

LIBRE SOLUTIONS

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Planning Statement





For the proposed development of a new end terrace dwelling at

6 Coopers Villas
Coopers End
Takeley
Bishop's Stortford
Essex
CM22 6PT

Introduction

This document is a Planning Statement. It is intended to explain how the proposed scheme is a positive development. This statement provides an overview of relevant national and local planning policy and summarises the case for the application. This statement has been prepared in accordance with advice set out in Planning Practice Guidance (PPG).

The statement is submitted to the Local Planning Authority with our planning application and the following supporting documents.

- LS/PL/0045/100, 200 & 201 Application Drawings
- Tree Survey & Constraints Plan
- Noise Assessment

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The Application

This is a full planning application that will be made online for the proposed construction of and new end terrace dwelling. The description of the development on the application form is.

“Proposed new end terrace dwelling”.

Application Area

The application area extends to that shown, edged red on the accompanying location plan which is 625 m².

Site Description

The application site is an existing developed site with 1 dwelling on the site and is a semi-detached property adjoining number 5 Coopers Villas. The site is surrounded by agricultural land featuring wooded land. The land within the application has sufficient space to provide an additional 3 bedroom dwelling for a 4 person family and provide sufficient usable garden space. The work to enact this application has not started. The property was recently purchased by the client and is currently undergoing internal decorations and refurbishment.

The application site is situated approximately 500-600m south-east of Stanstead Airport parallel to the runway (but is separated by trees and the terminal building). The site benefits from tree protection to the 2 exposed boundaries helping with sound reduction in the area from main roads and the airport. The remainder of the site frontage is marked by a mature hedgerow fronting the lane. South East of the site are fields. The site is located just outside the village of Takeley and is a short bus journey to Bishop’s Stortford.

Planning History

No history of planning applications have been noted, however plot Coopers Villas has had an application to change the house into 2 flats back in 2013 which was approved.

Proposed Application

The proposed application provides a new good sized 3 bedroom family home with plenty of garden space and is in a great rural location with transport routes to Takeley, Bishop’s Stortford and also has easy access to the A120 and M11 providing transport routes to Braintree, London or Cambridge and the east region counties.

The proposal provides sufficient parking for 1 or 2 cars with storage space for refuse collection.

There is a regular bus service from the bus stop within 5 minutes walking distance which provides a service to Bishop’s Stortford where there is a main town centre for shopping and can also provide Rail transportation to London and Cambridge.

Transport and Highways Impacts

The proposed application does have the capability to provide onsite parking provision. However, the site is located outside the village of Takeley, but is within walking distance of public transport links.

The application site also has space to provide cycle storage.



Contamination Risk

There are no proposed works that would require detailed assessments into contamination.

Flood Risk

The site is located within Flood Zone 1 and as such no detailed assessment is required.

Natural Light

The proposed design utilises the existing windows within the building which would provide sufficient natural light to each habitable room.

Noises Assessment

The site is located south-east of Stanstead Airport and A120 highway so noise impact upon the proposed occupants is something that has been considered carefully. A full detailed Noise Assessment has been undertaken by DB Consultation Ltd which concludes that the proposed accommodation would be the most vulnerable to external noise. It is proposed that the new dwelling be fitted with Triple glazed panes which would meet the internal acoustic criteria, and to provide MVHR ventilation system so windows do not need to open during peak noise times thus keeping the noise levels below the required db (see report).

Drainage

There are no drainage implications arising from this development.

Ecology

There are no ecology implications arising from this development.

Archaeology/Heritage

There are no archaeological or heritage implications arising from this development.

Site Investigation

There are no site investigations required for this development.

Summary

To conclude, this application seeks to obtain planning permission for the site to retain 1 3 bed existing property and provide 1 additional 3 bed family property within a good location for transport and local towns and villages.

Having regard to all the circumstances it is contended the development proposed should be supported by the Local Authority and prior approval be agreed accordingly.