



UTTLESFORD DISTRICT COUNCIL

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Dated:17 October 2023

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED) TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015

Application Number: UTT/23/2237/FUL

Applicant: Nigel And Alison Hall

Uttlesford District Council **Grants Permission** for:

Partial demolition of existing dwelling .Proposed replacement dwelling, detached outbuilding and covered cycle parking. Proposed terrace, solar panels, landscaping works and alteration to entrance and parking area. at Hunters Cottage Debden Road Saffron Walden CB11 4AA

The approved plans/documents are listed below:

Plan Reference/Version	Plan Type/Notes	Received
LOCATION PLAN	Location Plan	01/09/2023
PLANTING PLAN	Landscape Details	01/09/2023
TREE STRATEGY PLAN	Landscape Details	01/09/2023
P.DE.101	Other	01/09/2023
P.GA.001.01-WIP	Proposed Site Plan	01/09/2023
P.GA.102	Floor Plan (proposed)	01/09/2023
P.GA.110.01-WIP	Floor Plan (proposed)	01/09/2023
P.GA.130.01-WIP	Roof Plans	01/09/2023
P.GA.201.01-WIP	Sections	01/09/2023



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P.GA.202	Sections	01/09/2023
P.GA.203	Sections	01/09/2023
P.GA.204	Sections	01/09/2023
P.GA.205	Sections	01/09/2023
P.GA.206	Sections	01/09/2023
P.GA.301	Elevations (proposed)	01/09/2023
P.GA.302	Elevations (proposed)	01/09/2023
P.GA.303	Elevations (proposed)	01/09/2023
P.GA.304	Elevations (proposed)	01/09/2023
P.GA.305	Elevations (proposed)	01/09/2023
P.GA.306	Elevations (proposed)	01/09/2023
BIODIVERSITY ENHANCEMENT SURVEY	Other	01/09/2023
ECOLOGY REPORT	Other	01/09/2023
EXTERNAL LIGHTING PLANS	Lighiting plans	01/09/2023
PROPOSED MATERIALS	Materials	01/09/2023
TREE SURVEY	Landscape Details	01/09/2023

Permission is granted with the following conditions:

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this decision.

REASON: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall be carried out in accordance with the approved plans as set out in the Schedule.

REASON: For the avoidance of doubt as to the nature of the development hereby permitted, to ensure development is carried out in accordance with the approved application details, to ensure that the development is carried out with the minimum harm to the local environment, in accordance with the Policies of the Uttlesford Local Plan (adopted 2005) as shown in the Schedule of Policies

- 3 Prior to commencement of the development hereby approved (including demolitions), a Construction Method Statement (CMS) shall be submitted to and approved in writing by the local planning authority for their written approval. The statement shall specify the provisions to be made for the control of noise and dust emanating from the site and shall be consistent with the best practicable means as set out in the Uttlesford Code of Development Practice. Thereafter, the approved CMS shall be adhered to throughout the construction period.

REASON: To safeguard residential amenities, in accordance with the adopted Uttlesford Local Plan Policies GEN2, GEN4, ENV10, ENV11, and the National Planning Policy Framework (2023).

- 4 The materials to be used in the external finishes of the development hereby approved shall be as shown in the submitted document titled Proposed Materials unless otherwise agreed in writing by the local planning authority.

REASON: To preserve the character and appearance of the area, to preserve the significance of heritage assets, and to ensure the development is visually attractive, in accordance with policies S1, GEN2, ENV1 of the adopted Uttlesford Local Plan (2005), the Essex Design Guide, and the National Planning Policy Framework (2023).

- 5 Notwithstanding any details submitted with the application indicating otherwise, all rainwater goods shall be of black coated/painted iron and shall be maintained as such at all times.

REASON: To preserve or enhance the character or appearance of the heritage asset, in accordance with the adopted Uttlesford Local Plan Policy ENV1, and the National Planning Policy Framework (2023).

- 6 The development hereby approved shall be constructed to meet the optional requirement under Part G of the Building Regulations 2010 for the maximum potential consumption of wholesome water of 110 litres per person per day.

REASON: To minimise water consumption to comply with the adopted Uttlesford Local Plan Policy GEN2, as well as Uttlesford District Council's Interim Climate Change Planning Policy (2023), and the Uttlesford Climate Change Strategy 2021-2030.

- 7 The development hereby permitted shall be provided in accordance with the guidance in Approved Document S 2021 and shall be built in accordance with Optional Requirement M4(2) (Accessible and adaptable dwellings) of the Building Regulations 2010 Approved Document M, Volume 1 2015 edition.

REASON: To ensure compliance with the adopted Uttlesford Local Plan Policy GEN2, and the adopted Supplementary Planning Document 'Accessible Homes and Playspace'.

- 8 All ecological mitigation and enhancement measures and/or works shall be carried out in accordance with the details contained in the Ecology Report (Applied Ecology Ltd., August 2023). Thereafter, the enhancement measures and/or works shall be carried out in full accordance with the approved details and shall be maintained as such at all times.

