



Planning Committee
21st January 2025

Application No	:	24/01468/FUL Full Application
Location	:	Pippins Place Helmons Lane West Hanningfield Chelmsford Essex CM2 8UW
Proposal	:	Proposed Demolition of Existing Dwelling & Construction of Two New Dwellings with Associated Hard and Soft Landscaping
Applicant	:	Mr Alex Middleton Broadfield Homes Ltd
Agent	:	
Date Valid	:	23rd October 2024

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1. Executive summary

- 1.1. The application is referred to the Planning Committee at the request of a local ward member so that scale of the development, its impact on neighbouring properties and parking arrangements can be considered by the Planning Committee.
- 1.2. The proposal seeks planning permission for the demolition of the existing bungalow and the construction of two houses and shared detached garage with associated hard and soft landscaping.
- 1.3. The site is located within the Defined Settlement of West Hanningfield. The principle of development is acceptable.
- 1.4. The proposed would have a design, form and appearance that would remain in character with the local area. The houses would be well screened from Helmons Lane and would not, by virtue of their size or siting, adversely affect the residential amenity of neighbouring properties.
- 1.5. The dwellings would utilise the existing in and out access arrangement, which would become two separate accesses, and would be served by sufficient off-street parking.
- 1.6. The application is recommended for approval.

2. Description of site

- 2.1. Pippins Place is a detached bungalow located on the eastern side of Helmons Lane. It is set back from the road and served by a large area of hardstanding to the front.
- 2.2. The front and southern boundary of the site is occupied by mature trees and hedgerows, with access provided by an in and out arrangement between small gaps in the vegetation. The vegetation provides extensive screening of the property, which is only glimpsed between the gaps of the access.
- 2.3. The site is situated in a residential area which consists of properties of a mix of styles and ages with a traditional character. A mixture of building materials can also be seen on these houses, which includes both traditional brickwork and plain tiling, as well as more contemporary renders and weatherboarding.
- 2.4. The street scene consists of linear development mostly parallel to the highway, with the proposal located between a one and a half storey detached house to the north (Carmel) and a bungalow to the south (Dewi Sant). The site is separated from Dewi Sant by a private lane serving Doylands Farm.

3. Other relevant applications

- 3.1. The application 24/00955/FUL was refused on the 10th September 2024. This application sought planning permission for the proposed demolition of the existing bungalow and the construction of two new houses, with associated hard and soft landscaping. Permission was refused because the development due to its design, size, siting and appearance would have resulted in incongruous and alien buildings within the street scene and would have failed to respect the design and appearance of houses within the local.

4. Details of the proposal

- 4.1. The application proposes the demolition of the existing bungalow and the construction of two replacement dwellings.
- 4.2. House 1, on the northern half of the site, would have a width of approximately 10.4m, a depth of 10.5m and a height of 7.7m. The house would be two storeys with a pitched roof and hipped ends. The front elevation would include three matching pitched roof dormers. The rear would have a two-storey rear projection with rear facing gable and a single storey rear extension with flat roof.
- 4.3. House 2, on the southern half of the site, would have a width of approximately 10.9m, a depth of 11.1m and a height of 7.7m. The house would be two storey with a pitched roof with hipped ends. Both front and rear elevations of the house would be served by a two-storey projection with hipped ends and two sets of matching pitched roof dormers, which would result in a chalet style appearance.
- 4.4. A shared detached double garage with storage is also proposed between the houses and the road. This hipped roof garage would have a depth of 6.9m and a width of 7.6m, with a height of 4.5m.

5. Summary of consultations

5.1. Consultees:

Public Health and protection services:

- Any asbestos encountered during demolition or construction phases must be removed by an appropriately licenced specialist contractor and disposed of at an approved facility.
- EV Charging infrastructure is required.

West Hanningfield Parish Council

- Consider that the development would be overdevelopment of the site.
- Would set a precedent for other similar development in the village.
- Concern regarding land levels.

Essex County Council Highways

- The proposal is acceptable subject to conditions.
- Sufficient parking is provided on the site, irrespective of whether the proposed garage size is insufficient for parking.

5.2. Local Residents

5 letters were received from local residents. A summary of the comments raised in these letters is as follows:

- Development would be out of keeping with other houses along Helmons Lane.
- Precedent for future developments.
- Out of keeping with the village.
- Overdevelopment of the site.
- Poor design of houses.
- Overlooking.

6. Planning considerations

Main Issues

- 6.1. The main issues for consideration are design and appearance, the impact of the development on neighbour amenity and whether there is sufficient off-street parking provision.

Design and appearance

- 6.2. The site lies within the Defined Settlement of West Hanningfield where in principle new development is acceptable, subject to compliance with relevant planning policies within the local development plan.
- 6.3. Policy DM23 states that planning permission will be granted for development that respects the character and appearance of the area in which it is located. Development must be compatible with its surroundings having regard to scale, siting, form, architecture, materials, boundary treatments and landscape. The design of all new buildings and extensions must be of high quality, well proportioned, have visually coherent elevations, active elevations and create safe, accessible and inclusive environments.
- 6.4. West Hanningfield is a modest village consisting largely of post war ribbon development with a limited development in depth and few examples of larger executive housing. The surrounding countryside around the village is located within the Metropolitan Green Belt and is agrarian in character, comprising largely of agricultural fields marked by softly landscaped field boundaries and narrow rural lanes. The Green Belt boundary is drawn tightly around the areas of continuous development.
- 6.5. Helmons Lane represents a finger of linear development on the northern side of Church Road and is occupied by dwellings that have some mixture of scale, appearance and design, which includes both bungalows and two storey houses. These properties are detached and set back from the road with parking provided to the front by driveways and attached or detached garages.
- 6.6. Pippins Place sits adjacent to Carmel to the north and Dewi Sant to the south. Dewi Sant is a bungalow with a detached forward sitting garage, and Carmel is a larger one and a half storey property with an attached forward projecting garage. Beyond these, Devons Cottage to the north of Carmel and Glencoe to the south of Dewi Sant are two storey houses.
- 6.7. Proposals for new houses are considered on a site-by-site basis and new buildings within the defined settlement should respect the location in which they are located and appear compatible with their surroundings.
- 6.8. The spread of houses along the lane are similar, though the mixture of single storey and two storey form results in some variance in the massing and bulk of properties in the immediate vicinity. Though the street scene lacks any uniformity in house type, the arrangement of dwellings in a linear fashion along a singular building line helps to create some form of rhythm along the street.
- 6.9. The proposed dwellings would be set further back within the plot than the existing bungalow and would be positioned to better relate to the building line along Helmons Lane. The dwellings would

have a combined width of 21.3m, which would be wider than the existing bungalow by 2.6m, and similar depths of 10.5m (house 1) and 11.1m (house 2), which would be closely aligned with to the depth of the existing bungalow at 10.3m.

- 6.10. The dwellings would occupy a similar, albeit slightly larger footprint than the existing bungalow, but would be located within a more logical position within the plot. They would be taller by 2.7m than the existing bungalow, yet the two-storey form of the houses would be proportionate and in keeping with the other two storey dwellings along Helmons Lane, which are Glencoe and Devons Cottage. The sloping land level, which rises northwards, would also mean that the ridge heights of the proposed houses would sit at the same level as the neighbouring ridge of Carmel. The additional gap of 7.5m provided between house 2 and Dewi Sant, as a result of the private lane to the south of the site, ensures that the variation in single and two storey forms of these two buildings does not disrupt the overall spacing and appearance of the street scene. The houses would be similar in size, form and bulk to their neighbours and would appear well related to the massing of surrounding dwellings. The existing building line, and linear pattern of development along Helmons Lane, would be maintained and the dwellings would not disrupt or appear at odds with this street scene.
- 6.11. The proposed built form is not considered excessive in relation to its plot or immediate setting. It would not amount to an overdevelopment of the site and the proposed scale of the development would not be out of keeping with the character of the area.
- 6.12. The proposed dwellings have been largely designed with a traditional appearance and chalet style exteriors. House 1 has a more pronounced two storey frontage and a main form that utilises a single pitched, hipped ended building with a rear projecting two storey gable feature and subservient flat roofed rear single storey infill extension. The front facing dormer windows and timber canopy serving the front door provide some articulation of the frontage and creates a visual break between the ground and first floor. House 2 has a more chalet style frontage with a pitched roof, hipped ends and distinctive single storey eaves to the central part of the house. House 2 also benefits from a two-storey projection to the rear, but also includes a two storey projection to the front. These two storey projections both have hipped ends. Two matching pitched roof dormers are also located to the front and rear roof slopes of house 2.
- 6.13. Materials to be used at this stage have not been clarified as part of the submission. An appropriate condition to cover the details of the materials is recommended.
- 6.14. There would be a change in the appearance of the site in terms of the difference between the existing and proposed developments. However, the design of the houses relate well with the traditional proportions and appearance of properties within the area and is acceptable.
- 6.15. The development includes a single storey detached double garage to the front of the site. Garages are a common feature along the street, with each house along Helmons Lane benefitting from attached, detached or internal garaging. The proposed garage would be similar in size and appearance to an existing detached garage at Dewi Sant to the south, but would be smaller than the attached garage serving Carmel to the north. The garage would be placed to match the linear placement of other garages along the street and would be appropriately sized to remain ancillary to the new dwellings. It would be well screened and would not appear out of keeping with the context of the area.
- 6.16. Overall, the design of the proposed dwellings would not harm the character of the area, nor disrupt the rhythm of the street. Views of the houses would be well screened and softened by

substantial existing soft landscaping features along the west and southern boundaries of the site and only glimpsed through the gaps provided by the accesses. This landscaping would be further enhanced by proposed plantings as part of the proposed development, of which the details will be secured by planning condition. Notwithstanding the landscaping however, the design and scale of the development would not impair these views or harm the visual amenities of the local area.

- 6.17. The proposed dwellings are well designed and would appear in keeping with the existing development along Helmons Lane. The proposal would be well related to the area in which it is located and would be compatible to its surroundings. The proposal would comply with Policy DM23 of the Chelmsford Local Plan.

Neighbouring amenity

- 6.18. Policy DM29 of the Local Plan states that development proposals must safeguard the amenities of the occupiers of any nearby residential property by ensuring that development is not overbearing and does not result in unacceptable overlooking or overshadowing.
- 6.19. Concern has been raised that the proposed development could appear overbearing to the occupiers of neighbouring houses adjoining the site. Similar concern was also raised that the development could overlook adjoining houses.
- 6.20. The northern side elevation of House 1 would be a blank side elevation and would be located approximately 4.9m away from the southern side wall of the adjacent house of Carmel. This side elevation of Carmel contains two ground floor windows serving a bedroom, one ground floor window serving a bathroom and another ground floor window serving a living room. Both the living room and the bedroom of Carmel are dual aspect and have windows facing towards the front and rear of the property. At first floor is a clear glazed bedroom window. As this window faces the blank side elevation of house 1, there would be no overlooking. Whilst there would be some loss of outlook to this window, the bedroom it serves is dual aspect and is also served by a rear facing first floor window that would be unaffected by the development. Along this shared boundary is also a notable amount of soft landscaping that provides screening of the external views between each plot. Given the dual aspect nature of the habitable rooms facing house 1, the 4.9m gap between the houses and the screening along the boundary the development would not be harmful to the amenities of Carmel.
- 6.21. The southern elevation of house 2 would contain a first-floor window and two ground floor windows and would be located approximately 7.5m away from the northern side elevation of Dewi Sant. This side elevation contains a small bedroom window and a bathroom window. The bedroom is also served by a larger window facing to the front of the property and is thus dual aspect. Between house 2 and Dewi Sant is a private access to Doylands Farm. This acts as a physical buffer between the two houses. There is substantial landscaping along the southern boundary of house 2 which adjoins the private access and prevents views between the two sites. The proposed first floor windows in the southern elevation of house 2 serve a bathrooms and will be obscure glazed. A planning condition will be included to secure this obscurity and a non-opening nature unless above a certain floor height to prevent overlooking. The development would not therefore appear overbearing or lead to overlooking of Dewi Sant.
- 6.22. The proposal would therefore comply with the requirements of Policy DM29 of the Chelmsford Local Plan.

