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29th February 2024

Planning Statement

Site: Old Cottage, Start Hill, Stane Street, Great Hallingbury, Bishops Stortford, Hertfordshire, CM22 7TG

Proposal: Closure of existing access and formation of new access from the highway. Demolition of outbuildings and erection of 9 dwellings

1.0 Introduction

- 1.1 This application is an amendment to the refused application UTT/23/1950/FUL. The application was refused at planning committee on 07/02/2024. The previous application was automatically assigned to planning committee due to the agent for the application previously being an employee at Uttlesford District Council. We are now the agent for the application and therefore this eliminates the previous conflict of interest and the application will not automatically go to committee and can be a delegated decision at planning officer level.
- 1.2 It is important to note that the previous application UTT/23/1950/FUL was recommended for approval at the planning committee, so had the application not been called in due to the conflict of interest, it would have been a delegated approval.
- 1.3 One of the reasons for the committee to object to the previous application was due to the scheme being presented was felt to be overdevelopment due to the garden sizes and parking provisions provided. The other reason is due to the committee member preferring the previously approved application (UTT/21/3339/FUL) for 7 dwellings. This however is not a valid reason for refusal, furthermore, the previous approved scheme for 7 units is an inefficient use of the site due to the approved house types being unsuitable for the location of the site.
- 1.4 Following the refusal the scheme has been re-designed to respond to the committee concerns and respond to the reasons for refusal. The proposals will be assessed on the same grounds as the previous application due to there being no change in planning policy. It is therefore request that the application can be delegated recommended for approval at planning officer level, as per the previous application.

2.3 Previous refusal for 9 dwelling (UTT/23/1950/FUL)

2.1 The previous application was refused on the following grounds;

'The proposed development is unacceptable by reason of its size, scale, design and layout resulting in over development of the site through reduced garden sizes, lack of green space and a poor parking layout to the detriment of the residential amenity contrary to Local Plan Policies GEN2, Essex Design Guide, Essex Parking Standards (2009), Uttlesford Residential Parking Standards (2013) and the NPPF.'

2.2 Following the reason for refusal the site layout has been altered, some structures have been removed and a new house type has been designed to respond to the reason for refusal.

3.0 Improvements to the proposals

3.1 The previous scheme included two carports to serve two of the larger dwellings. These have been removed to allow for more landscaping. It was noted that the committee thought the previous scheme appeared to have too much built form, therefore by removing the carports the built form has been reduced and green space increased to respond to the reasons for refusal.

3.2 The positioning of the dwellings has been adjusted to ensure all garden areas are above the minimum requirements stated within the Essex Design Guide. All dwellings over 3-bedroom in size have over a 100sqm garden size and 2-bedrooms over 50sqm to ensure the scheme is policy compliant. This point directly responds to the reasons for refusal.

3.3 The parking layout has been altered to provide a better parking layout. Old Cottage has been provided with an access where side by side parking can be achieved. The previous double-parked visitor spaces have been re-arranged to side-by-side parking. The visitor parking spaces have been increased to a total of 4.no. 25% of 9no. dwellings results in the requirement for 2.25 visitor spaces, which rounded up would result in 3no. The scheme provides for 4no. visitor spaces, and therefore over provides and is now policy compliant. It is also noted that the development will be a private development with no restriction on parking within the road, so there will be opportunities for short stay parking within the development. It was noted by a committee member that there would not be opportunities for children to 'play in the street'. It is noted that the development will be a private road and vehicle movement will be slow and in-frequent due to the low number of dwellings.

3.4 The green space throughout the development has been increased by; altering the design of plot 7 to better suite the site boundary, proposing reinforced grass grids to delineate the visitor parking spaces, adjusting the positioning of plots to increase garden areas.

4.0 Updated consultee reports

4.1 The reports submitted for the previous application have been reviewed as follows;

Ecology

Condition 13 for the approval of 7 units (UTT/21/3339/FUL) has been discharged and the site has been cleared. Therefore, the ecological matters have been discharged.

Archaeology

Condition 3 for the approval of 7 units (UTT/21/3339/FUL) has been discharged and therefore there are no Archeologically matters outstanding or required.

Transport and Highways

The access arrangements are as per the approved consent (UTT/21/3339/FUL) and the turning head has not been altered and all the of the parking spaces have sufficient room to turn and leave the site in forward gear. Parking provisions accord with the Essex Design Guide.

Flood Risk and Drainage

The Design of the site has been altered, therefore, an updated flood risk and drainage report has been provided to reflect the updated site plan.

Trees

The Design of the site has been altered, therefore, an updated ARB and Tree protection report has been provided to reflect the updated site plan.

Noise Assessment

The proposal for 9no. units is still relevant, therefore the recommendations with the noise report are still relevant.

Environmental Report

The proposal for 9no. units is still relevant, therefore the recommendations with the environmental report are still relevant.

5.0 Conclusion

5.1 The previous refused application was recommended for approval by the planning officer, however was refused at committee due to a conflict of interest. The revised scheme can now be appraised and decided at planning officer level.

5.2 The proposals have been revised to directly respond to the reasons for refusal. The garden sizes have been increased, the parking provisions increased and layout re-designed, the green spaces increased and the built form reduced. The scheme is now fully planning policy compliant. We therefore request the application is a delegated approval.