REASON: To conserve and enhance protected and priority species and habitats and allow the local planning authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife and Countryside Act 1981 (as amended), s40 of the Natural Environment and Rural Communities (NERC) Act 2006 (priority habitats & species) as updated by the Environment Act 2021, s17 of the Crime and Disorder Act 1998, in accordance with the adopted Uttlesford Local Plan Policies GEN7, ENV8, and the National Planning Policy Framework (2023).

- 9 Prior to first beneficial use of the development hereby approved, the existing structures and hard surfaces shown on the Demolition Plan shall be completely demolished and all the debris shall be permanently removed from the site by an appropriate contractor. The northern wall of the existing dwelling, shown on the same Demolition Plan, shall not be demolished or partially demolished and shall be used for the construction of the development hereby approved.

REASON: To preserve the character and appearance of the area and the significance of the heritage asset, in accordance with the adopted Uttlesford Local Plan Policies S1, GEN2, ENV1, and the National Planning Policy Framework (2023).

- 10 If during any site investigation, excavation, engineering or construction works evidence of land contamination is identified, the applicant/developer shall notify immediately and in writing the Local Planning Authority. Any land contamination identified shall be remediated to the satisfaction of the local planning authority prior to occupation of the development hereby approved to ensure that the site is made suitable for its end use.

REASON: To ensure the development will not harm human health, the water environment and other receptors, in accordance with the adopted Uttlesford Local Plan Policies GEN2, ENV14, and the National Planning Policy Framework (2023).

- 11 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting that Order with or without modification), no development within Classes A to F of Part 1 of Schedule 2 and Class A of Part 2 of Schedule 2 of the Order shall take place without the prior written permission of the local planning authority.

REASON: To preserve the character or appearance of the Conservation Area, in accordance with the adopted Uttlesford Local Plan Policy ENV1, and the National Planning Policy Framework (2023).

- 12 The lighting design scheme of the development hereby approved shall be as described in the submitted document titled External Lighting Plans and shall be maintained as such at all times unless otherwise agreed in writing by the local planning authority.

REASON: To preserve the character and appearance of the area, to preserve the significance of heritage assets, to ensure no harm to biodiversity, and to safeguard residential amenities of neighbouring occupiers, in accordance with policies S1, GEN2, ENV1, GEN7 of the adopted Uttlesford Local Plan (2005), and the National Planning Policy Framework (2023).

- 13 Prior to occupation of the development hereby approved, a fully wired and connected electric vehicle charging point shall be provided on site for the dwelling. Thereafter, the charging point shall be maintained as such at all times.

REASON: To encourage the use of electric vehicles for better air quality, in accordance with paragraph 107 of the National Planning Policy Framework (2023).

In determining this application, the Local Planning Authority had regard to the following Development Plan Policies:

Policy	Local Plan	Local Plan Phase
S1 - Settlement Boundaries for the Main Urban Areas	Uttlesford Local Plan 2005	Uttlesford Local Plan Adopted 2005
H4 - Backland development	Uttlesford Local Plan 2005	Uttlesford Local Plan Adopted 2005
H7 - Replacement dwellings	Uttlesford Local Plan 2005	Uttlesford Local Plan Adopted 2005
GEN1 - Access	Uttlesford Local Plan 2005	Uttlesford Local Plan Adopted 2005
GEN2 - Design	Uttlesford Local Plan 2005	Uttlesford Local Plan Adopted 2005
GEN4 - Good Neighbours	Uttlesford Local Plan 2005	Uttlesford Local Plan Adopted 2005
GEN5 - Light Pollution	Uttlesford Local Plan 2005	Uttlesford Local Plan Adopted 2005
GEN7 - Nature Conservation	Uttlesford Local Plan 2005	Uttlesford Local Plan Adopted 2005
GEN8 - Vehicle Parking Standards	Uttlesford Local Plan 2005	Uttlesford Local Plan Adopted 2005
ENV1 - Design of development within Conservation Areas	Uttlesford Local Plan 2005	Uttlesford Local Plan Adopted 2005
ENV2 - Development affecting Listed Buildings	Uttlesford Local Plan 2005	Uttlesford Local Plan Adopted 2005

ENV3 - Open spaces and trees	Uttlesford Local Plan 2005	Uttlesford Local Plan Adopted 2005
ENV4 - Ancient Monuments and Site of Archaeological Importance	Uttlesford Local Plan 2005	Uttlesford Local Plan Adopted 2005
ENV8 - Other landscape elements of importance for nature	Uttlesford Local Plan 2005	Uttlesford Local Plan Adopted 2005
ENV10 - Noise sensitive development and disturbance from aircraft	Uttlesford Local Plan 2005	Uttlesford Local Plan Adopted 2005
ENV11 - Noise generators	Uttlesford Local Plan 2005	Uttlesford Local Plan Adopted 2005
ENV12 - Groundwater protection	Uttlesford Local Plan 2005	Uttlesford Local Plan Adopted 2005
ENV13 - Exposure to poor air quality	Uttlesford Local Plan 2005	Uttlesford Local Plan Adopted 2005
ENV14 - Contaminated land	Uttlesford Local Plan 2005	Uttlesford Local Plan Adopted 2005