Parking

- 6.23. The proposed hardstanding to the frontage would provide sufficient parking and turning space clear of the highway for both houses in accordance with the Essex Parking Standards.

Other matters

- 6.24. Policy DM26 requires all new dwellings to comply with criteria in respect of achieving suitable privacy and living environment for residential occupiers, achieving sufficient private amenity space, meeting appropriate internal space and providing appropriate and well-designed recycling and waste storage. Standards are set out Appendix B to the Local Plan and the above criteria must be in accordance with those standards.
- 6.25. The dwellings will have five bedrooms, and all habitable rooms have windows in walls which would provide both natural light to the rooms and adequate outlook for future occupants. The houses would also be in excess of the floor space required by Table 15 of Appendix B. The submitted plans indicate compliance with the Nationally Described Space Standards, in accordance with Local Plan Policy DM26.
- 6.26. Policy DM25 requires all new dwellings to incorporate sustainable design features. These are that the dwellings shall meet the Building Regulations optional requirement for water efficiency of 110litres/person/day and that Electric Vehicle charging point infrastructure of 1 charging point per unit shall be provided. These requirements will be dealt with via appropriate conditions.
- 6.27. The proposed development will provide a 10% Biodiversity Net Gain on site. A final BNG plan will be secured as a planning condition. In line with the Council's Tree Planting planning advisory note, a planning condition secures the planting of three new trees per new home.

7. Community Infrastructure Levy (CIL)

- 7.1. This application may be CIL Liable.

RECOMMENDATION

The Application be APPROVED subject to the following conditions:-

Condition 1

The development hereby permitted shall begin no later than 3 years from the date of this decision.

Reason:

In order to comply with Section 91(1) of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

Condition 2

The development hereby permitted shall be carried out in accordance with the approved plans and conditions listed on this decision notice.

Reason:

In order to achieve satisfactory development of the site

Condition 3

Prior to their use, details of the materials to be used in the construction of the development hereby permitted shall be submitted to and approved in writing by the local planning authority. The development shall then be carried out in accordance with the approved details.

Reason:

To ensure that the development is visually acceptable in accordance with Policy DM23 of the Chelmsford Local Plan.

Condition 4

Prior to any construction works, detailed drawings and sections showing the finished levels of all parts of the development in relation to the levels of the surrounding area and neighbouring buildings shall have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

Reason:

To ensure that the development is constructed at suitable levels in relation to its surroundings in accordance with Policy DM23 of the Chelmsford Local Plan.

Condition 5

a) Details of the proposed treatment of all boundaries, including drawings of any gates, fences, walls, railings or piers, shall be submitted to and approved in writing by the local planning authority.

b) The development shall not be occupied until the boundary treatments have been provided in accordance with the approved details.

Reason:

To ensure the proposed development is visually satisfactory and does not prejudice the appearance of the locality in accordance with Policy DM23 of the Chelmsford Local Plan.

Condition 6

Prior to first occupation of the development hereby permitted, details of both hard and soft landscape works shall be submitted to and approved in writing by the local planning authority. The works shall be carried out as approved prior to the first occupation of any part of the development or in the first available planting season following such occupation. The landscaping details to be submitted shall include:

a) hard surfacing including pathways and driveways, other hard landscape features and materials;

b) existing trees, hedges or other soft features to be retained;

c) planting plans including specifications of species, sizes, planting centres, number and percentage mix;

d) Details of planting or features to be provided to enhance the value of the development for biodiversity and wildlife;

e) Details of the planting of 3 trees per net new dwelling within the site;

f) Management details and a five year maintenance plan

Reason:

In order to add character to the development, to integrate the development into the area and to promote biodiversity in accordance with Policies DM16 and Policy DM23 of the Chelmsford Local Plan and to ensure that three additional trees are planted in response to the Council declaring a Climate and Ecological Emergency and Strategic Policy S2 of the Chelmsford Local Plan which recognises that new development will seek to mitigate and adapt to climate change .

Condition 7

Prior to the first occupation of the dwellings hereby permitted, charging infrastructure for electric vehicles shall be installed and retained at a rate of 1 charging point per dwelling.

Reason:

To ensure that the development is constructed sustainably in accordance with Policy DM25 of the Chelmsford Local Plan.

Condition 8

All new dwelling units as hereby approved shall be constructed to achieve increased water efficiency to a standard of no more than 110 litres of water per person per day in accordance with Building Regulations Approved Document Part G (2015 - as amended).

Reason:

To ensure the development reduces water dependency in accordance with Policy DM25 of the Chelmsford Local Plan.

Condition 9

No unbound material shall be used in the surface treatment of the vehicular access hereby permitted within 6 metres of the highway boundary.

Reason:

To avoid displacement of loose material onto the highway in the interests of highway safety.

Condition 10

The area of hardsurfacing hereby permitted shall be constructed using a permeable surface or shall include drainage to prevent discharge of surface water onto the Highway.

Reason:

To prevent hazards caused by water flowing onto the highway and to avoid the formation of ice on the highway in the interest of highway safety.

Condition 11

Prior to first occupation of the dwellings, the parking spaces shown in the approved block plan drawing no A549/06 (A), shall be hardsurfaced and constructed ready for use. The vehicle parking area and associated turning area shall be retained at all times.

Reason:

To ensure that on street parking of vehicles in the adjoining streets does not occur in the interests of highway safety and that appropriate parking is provided.

Condition 12

No development shall take place until a final written Biodiversity Net Gain Plan (The BNG Plan) in the form of the national BNG Plan template, for the provision of a minimum 10% biodiversity net gain, has been

submitted to and approved in writing by the local planning authority. The BNG Plan shall relate to the development for which planning permission is granted, and include:

- (i) completed metric calculation tool;
- (ii) pre-development and post-development plans (showing the location of on-site habitat, the direction of north and drawn to an identified scale);
- (iii) biodiversity net gain register reference numbers (if purchasing off-site units); and
- (iv) proof of purchase if purchasing statutory biodiversity credits.

The development shall not be begun until such time that The Biodiversity Net Gain Plan (BNG Plan) has been approved in writing by the local planning authority. The development shall subsequently be carried out in accordance with The BNG Plan.

Reason:

To ensure the statutory biodiversity gain condition of the Environment Act 2021 is met and to ensure the development accords with Policy DM16 of the Chelmsford Local Plan.

Condition 13

The first floor window in the south elevation serving a bedroom, which faces Dewi Sant and is shown on approved Drawing No A549/04 (H) shall be:

- a) obscured (minimum Level 3 obscurity level) and
- b) of a design not capable of being opened below a height of 1.7m above finished floor level and shall remain so obscured and non-openable.

Reason:

To safeguard the privacy of the occupiers of the adjacent property or properties in accordance with Policy DM29 of the Chelmsford Local Plan.

Notes to Applicant

1 Hours of work during construction

In order to cause minimum nuisance to neighbours, the applicant is strongly advised to follow guidelines for acceptable working hours set out by the Council's Public Health and Protection team.

Noisy work:

- Can be carried out between 0800 and 1800 Monday to Friday
- Limited to 0800-1300 on Saturdays
- At all other times including Sundays and Bank Holidays, no work should be carried out that is audible beyond the boundary of the site

Light work:

- Acceptable outside the hours shown above
- Can be carried out between 0700 and 0800; and 1800-1900 Monday to Friday

In some circumstance further restrictions may be necessary.

For more information, please contact Chelmsford City Council Public Health and Protection Services, or view the Council's website at www.chelmsford.gov.uk/construction-site-noise

Party Wall Act

The Party Wall Act 1996 relates to work on existing walls shared with another property or excavation near another building.

An explanatory booklet is available on the Department for Communities and Local Government website at

<http://www.planningportal.gov.uk/buildingregulations/buildingpolicyandlegislation/currentlegislation/partywallact>

- 2 The proposed demolition in the scheme should not be carried out until you have given notice to the Chelmsford City Council (Building Control Manager) of your intention to do so pursuant to Section 80 of the Building Act 1984.

Notice should be in writing and accompanied by a block plan (e.g. 1/500) clearly identifying the building(s) to be demolished.

- 3 The proposed development may be liable for a charge under the Community Infrastructure Levy Regulations 2010 (as Amended). If applicable, a Liability Notice will be sent as soon as possible to the applicant and any other person who has an interest in the land. This will contain details of the chargeable amount and how to claim exemption or relief if appropriate. There are further details on this process on the Council's website at www.chelmsford.gov.uk/cil, and further information can be requested by emailing cilenquiries@chelmsford.gov.uk. If the scheme involves demolition, for the purposes of the Regulations the development will be considered to have begun on commencement of the demolition works.
- 4 Please note that the Council will contact you at least annually to gain information on projected build out rates for this development. Your co-operation with this request for information is vital in ensuring that the Council maintains an up to date record in relation to Housing Land Supply.
- 5 This permission is subject to conditions, which require details to be submitted and approved by the local planning authority. Please note that applications to discharge planning conditions can take up to eight weeks to determine.
- 6 It is recommended that an asbestos survey is undertaken prior to demolition. Any asbestos found must be removed by a qualified contractor and disposed of at a licensed facility.
- 7 This planning permission is subject to planning condition(s) that need to be formally discharged by the Council. Applications to discharge planning conditions need to be made in writing to the local planning authority. Forms and information about fees are available on the Council's website.

Positive and Proactive Statement

The Local Planning Authority has assessed the proposal against all material considerations including planning policies and any comments that may have been received. The planning application has been approved in accordance with the objectives of the National Planning Policy Framework to promote the delivery of sustainable development and to approach decision taking in a positive way.

