

D Tuttlebury

Sycamores
High Easter
Chelmsford
Essex
CM1 4QR

19 November 2023

To Planning Department
Uttlesford District Council
Dear Sir/Madam,

Proposed Demolition of Existing Builder's Yard Structures and Erection of One Number Detached Dwelling with Garage.

Location: Builder's Year Adjacent Burnthouse Farm, Stebbing Green, Stebbing, Dunmow Essex CM6 3TE

I refer to a recent planning refusal ref:- UTT/23/0328/FUL. The application was refused for the following reasons, 'By virtue of its design, size, bulk, massing and proximity to the neighbouring Grade II Listed building, Burnthouse Farm, the development would have an adverse impact upon the setting and significance of the Listed building.'

A low-profile bungalow is now proposed located to the rear of a double garage which will afford further screening of the proposal.

The overall height of the proposal is no greater than the existing Chapel of Rest structure which is currently located at the front of the application site. This structure was erected in recent years. The site has existing established use as a builder's yard, with vehicular access and various buildings, including a workshop and storage buildings.

Adjacent Burnthouse Farm is a Grade II Listed building and the removal of the builder's yard would greatly improve the setting of Burnthouse Farm. Two dwellings have recently been approved and are near completion, which are located between the builder's yard and adjacent Elm Cottage. These dwellings are of standard overall height and proportions. The proposals now being submitted would not be detrimental to the character and appearance of this rural site, contrary to policies 57 and GEN 2 of Uttlesford Local Plan 2005. A recent biodiversity report, completed by John Dobson, was included within application UTT/22/2827/FUL.

I therefore trust that sympathetic consideration will be afforded to the enclosed proposals.

Sincerely yours,



D Tuttlebury