National Planning Policy Framework September 5 2023
Interim Climate Change Policy

ECP - ECC Parking Standards (Design & Good Practice) September 2009

Uttlesford Local Parking Standards

SPD2 - Accessible homes and playspace

SPD3 - Replacement Dwellings

EDG - Ecology and Biodiversity Essex Design Guide

EDG - Garden Size Essex Design Guide

EDG - Private Amenity Space Essex Design Guide

EDG - Rear Privacy Essex Design Guide

EDG - Visibility Vehicle and Pedestrian Sight Splays Essex Design Guide

EDG - Appropriate Use of Materials Essex Design Guide

EDG - Architectural Details Essex Design Guide

EDG - Balance and Windows Essex Design Guide

EDG - Building Form Essex Design Guide

EDG - Daylight and Sunlight Essex Design Guide

Notes:

1 The local planning authority has worked with the applicant in a positive and proactive manner in determining this application.

2 -This permission does not incorporate Listed Building Consent unless specifically stated.

-The alterations permitted by this consent are restricted to those specified and detailed in the application. Any alteration, demolition or re-building not so specified, even if this should become necessary during the course of the work, must be subject of a further application. It is an offence to carry out unauthorised work to the interior or exterior of a Listed Building in any way, which would affect its character.

-The proposal has been considered against Development Plan policies shown in the schedule of policies. Material planning considerations do not justify a decision contrary to the Development Plan.

-The Development Plan comprises the saved policies of the Uttlesford Local Plan (2005).

- It is the responsibility of the owner to ensure that any conditions attached to an approval are complied with. Failure to do so can result in enforcement action being taken. Where conditions require the submission of matters to and approval by the local planning authority these must be submitted on form "Application for approval of details reserved by condition" available from the Council's web site www.uttlesford.gov.uk and accompanied by the correct fee.

-Your attention is drawn to the need to check with the Council's Building Surveying Section regarding fire-fighting access and the requirements of Section 13 of the Essex Act 1987.

-Your attention is drawn to the Equality Act 2010. The Act makes it unlawful for service providers (those providing goods, facilities or services to the public), landlords and other persons to discriminate against certain groups of people.

-If you intend to pipe, bridge or fill in a watercourse, as part of this development or otherwise, you need to contact the County Highways Authority.

-Under the terms of the Water Resources Act 1991 and Environment Agency Byelaws, the prior written consent of the agency is required for any proposed works or structures in, under, over or within 9 metres of the top of the bank of any main river.

-If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the

Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

-Working in close proximity to live overhead lines:

The law requires that work may be carried out in close proximity to electricity overhead lines (usually recognised by a yellow and black "Danger of Death" label on the pole or pylon although this may be missing or have been vandalised) only when there is no alternative and only when the risks are acceptable and can be properly controlled. Further information can be viewed at <http://www.ukpowernetworks.co.uk/internet/en/help-and-advice/help-sheets/> then click on "Keeping Safe" then "Working safely near power lines" UK Power Networks will also visit sites and provide safety advice with regard to work near electricity overhead lines and a statement of clearances to the overhead lines. A call to UK Power Networks general enquiries line on 0845 601 4516 will be required to request a visit. Lines open Monday to Friday 9.00am to 5.00pm.

Appeals to the Secretary of State

-If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier.

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>.

If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

-The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

-The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

- If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

3 o ESSEX HIGHWAYS

i. All work within or affecting the highway is to be laid out and constructed by prior arrangement with, and to the requirements and satisfaction of, the Highway Authority, details to be agreed before the commencement of works. The applicants should be advised to contact the Development Management Team by email at development.management@essexhighways.org or by post to Essex Highways, Springfield Highways Depot, Colchester Road, Chelmsford, Essex, CM2 5PU.

ii. Steps should be taken to ensure that the Developer provides sufficient turning and off-loading facilities for delivery and site worker vehicles, within the limits of the site together with an adequate parking area for those employed in developing the site.

4 o ENVIRONMENTAL HEALTH

The applicant should ensure the control of nuisances during construction works to preserve the amenity of the area and avoid nuisances to neighbours:

- a. No waste materials should be burnt on the site, instead being removed by licensed waste contractors
- b. No dust emissions should leave the boundary of the site
- c. Consideration should be taken to restricting the duration of noisy activities and in locating them away from the periphery of the site
- d. Hours of works: works should only be undertaken between 0800 hours and 1800 hours on weekdays; between 0800 hours and 1300 hours on Saturdays and not at any time on Sundays and Public Holidays

REASON: In the interests of the amenity of surrounding locality residential/business premises in accordance with Policies GEN1, GEN2, and GEN4 of the Uttlesford Local Plan (adopted 2005).

Energy saving and renewable technologies should be considered for this development in addition to the electric vehicle charge points, such as solar panels, ground source heat pumps etc in the interests of carbon saving and energy efficiency.



Dean Hermitage
Director Planning