Plans to be listed on any Decision Notice:

A549/02
A549/03/F
A549/04/H
A549/05/F
A549/06/A

Appendix 2 – Consultations**West Hanningfield Parish Council**

Comments
<p>03.12.2024 - The Parish Council stands by its comments made o related case 24/00955/FUL, which were as follows:</p> <p>'This application is considered to be an overdevelopment and inappropriate in green belt land. It appears to be speculative and, if approved, would lead to a significant amount of other applications throughout the village. In Helmons Lane, many of the properties occupy plots with more frontage than this bungalow and through precedent, would be suitable for re-development.</p> <p>Additionally, the application allows for access along a small lane leading to Doylans Farm which the applicant suggests he owns. It is believed this is not the case and any property built along this lane would probably be landlocked without any access.'</p> <p>This new application, despite changes, is still regarded as an overdevelopment. There is also a discrepancy over land levels in the plans.</p> <p>If a request is not made to refer this application to the Planning Committee, and officers are minded to approve it, the Parish Council requests that permitted development rights be removed.</p>

Public Health & Protection Services

Comments
<p>04.11.2024 - Any asbestos encountered during demolition or construction phases must be removed by an appropriately licenced specialist contractor and disposed of at an approved facility</p> <p>Residential development should provide EV charging point infrastructure to encourage the use of ultra-low emission vehicles at the rate of 1 charging point per unit (for a dwelling with dedicated off-road parking) and/or 1 charging point per 10 spaces (where off-road parking is not allocated).</p>

Essex County Council Highways

Comments
<p>12.12.2024 - Your Ref: 24/01468/FUL</p> <p>Our Ref: CO/EGD/SD/RM/CHL/24/1468/60121</p> <p>Date:- 12th December 2024</p> <p>' The site benefits from two existing vehicular accesses to Helmons Lane. Each vehicular access would be allocated to each of the dwellings proposed.</p> <p>' The internal dimension for the single garage parking spaces, (one for each dwelling) are too short at 5.5 metres long. The minimum internal length recommended in the parking standards is 7 metres. Consequently the garage parking spaces cannot be counted toward the on-site parking allocation.</p> <p>' Notwithstanding the garage parking, each dwelling proposed would be provided with 3no. parking spaces. This level of provision is in accordance with the new 2024 Parking Standards:</p> <p>o It is recommended that the garages sizes are revised to provide internal dimensions in accordance with the new 2024 Parking Standards, where the recommended internal dimensions are 3.4 metres wide by 7 metres long. A garage with these internal dimensions incorporates cycle parking provision.</p> <p>From a highway and transportation perspective the impact of the proposal is acceptable to the Highway Authority subject to the following conditions:</p>

1. No unbound material shall be used in the surface treatment of the vehicular access within 6 metres of the highway boundary.

Reason: To avoid displacement of loose material onto the highway in the interests of highway safety in accordance with policy DM1.

2. There shall be no discharge of surface water onto the highway.

Reason: To prevent hazards caused by water flowing onto the highway and to avoid the formation of ice on the highway in the interest of highway safety to ensure accordance with policy DM1.

3. Prior to first occupation of the proposed development, the vehicle parking area as shown in the in the Proposed Site Plan, drawing no. A549/06 Revision A has been construction ready for use. The vehicle parking area and associated turning area shall be retained in this form at all times.

Reason: To ensure that on street parking of vehicles in the adjoining streets does not occur in the interests of highway safety and that appropriate parking is provided.

4. Cycle parking shall be provided in accordance with the EPOA Parking Standards. The approved facility shall be secure, convenient, covered and provided prior to occupation and retained at all times.

Reason: To ensure appropriate cycle parking is provided in the interest of highway safety and amenity in accordance with Policy DM8.

5. Areas within the curtilage of the site for the purpose of loading / unloading / reception and storage of building materials and manoeuvring of all vehicles, including construction traffic shall be provided clear of the highway.

Reason: To ensure that appropriate loading / unloading facilities are available to ensure that the highway is not obstructed during the construction period in the interest of highway safety in accordance with policy DM1.

Note - MUD / DEBRIS ON HIGHWAY - Under Section 148 of the Highways Act 1980 it is an offence to deposit mud, detritus etc. on the highway. In addition under Section 161 any person, depositing anything on a highway which results in a user of the highway being injured or endangered is guilty of an offence. Therefore the applicant must ensure that no mud or detritus is taken onto the highway, such measures include provision of wheel cleaning facilities and sweeping/cleaning of the highway.

The above conditions are to ensure that the proposal conforms to the relevant policies contained within the County Highway Authority's Development Management Policies, adopted as County Council Supplementary Guidance and NPPF 2023.

Informatives:

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

Recycling & Waste Collection Services

Comments
No response received

Local Residents

Comments
Representations received – needs summarising



0 10 20 40 Metres

1:1,000



**Planning Committee
24/01468/FUL**

**Planning & Development Management
Directorate for Sustainable Communities**

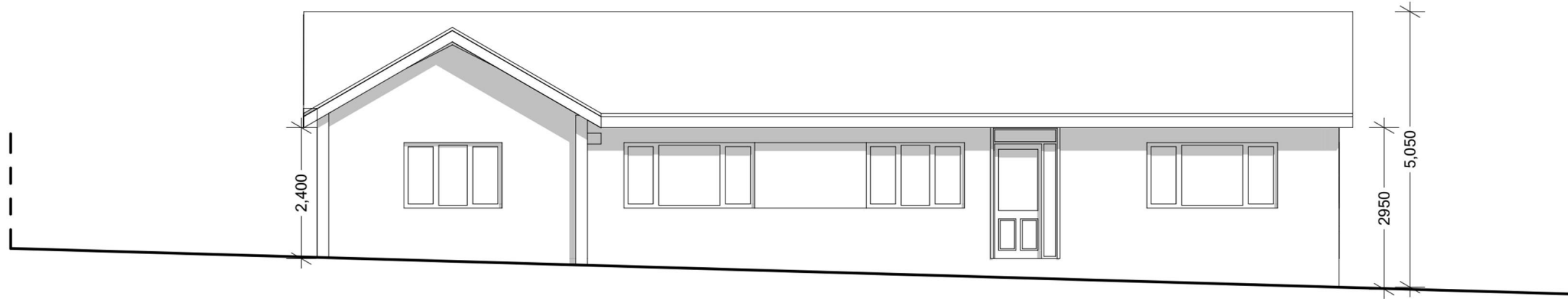
PO Box 7544 Civic Centre
Duke Street, Chelmsford, CM1 1XP

Telephone: 01245 606826

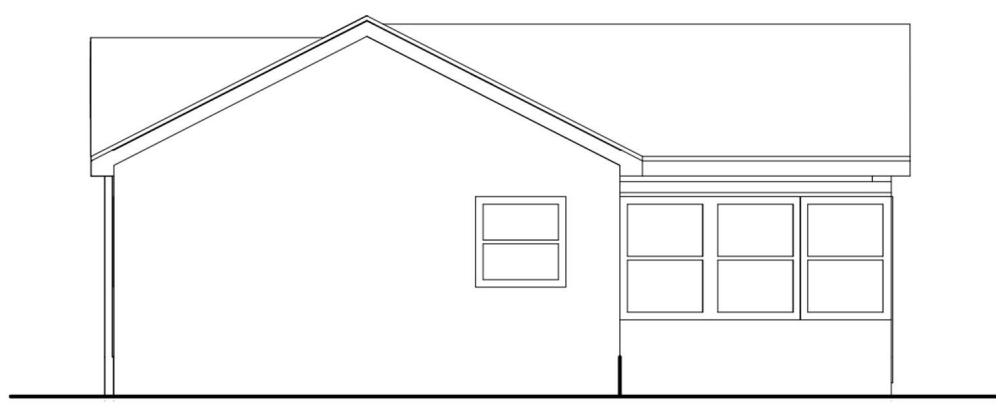
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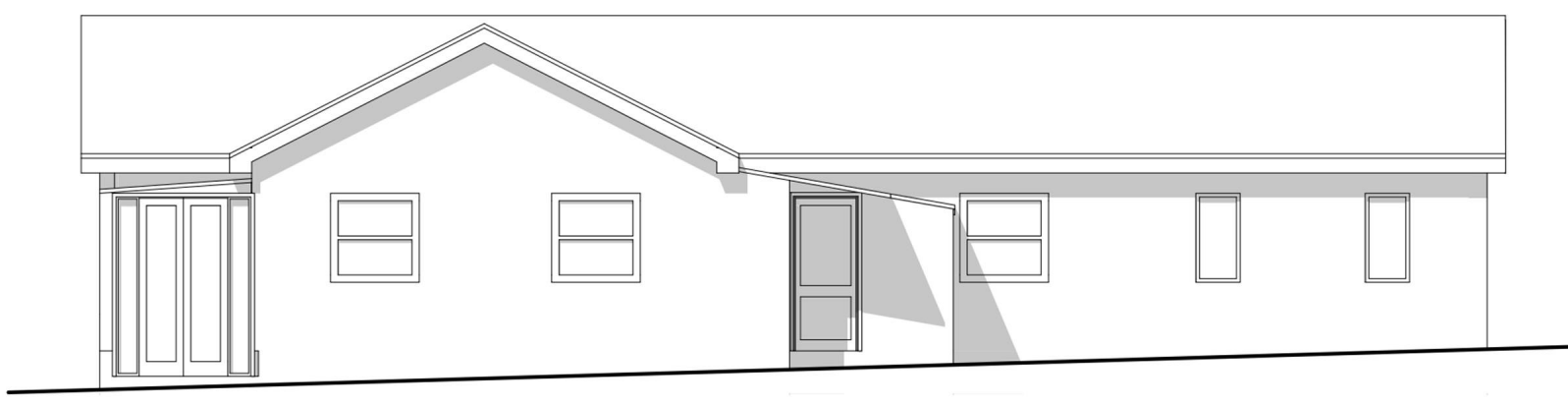
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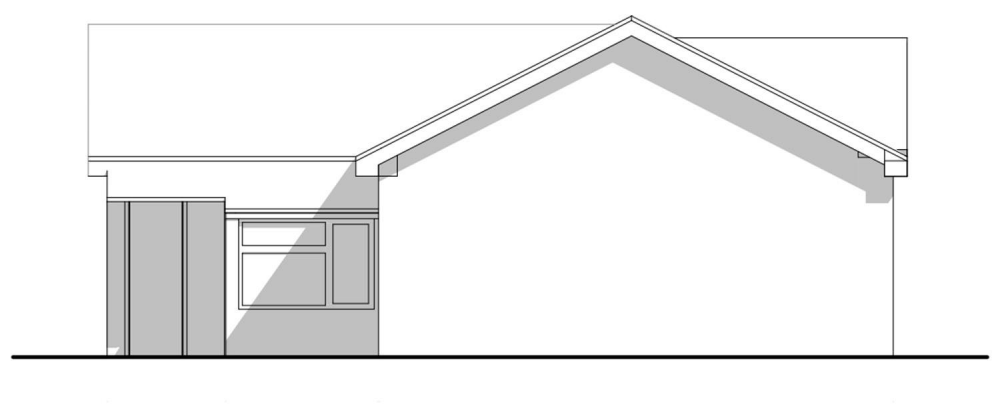
WEST / STREET ELEVATION 1:100



