and should be aware of this being encountered during excavations. The earthworks contractor

should have a contingency plan in place before any works commence for the presence of asbestos encountered during groundworks; and

- Only permitting smoking or eating on-site in appropriate pre-designated areas.

5.10 The Contractor should have regard to current legislation and guidance, which includes the following:

- Health & Safety at Work Act 1974;
- Environment Protection Act 1990;
- All health and safety matters, in particular the requirements of the Control of Substances Hazardous to Health (COSHH) Regulations 1988 and guidance from the Health & Safety Executive;
- Construction (Design and Management) Regulations 2015.

5.11 If unexpected contamination is discovered during groundworks, the following procedures should be adhered to:

(1) All site works at the location of the suspected contamination will cease.

(2) A suitably trained geoenvironmental specialist should assess the visual and olfactory observations of the ground and the extent of contamination and the Client and the Local Authority should be informed of the discovery.

(3) The suspected contaminated material will be investigated and tested appropriately in accordance with assessed risks. The investigation works will be carried out in the presence of a suitably qualified geoenvironmental engineer. The investigation works shall commence to recover samples for testing and, using visual and olfactory observations of the ground, delineate the area over which contaminated materials are present.

(4) The unexpected contaminated material will either be left in situ or be stockpiled (except if suspected to be asbestos) whilst testing is carried out and suitable assessments completed to determine whether the material can be re-used on site or requires disposal, as appropriate.

(5) Where the material is left in situ awaiting results, it will either be reburied or covered with plastic sheeting.

(6) Where the potentially contaminated material is to be temporarily stockpiled, it will be placed either on a prepared surface of clay, or on 2000-gauge Visqueen sheeting (or other impermeable surface) and covered to prevent dust and odour emissions.

(7) Any areas where unexpected visual or olfactory ground contamination is identified will be surveyed and testing results incorporated into a Verification Report.

(8) A photographic record will be made of relevant observations.

(9) The testing suite will be determined by the independent geoenvironmental specialist based on visual and olfactory observations.

(10) Test results will be compared against current assessment criteria suitable for the future use of the area of the site affected.

(11) The results of the investigation and testing of any suspect unexpected contamination will be used to determine the relevant actions. After consultation with the Local Authority, materials should either be:

- re-used in areas where test results indicate that it meets compliance targets so it can be re-used without treatment; or
- treatment of material on site to meet compliance targets so it can be re-used; or
- removal from site to a suitably licensed landfill or permitted treatment facility.

(12) A Verification Report will be produced for the work and issued to the Client and the Local Authority.

5.12 All materials for off-site disposal will be removed to an appropriately licensed waste management facility: disposal being carried out in compliance with S.34 of the EPA, "Duty of Care". All recommendations within the contamination reports can be adhered to and secured by planning condition.

5.13 In terms of boundary treatments, it is proposed to have a partially curved Wienerberger Mardale antique brick walk on the eastern side of the garden space to match the property, with a gate. Hit-and-miss natural timber fencing is proposed for the north and south boundaries which are best for areas subject to strong winds fixed with concrete posts and gravel boards. Nailed square post and rail fencing with low level galvanised wire netting is proposed for the west boundary with the vineyard land.



*Figure 1: Hit-and-miss natural timber fencing.*



*Figure 2: Nailed square post and rail fencing with low level galvanised wire netting.*

- 5.14 20mm loose laid Cotswold chippings are proposed for the front amenity area and 600mm x 600mm paving slabs for the rear. Buxus sempervirens hedging is proposed along the western and southern boundaries planted as a single row between 230mm – 380mm apart in a stock size of 300-400mm.



5.15 The following trees will be planted with a stock size of 900mm-1200mm:-

2 x *Prunus serrulata* (flowering cherry)

8 x *Betula pendula* (silver birch)



## 6.0 Conclusion

6.1 To conclude, the applicant wishes to amend the appearance and layout of the previously approved dwelling to suit the needs of his family; taking what he has learnt from his previous self-build at 49a Colchester Road, Weeley. There is no increase in bedspaces, there is a decrease in overall height and the addition of a sympathetic double garage is proposed. Please see below the comparison table between the extant permission and the proposal.

Extant permission 21/01769/FUL	The proposal
3 bedrooms	3 bedrooms
1.5 storey	1.5 storey
104m <sup>2</sup> at ground floor	110m <sup>2</sup> at ground floor
92m <sup>2</sup> at first floor	98m <sup>2</sup> at first floor
7.8m to the ridge	5.8m / 6.1m to the ridge
Cladding with interlocking tiles	Mix of modern materials including cladding
Well set within the plot	Identical siting
Two car parking spaces	Double garage with plant room
Use of existing access	Use of existing access
Private amenity in excess of standards	Private amenity in excess of standards
EV charging point	EV charging point and solar panels

6.2 It is considered that, whilst of a more modern design, the measurements and parameters are comparable to the extant permission and provides an increased level of architectural interest. The development relates well to its site and surroundings particularly in relation to its siting, height, scale, massing, form, design, and materials. The proposal respects or enhances local landscape character. Access to the site is practicable. The development incorporates or provides measures to minimise opportunities for crime and anti-social behaviour. The scheme will not have a materially damaging impact on the privacy, daylight or other amenities of occupiers of nearby properties. Boundary treatments and hard and soft landscaping are designed as an integral part of the development reflecting the function and character of the development and its surroundings. It can be concluded that the proposal is in accordance with Policy SPL3 and the Local Plan when read as a whole as well as national planning policies.