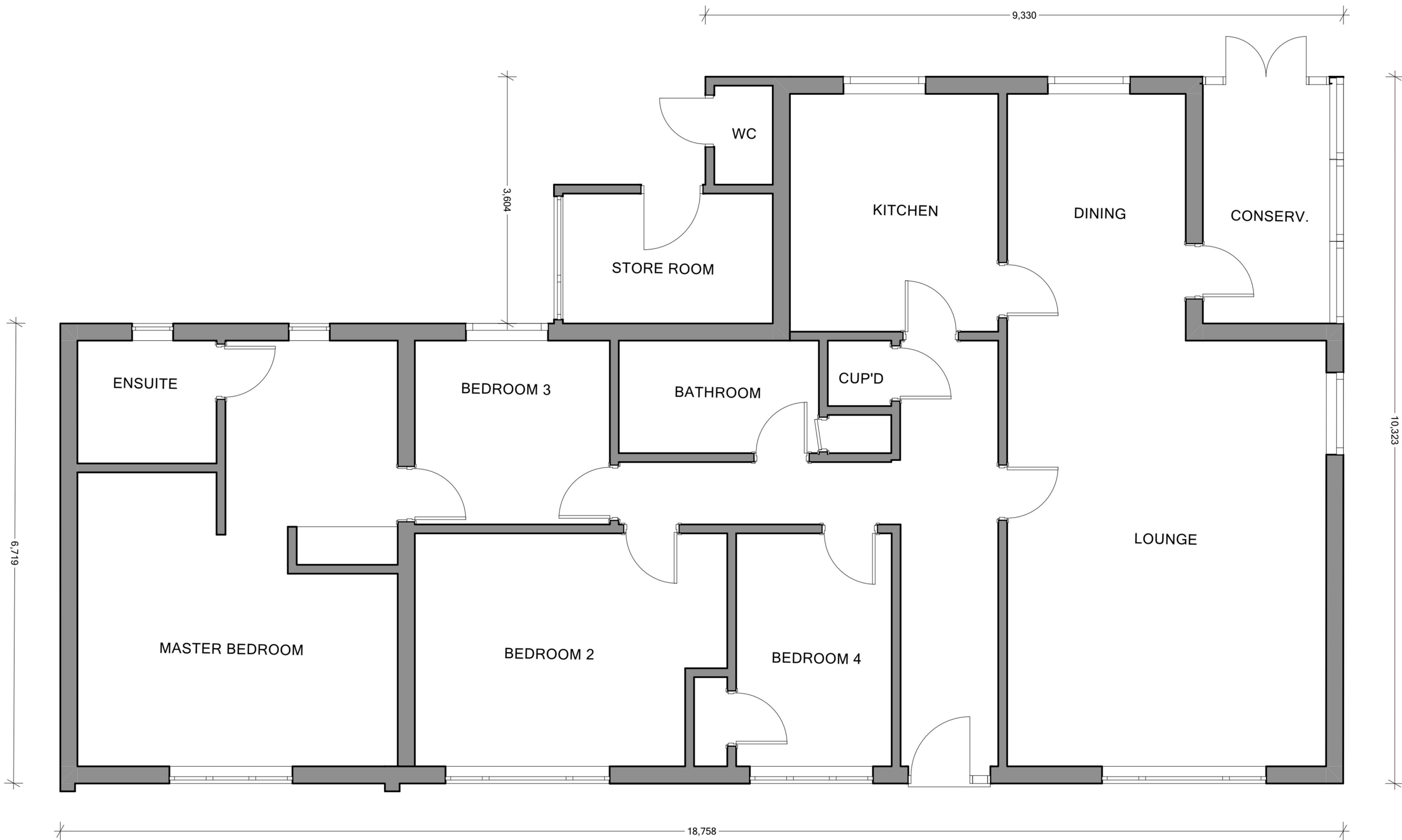
NORTH ELEVATION 1:100



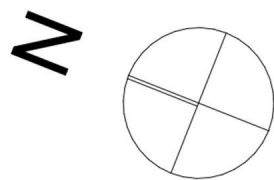
EAST ELEVATION 1:100



SOUTH ELEVATION 1:100



GROUND FLOOR PLAN 1:50



SCALE BAR 1:50

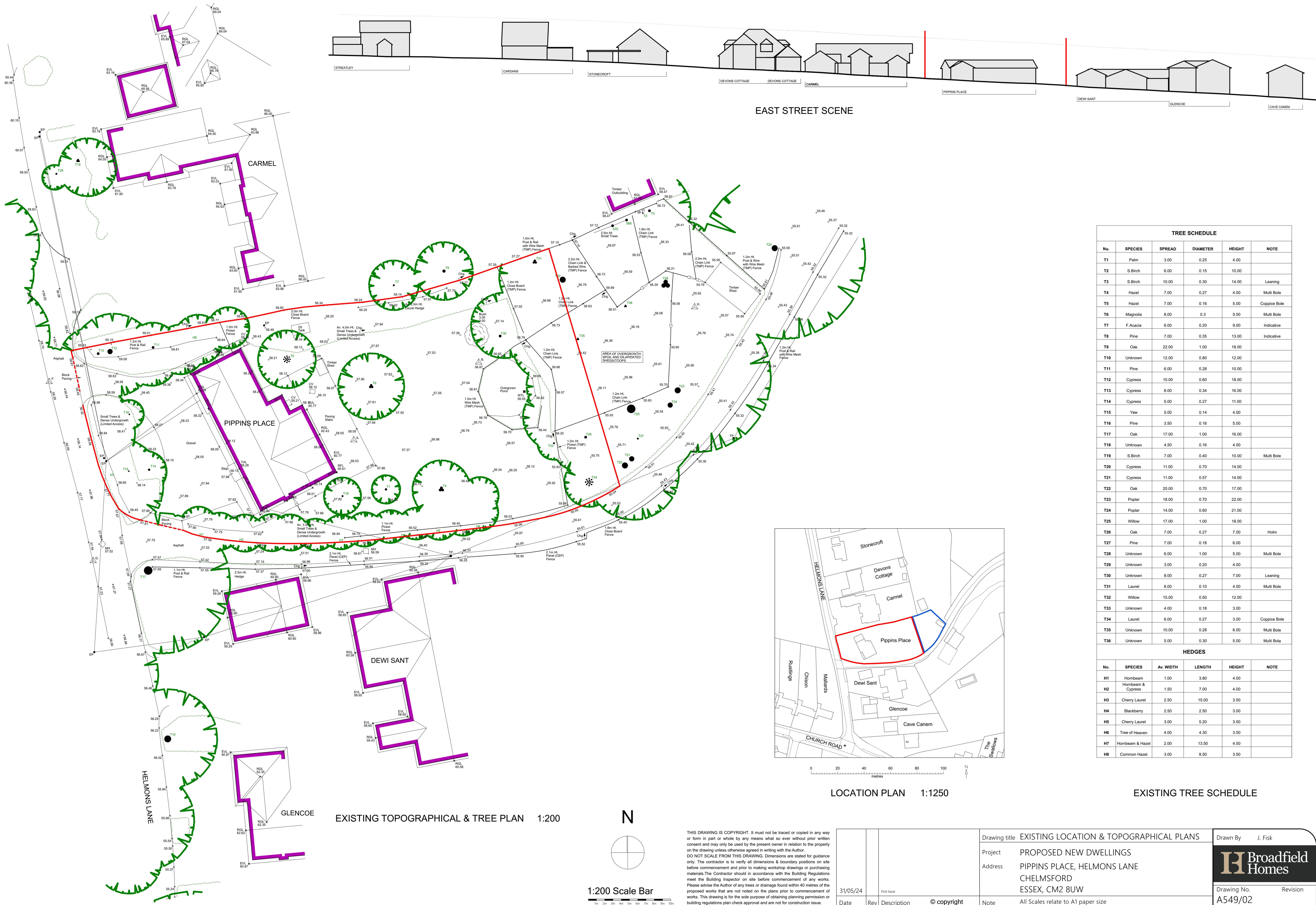


EXISTING SITE PLAN 1:200

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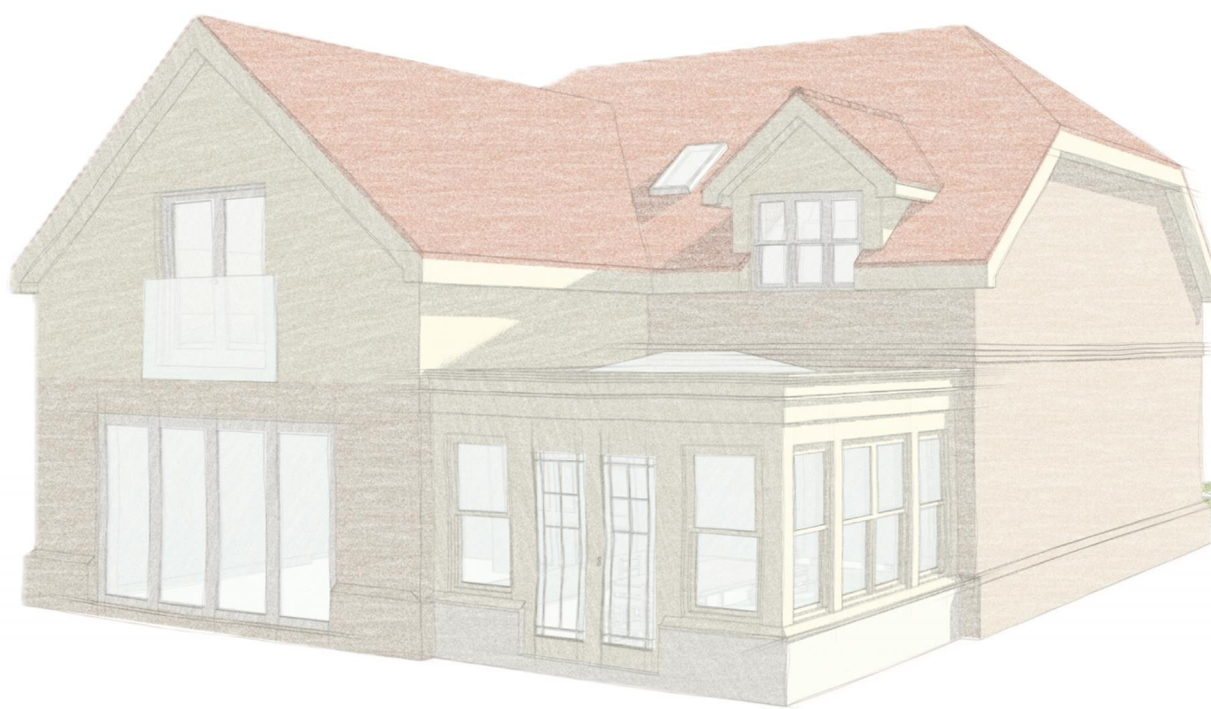
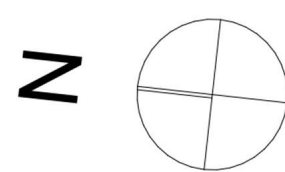
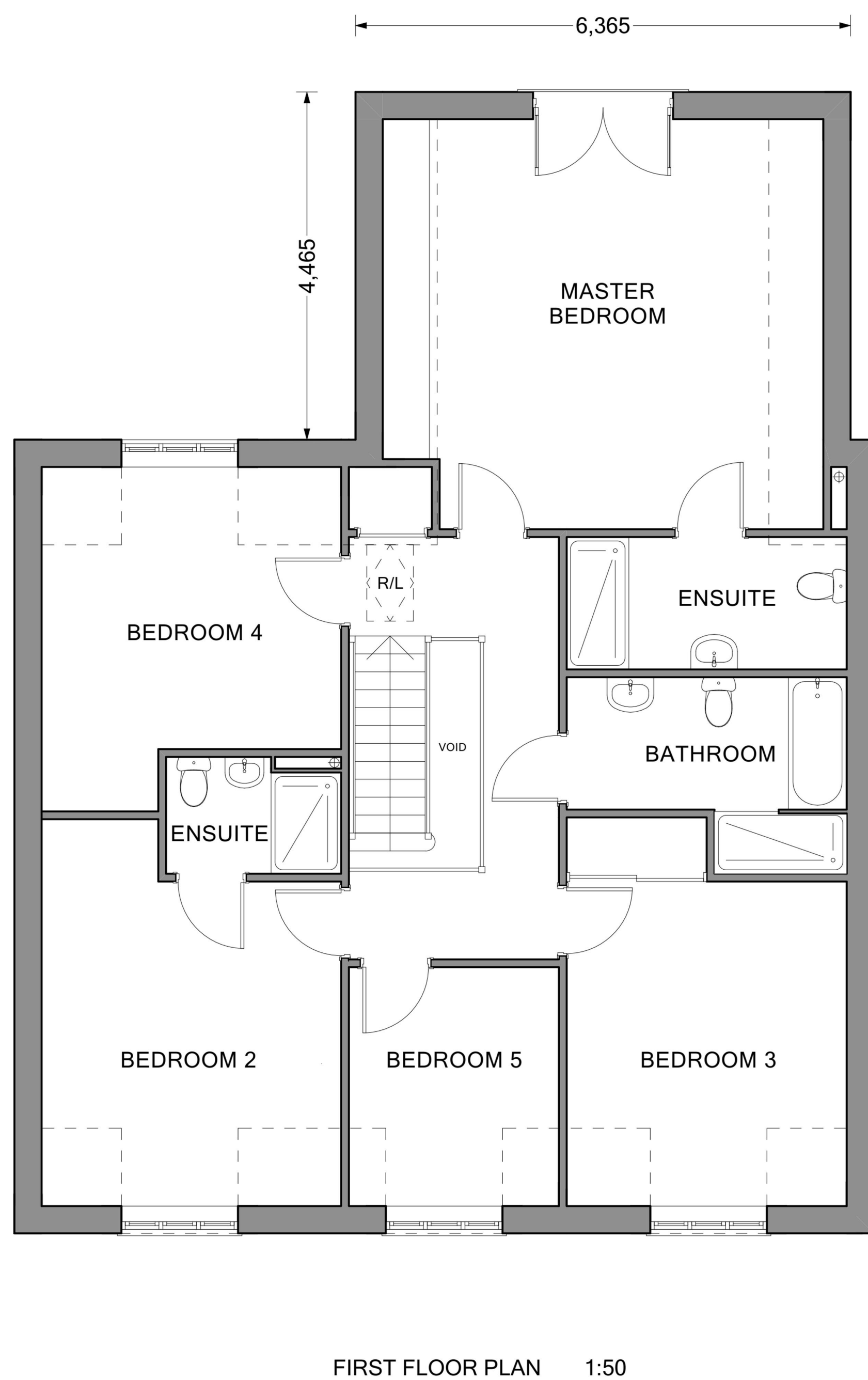
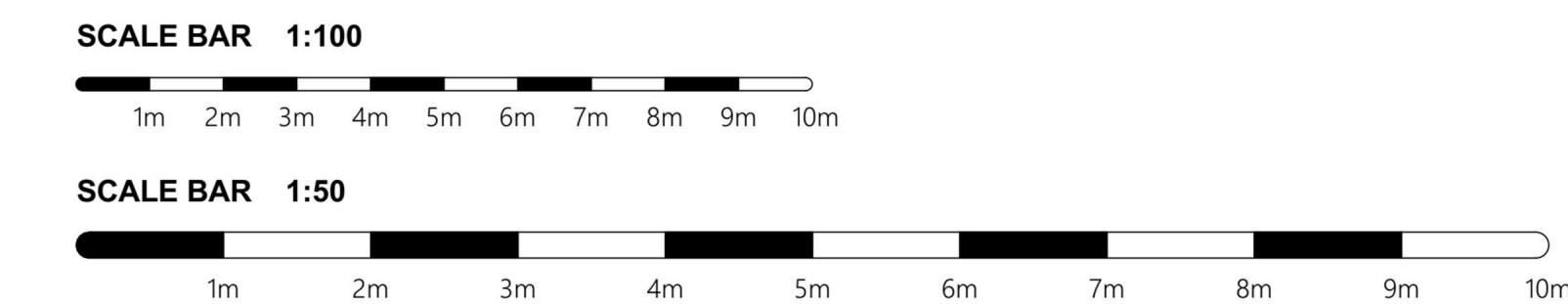
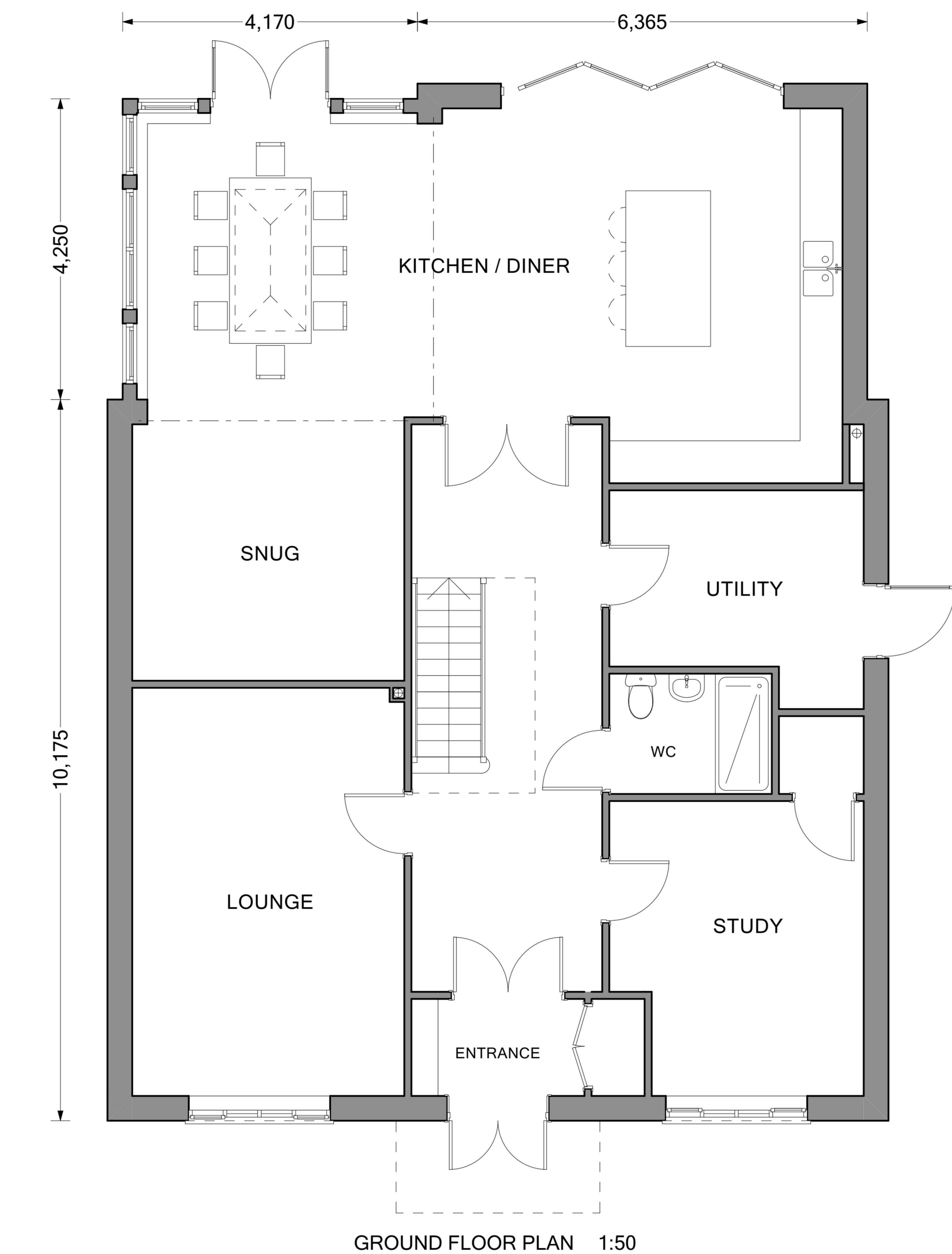
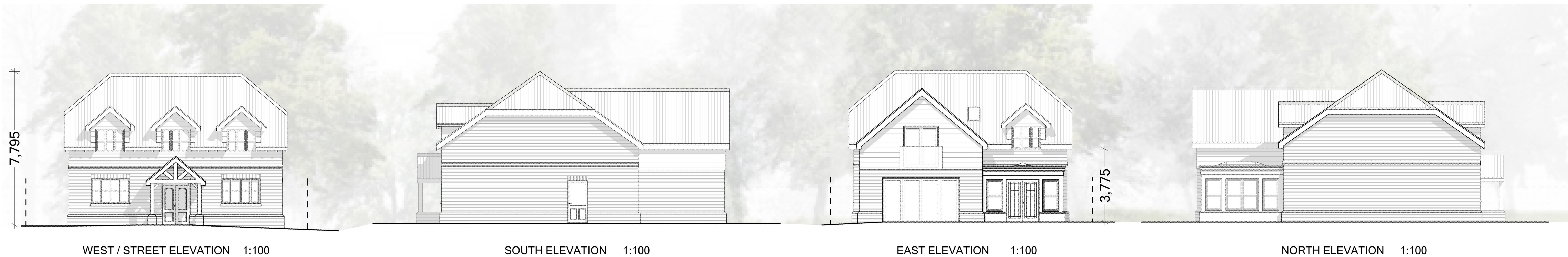
11/07/24	Rev	First Issue	Drawing title	EXISTING PLANS & ELEVATIONS	Drawn By	J. Fisk
Date	Rev	Description	Project	PROPOSED NEW DWELLINGS		
			Address	PIPPINS PLACE, HELMONS LANE CHELMSFORD ESSEX, CM2 8UW		
			Note	All Scales relate to A1 paper size		
					Drawing No.	Revision
					A549/01	



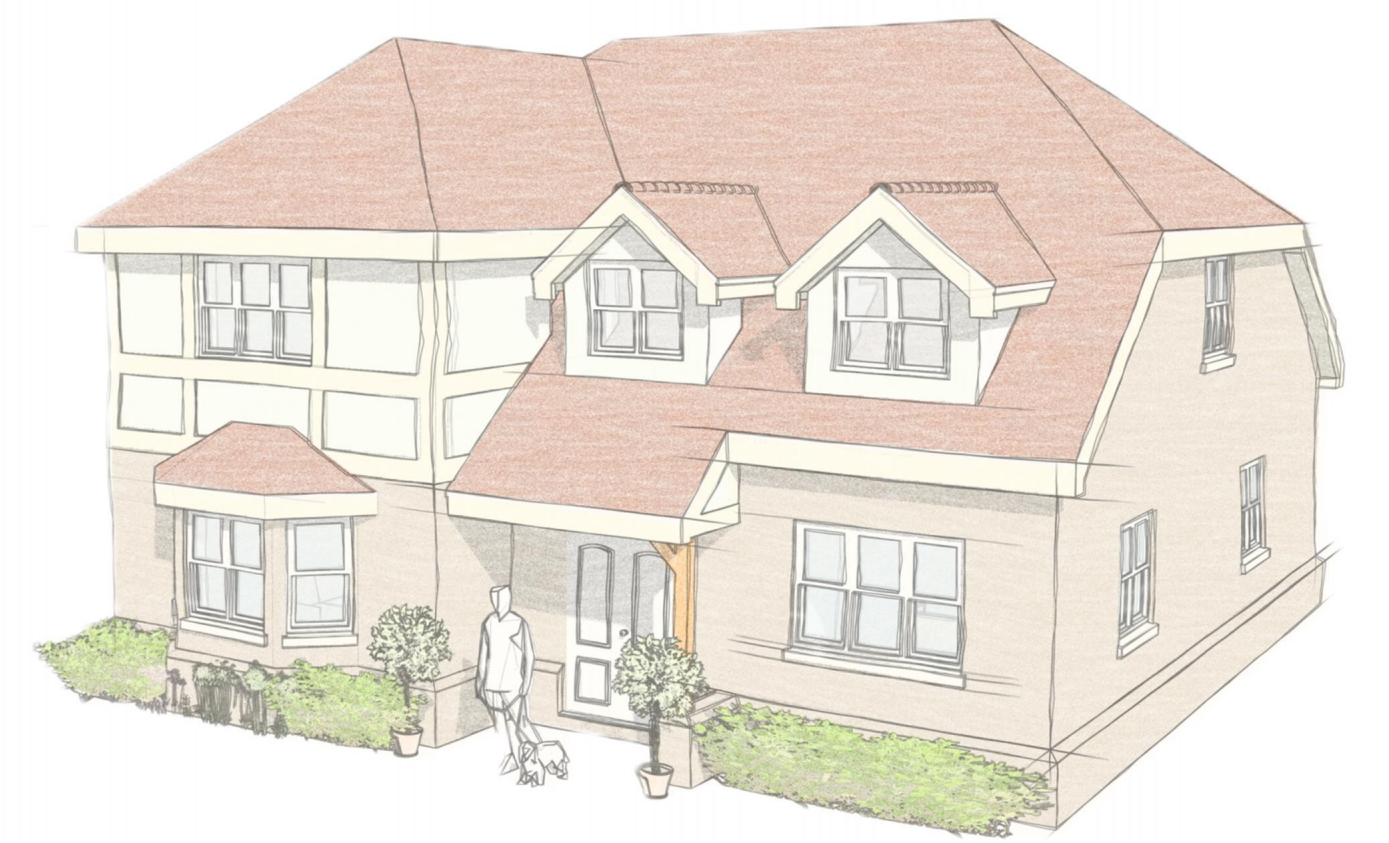
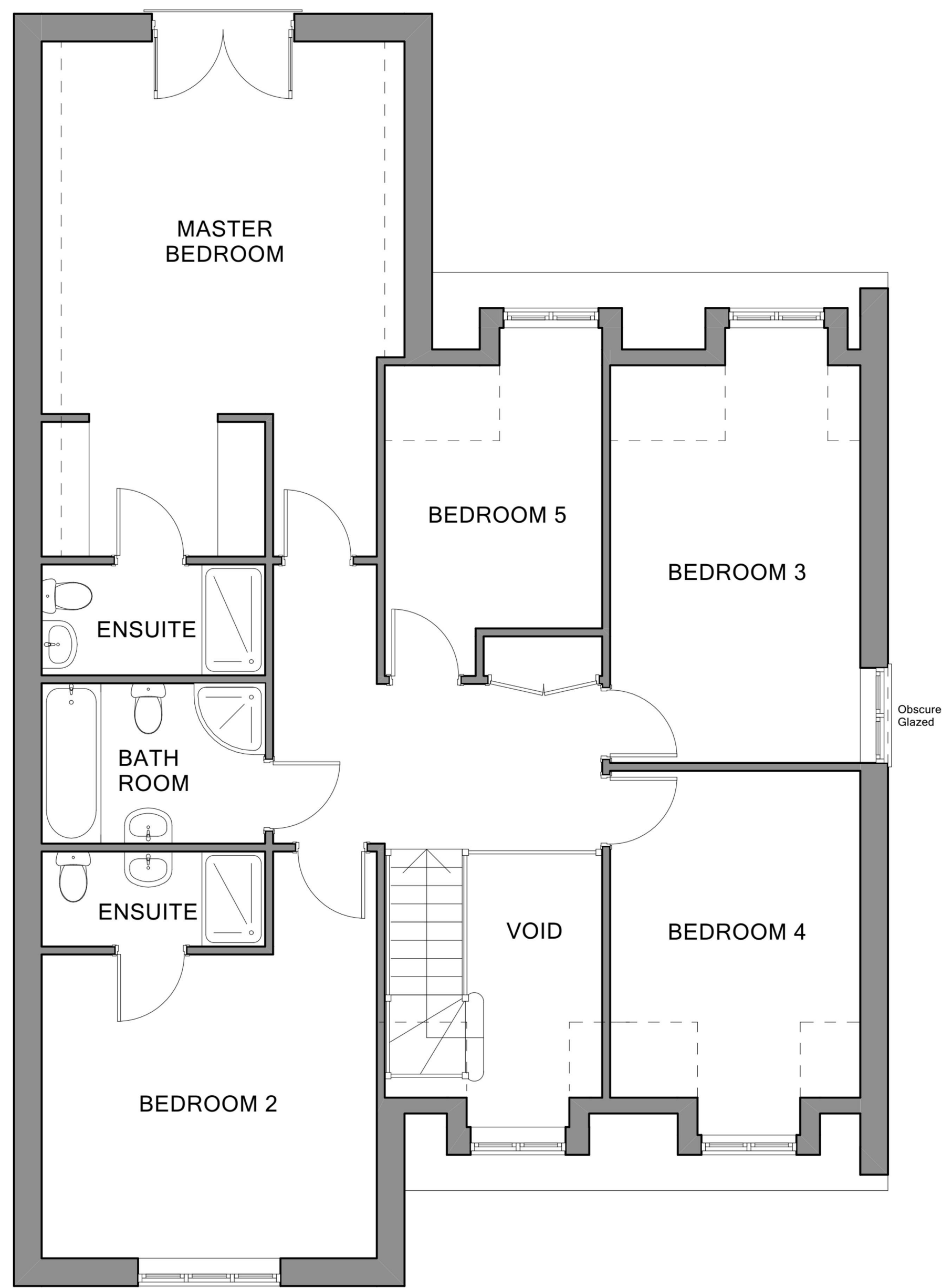
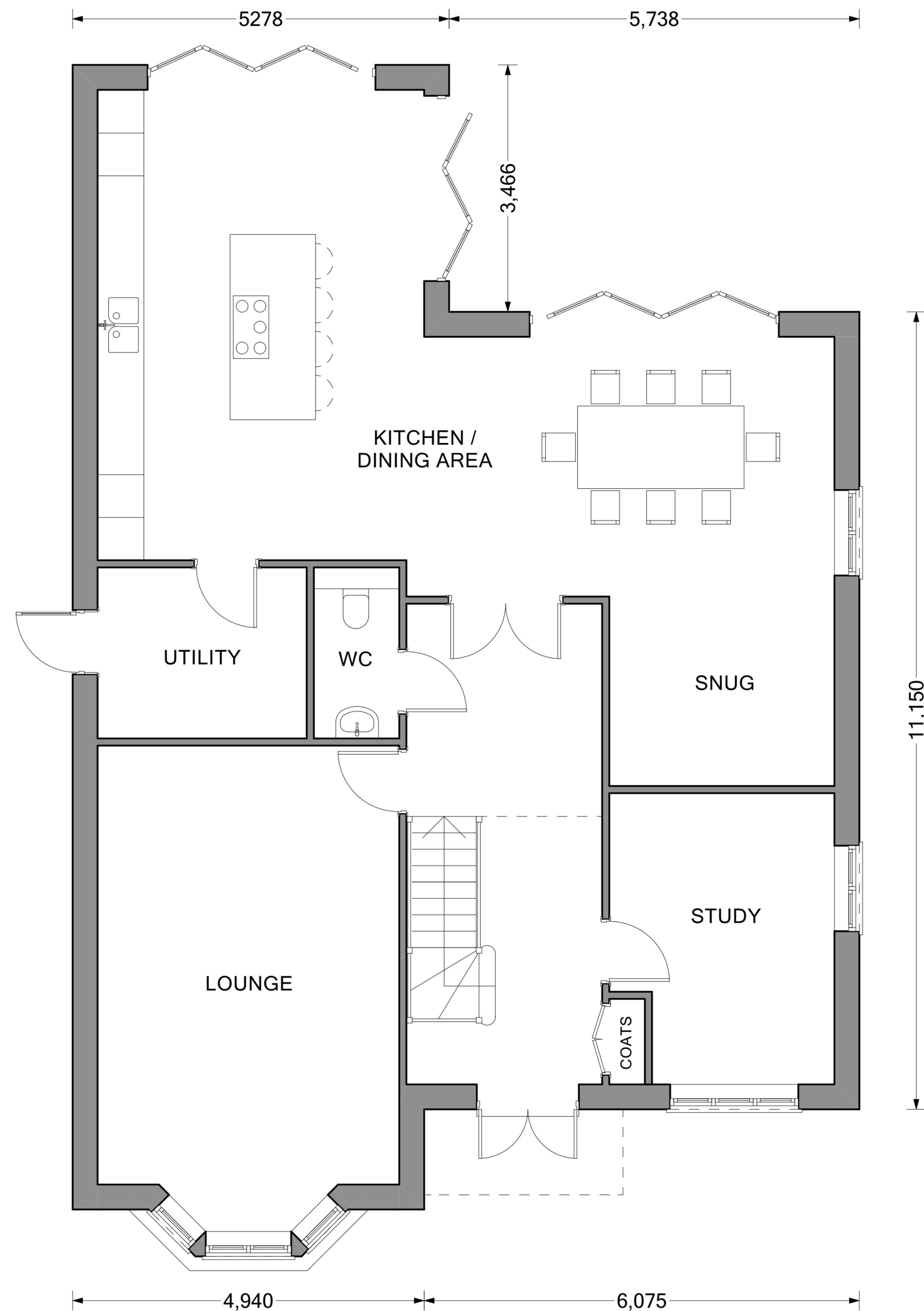


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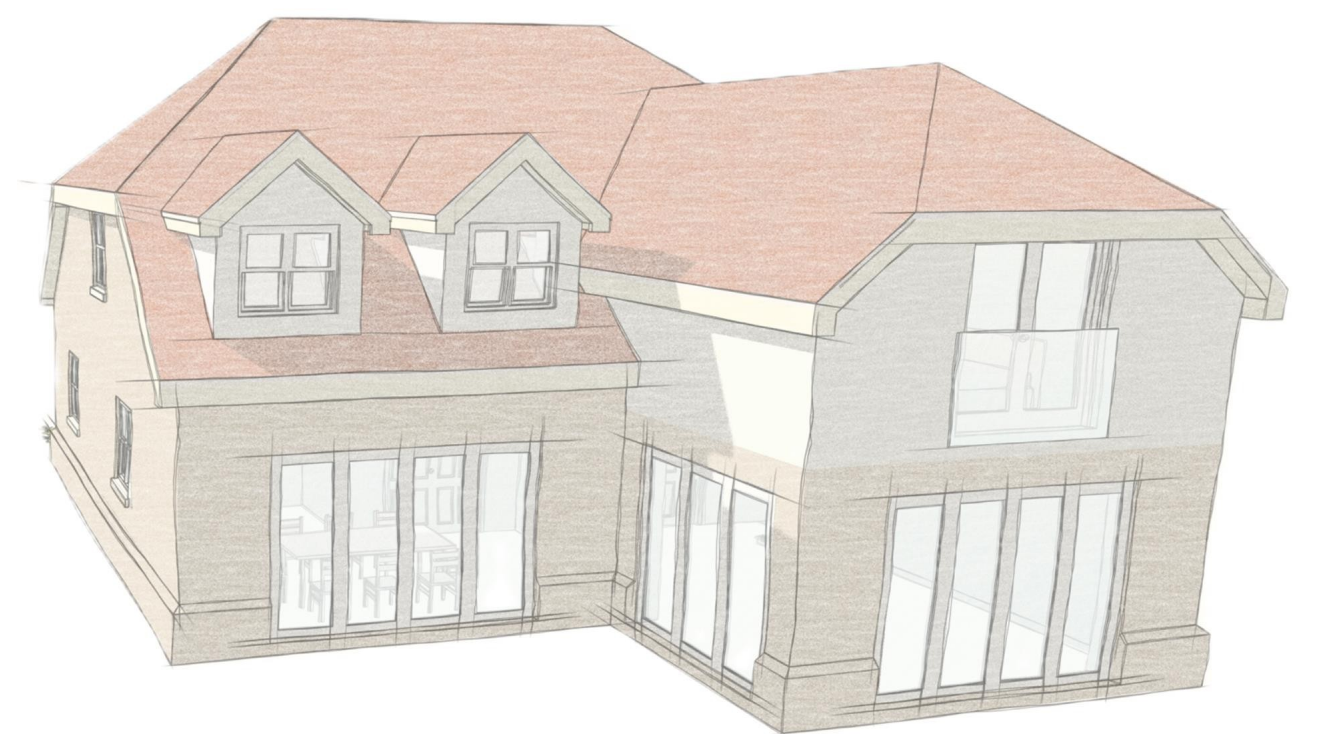
31/05/24	First Issue	Drawing title	EXISTING LOCATION & TOPOGRAPHICAL PLANS	Drawn By	J. Fisk
Date	Rev	Description	Project	Broadfield Homes	
			Address		
			PIPINS PLACE, HELMONS LANE CHELMSFORD ESSEX, CM2 8UW		
			Note	Drawing No.	Revision
			All Scales relate to A1 paper size	A549/02	



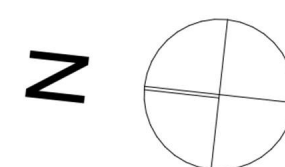
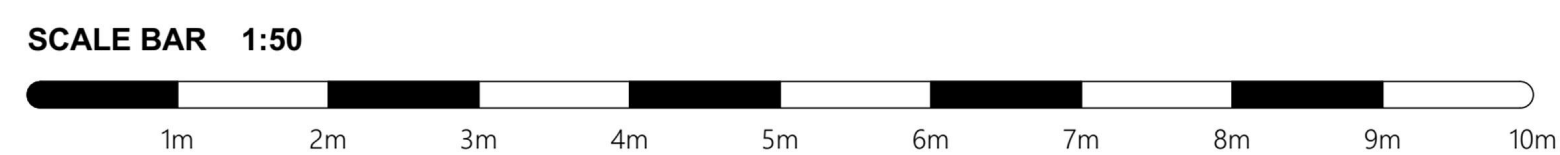
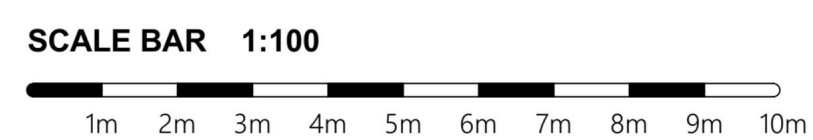
14/10/24	F	Finalised for Planning Application	Drawing title	HOUSE 1 - PROPOSED PLANS & ELEVATIONS	Drawn By	J. Fisk
01/10/24	E	Ridgeline reduced further front gable removed	Project	PROPOSED NEW DWELLINGS		
25/09/24	D	Reworked Design to Reduce Scale and Floor Area - 1st Draft	Address	PIPPINS PLACE, HELMONS LANE		
19/06/24	C	Alterations to Elevations and Internal Layout		CHELMSFORD		
13/06/24	B	Internal Layout & Revised Elevations		ESSEX, CM2 8UW		
23/05/24	A	Revisions to Massing & Height				
10/05/24		First Issue				
Date	Rev	Description	Note	All Scales relate to A1 paper size	Drawing No.	Revision
		© copyright			A549/03	F



FRONT PERSPECTIVE



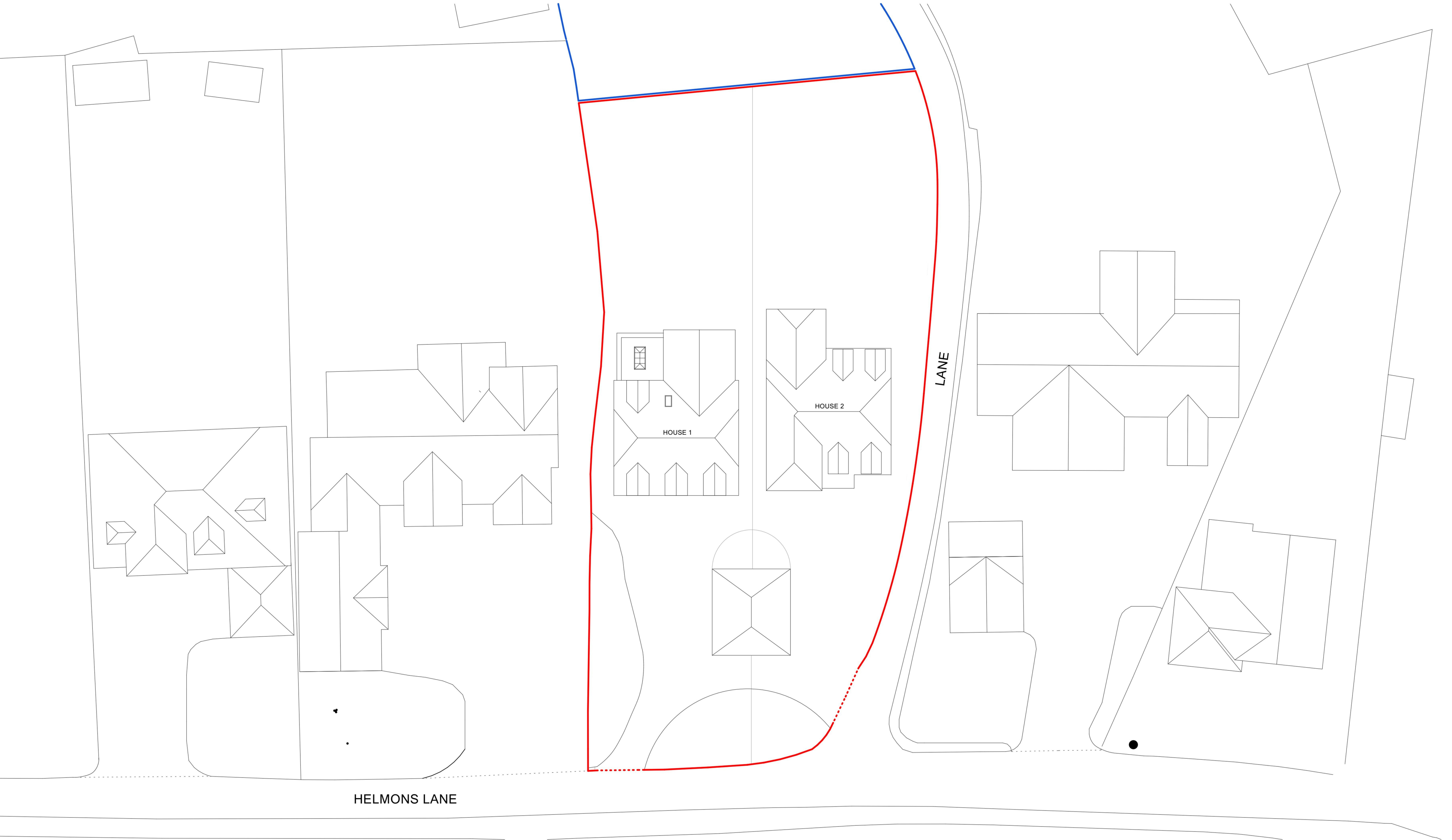
REAR PERSPECTIVE



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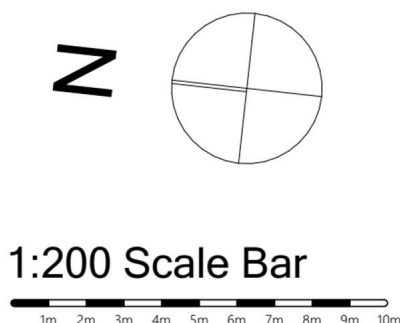
17/10/24	H	Various alterations and improvements - final revised planning issue	Drawing title	HOUSE 2 - PROPOSED PLANS & ELEVATIONS	Drawn By	J. Fisk
10/10/24	G	Ridge height lowered, rear dormer and eaves height alt; layout alt	Project	PROPOSED NEW DWELLINGS		
03/10/24	F	Reworked Design - Intro of hipped gable portion to front	Address	PIPPINS PLACE, HELMONS LANE		
27/09/24	E	Reworked Design - Reduction in Area, Height, Massing, Appearance		CHELMSFORD		
24/06/24	D	Alterations to Layout and Elevations		ESSEX, CM2 8UW		
22/06/24	C	Alterations to Elevations and Internal Layout				
13/06/24	B	Massing, Internal Layout & Revised Elevations				
Date	Rev	Description	Note	All Scales relate to A1 paper size		





PROPOSED BLOCK PLAN 1:200

NOTE: Please Refer to Drawing A549-06 Proposed Site Plan for Further Site Detail & Indicative Landscaping Proposal



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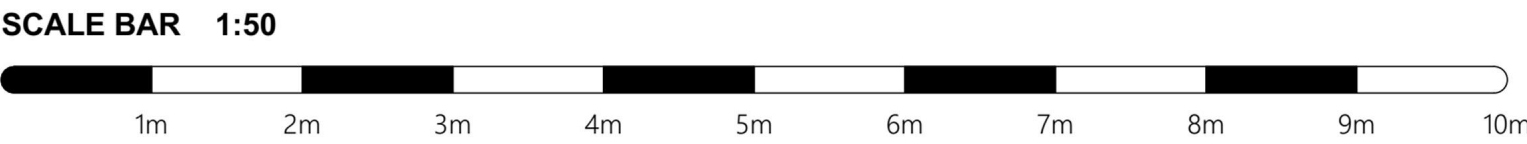
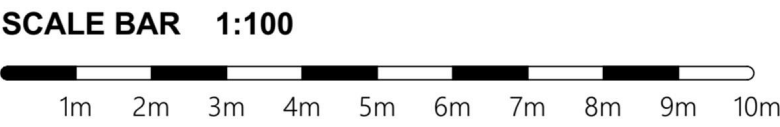
19/10/24	F	Updated to suit final rev drawings. Street Elev added, colour removed, landscaping moved to separate drawing
10/10/24	E	Updated to reflect revised proposals
26/06/24	D	Alteration to front landscaping to retain more trees
25/06/24	C	General updates, finalising landscaping layout
24/06/24	B	Updated to suit
24/05/24	A	Repositioning, new trees / hedges included
23/05/24		First issue
Date	Rev	Description © copyright

Drawing title	PROPOSED BLOCK PLAN
Project	PROPOSED NEW DWELLINGS
Address	PIPPINS PLACE, HELMONS LANE CHELMSFORD ESSEX, CM2 8UW
Note	All Scales relate to A1 paper size

Drawn By	J. Fisk
Drawing No.	Revision
A549/05	F



PROPOSED SITE PLAN 1:200



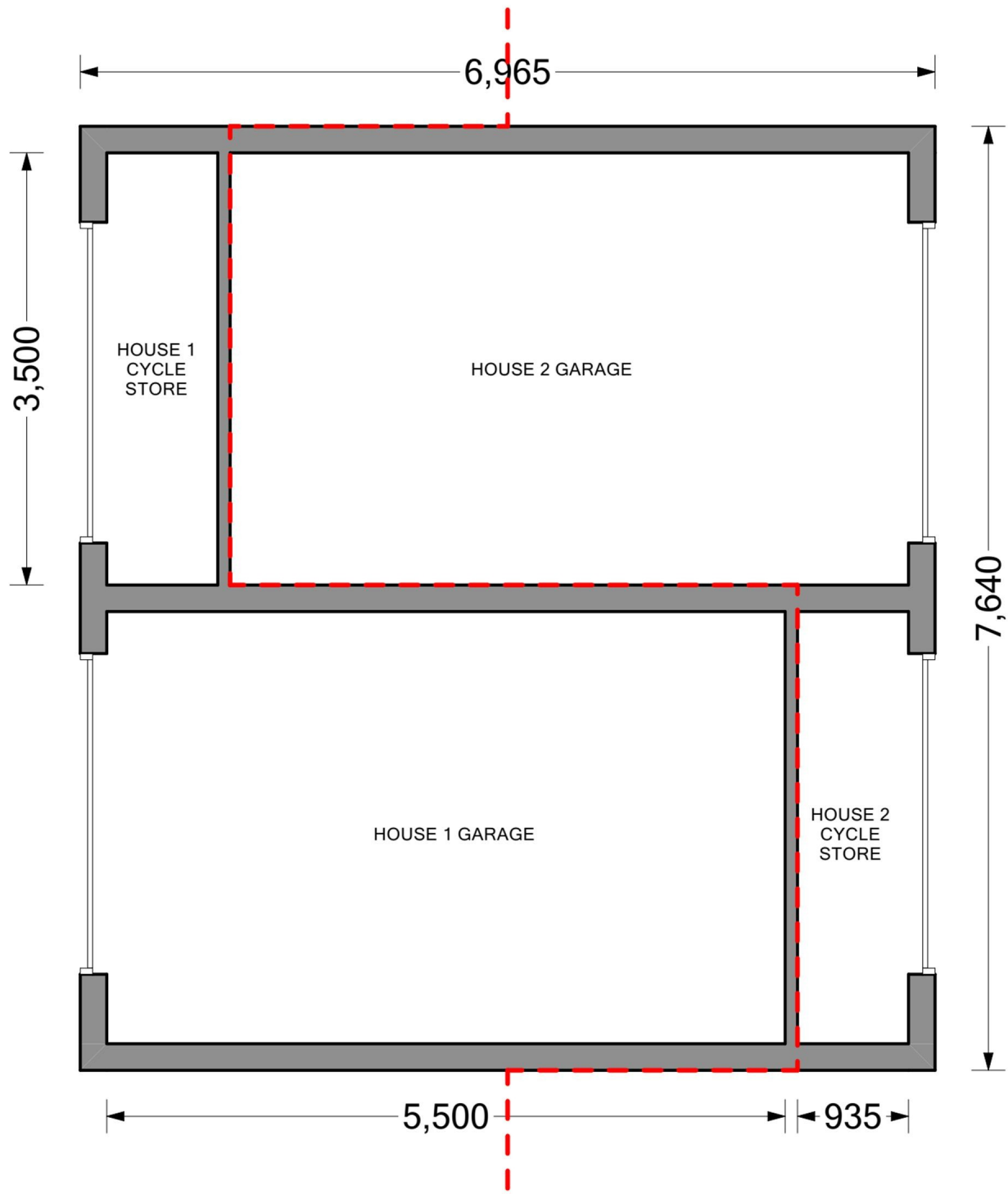
GARAGE SOUTH ELEVATION 1:100



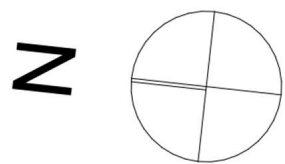
GARAGE NORTH ELEVATION 1:100



GARAGE WEST ELEVATION 1:100



GARAGE FLOOR PLAN 1:50



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18/10/24 10/10/24	A	Updated to suit final revised scheme First issue	Drawing title	PROPOSED SITE PLAN		Drawn By J. Fisk		
			Project	PROPOSED NEW DWELLINGS				
			Address	PIPPINS PLACE, HELMONS LANE CHELMSFORD ESSEX, CM2 8UW				
Date	Rev	Description	© copyright	Note	All Scales relate to A1 paper size		Drawing No. A549/06	Revision A

TREE SCHEDULE

TREE SCHEDULE							
No.	SPECIES	SPREAD	DIAMETER	HEIGHT	NOTE	RETAINED / REMOVED	DIA OVER 300mm (Incl individually in SSM)
T1	Palm	3.00	0.25	4.00		REMOVED	N
T2	S.Birch	6.00	0.15	10.00		RETAINED - OUTSIDE BOUNDARY	N/A
T3	S.Birch	10.00	0.30	14.00	Leaning	RETAINED - OUTSIDE BOUNDARY	N/A
T4	Hazel	7.00	0.27	4.00	Multi Bole	REMOVED	N
T5	Hazel	7.00	0.16	5.00	Coppice Bole	REMOVED	N
T6	Magnolia	8.00	0.3	5.00	Multi Bole	REMOVED	N
T7	F.Acacia	6.00	0.20	9.00	Indicative	RETAINED - OUTSIDE BOUNDARY	N/A
T8	Pine	7.00	0.35	13.00	Indicative	RETAINED - OUTSIDE BOUNDARY	N/A
T9	Oak	22.00	1.00	18.00		RETAINED - OUTSIDE BOUNDARY	N/A
T10	Unknown	12.00	0.80	12.00		RETAINED - OUTSIDE BOUNDARY	N/A
T11	Pine	6.00	0.28	10.00		RETAINED - WITHIN BOUNDARY	N
T12	Cypress	10.00	0.60	18.00		RETAINED - WITHIN BOUNDARY	Y
T13	Cypress	8.00	0.34	16.00		RETAINED - WITHIN BOUNDARY	Y
T14	Cypress	5.00	0.27	11.00		RETAINED - WITHIN BOUNDARY	N
T15	Yew	5.00	0.14	4.00		RETAINED - WITHIN BOUNDARY	N
T16	Pine	3.50	0.16	5.00		RETAINED - WITHIN BOUNDARY	N
T17	Oak	17.00	1.00	16.00		RETAINED - OUTSIDE BOUNDARY	N/A
T18	Unknown	4.50	0.16	4.00		REMOVED	N
T19	S.Birch	7.00	0.40	10.00	Multi Bole	RETAINED - OUTSIDE BOUNDARY	N/A
T20	Cypress	11.00	0.70	14.00		RETAINED - OUTSIDE BOUNDARY	N/A
T21	Cypress	11.00	0.57	14.00		RETAINED - OUTSIDE BOUNDARY	N/A
T22	Oak	20.00	0.70	17.00		RETAINED - OUTSIDE BOUNDARY	N/A
T23	Poplar	18.00	0.70	22.00		RETAINED - OUTSIDE BOUNDARY	N/A
T24	Poplar	14.00	0.60	21.00		RETAINED - OUTSIDE BOUNDARY	N/A
T25	Willow	17.00	1.00	18.00		RETAINED - OUTSIDE BOUNDARY	N/A
T26	Oak	7.00	0.27	7.00	Holm	RETAINED - WITHIN BOUNDARY	N
T27	Pine	7.00	0.18	6.00		RETAINED - OUTSIDE BOUNDARY	N/A
T28	Unknown	6.00	1.00	5.00	Multi Bole	RETAINED - OUTSIDE BOUNDARY	N/A
T29	Unknown	3.00	0.20	4.00		RETAINED - OUTSIDE BOUNDARY	N/A
T30	Unknown	8.00	0.27	7.00	Leaning	REMOVED	N
T31	Laurel	8.00	0.10	4.00	Multi Bole	RETAINED - WITHIN BOUNDARY	N
T32	Willow	15.00	0.50	12.00		RETAINED - OUTSIDE BOUNDARY	N/A
T33	Unknown	4.00	0.18	3.00		RETAINED - WITHIN BOUNDARY	N
T34	Laurel	6.00	0.27	3.00	Coppice Bole	RETAINED - WITHIN BOUNDARY	N
T35	Unknown	10.00	0.28	6.00	Multi Bole	RETAINED - OUTSIDE BOUNDARY	N/A
T36	Unknown	5.00	0.30	5.00	Multi Bole	RETAINED - OUTSIDE BOUNDARY	N/A
HEDGES							
No.	SPECIES	Av. WIDTH	LENGTH	HEIGHT	NOTE	RETAINED / REMOVED	
H1	Hornbeam	1.00	3.80	4.00		RETAINED - WITHIN BOUNDARY	Y
H2	Hornbeam & Cypress	1.50	7.00	4.00		RETAINED - WITHIN BOUNDARY	Y
H3	Cherry Laurel	2.50	15.00	3.50	(To be reduced in width)	RETAINED - WITHIN BOUNDARY	Y
H4	Blackberry	2.50	2.50	3.00	(To be reduced in width)	RETAINED - WITHIN BOUNDARY	Y
H5	Cherry Laurel	3.00	5.20	3.50	(To be reduced in width)	RETAINED - WITHIN BOUNDARY	Y
H6	Tree of Heaven	4.00	4.30	3.50	(To be reduced in width)	RETAINED - WITHIN BOUNDARY	Y
H7	Hornbeam & Hazel	2.00	13.50	4.50		RETAINED - WITHIN BOUNDARY	Y
H8	Common Hazel	3.00	8.50	3.50		RETAINED - WITHIN BOUNDARY	Y

TREE LEGEND

