

Planning Committee Agenda

9 February 2021 at 6pm

Remote Meeting

Membership

Councillor J A Sosin (Chair)

and Councillors

L Ashley, H Ayres, S Dobson, J Frasca, P Hughes, R J Hyland,
R Lee, L A Millane, G H J Pooley, R J Poulter, T E Roper,
E Sampson, C Shaw and I Wright

Local people are welcome to attend this meeting remotely, where your elected Councillors take decisions affecting YOU and your City. There is also an opportunity to ask your Councillors questions or make a statement. These have to be submitted in advance and details are on the agenda page. If you would like to find out more, please telephone Brian Mayfield in the Democracy Team on Chelmsford (01245) 606923 email brian.mayfield@chelmsford.gov.uk

PLANNING COMMITTEE

9 February 2021

AGENDA

1. CHAIR'S ANNOUNCEMENTS
2. ATTENDANCE AND APOLOGIES FOR ABSENCE
3. DECLARATIONS OF INTEREST

All Members are reminded that they must disclose any interests they know they have in items of business on the meeting's agenda and that they must do so at this point on the agenda or as soon as they become aware of the interest. If the interest is a Disclosable Pecuniary Interest they are also obliged to notify the Monitoring Officer within 28 days of the meeting.

4. MINUTES

To consider the minutes of the meeting on 12 January 2021

5. PUBLIC QUESTION TIME

Any member of the public may ask a question or make a statement at this point in the meeting, provided that they have been invited to participate in this meeting and have submitted their question or statement in writing and in advance. Each person has two minutes and a maximum of 15 minutes is allotted to public questions/statements, which must be about matters for which the Committee is responsible. The Chair may disallow a question if it is offensive, substantially the same as another question or requires disclosure of exempt or confidential information. If the question cannot be answered at the meeting a written response will be provided after the meeting.

Where an application is returning to the Committee that has been deferred for a site visit, for further information or to consider detailed reasons for refusal, those who spoke under public questions at the previous meeting may not repeat their questions or statements.

Any member of the public who wishes to submit a question or statement to this meeting should email it to committees@chelmsford.gov.uk 24 hours before the start time of the meeting. All valid questions and statements will be published with the agenda on the website at least six hours before the start time and will be responded to at the meeting. Those who have submitted a valid question or statement will be entitled to put it in person at the meeting, provided they have indicated that they wish to do so and have submitted an email address to which an invitation to join the meeting and participate in it can be sent.

6. LAND ADJACENT TO 4 JAMES CROFT, GALLEYWOOD, CHELMSFORD – 20/01249/FUL

7. PLANNING APPEALS

MINUTES
of the
PLANNING COMMITTEE
held on 12 January 2021 at 6:00pm

Present:

Councillor J A Sosin (Chair)

Councillors L Ashley, H Ayres, S Dobson, J Frasca, P Hughes, R Hyland,
L Lardge, R Lee, L Millane, G H J Pooley, R J Poulter, T E Roper, C Shaw
and I Wright

Also present: Councillors M J Mackrory and J A Potter

1. Chair's Announcements

For the benefit of the public, the Chair explained the arrangements for the meeting.

2. Attendance and Apologies for Absence

The attendance of those present was confirmed. Apologies for absence had been received from Councillor E Sampson, who had appointed Councillor J Lardge as her substitute.

3. Declarations of Interest

All Members are reminded that they must disclose any interests they knew they had in items of business on the meeting's agenda and that they must do so at this point on the agenda or as soon as they became aware of the interest. If the interest was a Disclosable Pecuniary Interest they were also obliged to notify the Monitoring Officer within 28 days of the meeting. Any declarations are recorded in the relevant minute below.

4. Minutes

The minutes of the meeting on 1 December 2020 were confirmed as a correct record.

5. Public Question Time

A statement had been received from a ward councillor on behalf of two residents in respect of Item 8. Details are recorded under the Minute number 8 below.

6. Site at Ash Tree Farm, Bishops Stortford Road, Roxwell, Chelmsford – 19/02123/OUT

(M6, PL23, 2020) At its meeting on 3 November 2020 the Committee had been minded to approve application 19/02123/OUT in respect of the site at Ash Tree Farm, Bishops Stortford Road, Roxwell, contrary to the recommendation of officers that the application be refused. It had deferred the application to enable officers to report to a future meeting on conditions that could be attached to any grant of planning permission for the development.

A Green Sheet of additional information containing the comments of a local resident and business owner and a letter of representation from the applicant's solicitor had been circulated to the Committee before the meeting.

There was extensive discussion on the application. Several members who had expressed the view at the previous meeting that the application should be granted said that, having considered the matter further, they were now of the opposite view. Their reasons for this varied but included the precedent that would be set by going against, for inadequate reasons a policy in the recently adopted Local Plan and that the development would encroach on green field land. Other members reiterated opinions expressed at the previous meeting in opposing the application and referred to the loss of a rural employment site; the harm the proposed development would do to the countryside; that the development was not sustainable development; and the view that the suggested conditions would not make good what was otherwise a poor application.

On being put to the vote, it was

RESOLVED that application 19/02123/OUT in respect of the site at Ash Tree Farm, Bishops Stortford Road, Roxwell be refused for the reasons set out in the report to the meeting on 3 November 2020.

(6.07pm to 6.38pm)

7. Land Adjacent to 4 James Croft, Galleywood, Chelmsford – 20/01249/FUL

(M7, PL27, 2020) At its meeting on 1 December 2020 the Committee had deferred for a site visit consideration of an application for the construction of a single detached house on land adjacent to 4 James Croft, Galleywood. Owing to the latest restrictions on movement and public gatherings, however, it had not been possible to hold that visit and the Committee was asked whether it wished to determine the application without a visit. Councillor R Hyland declared a non-pecuniary interest in this item and took no part on its consideration.

After discussion, the Committee felt that further information was needed to enable an informed decision to be made. It decided to defer the application to the next meeting in the hope that drone footage of the site and its context could be obtained if a site visit was not possible.

RESOLVED that application 20/01249/FUL in respect of 4 James Croft, Galleywood, Chelmsford be deferred until the next meeting.

(6.38pm to 7.00pm)

8. Land at 210 Hullbridge Road, South Woodham Ferrers, Chelmsford – 20/01156/FUL

The Committee considered an application for the construction of three residential dwellings on land at 210 Hullbridge Road, South Woodham Ferrers and the provision of an enlarged road access and ancillary ground works. A Green Sheet containing an additional proposed condition had been circulated to the Committee before the meeting.

A statement from a local ward councillor, on behalf of local residents, was read out. They were concerned about the proximity of part of the development to their property, which they felt contravened standards in the Making Places Supplementary Planning Document, and the overbearing effect this would have; the effect on drainage caused by the removal of a willow tree; the impact on wildlife; and the questionable need for further large properties in the area.

Responding to those points and questions from the Committee, planning officers informed members that:

- the distances between the rears of the proposed and existing properties complied with the relevant standards;
- the height of the new houses would be between 7.8m and 8.8 m, not the 11m referred to by the residents in their representation;
- there were no set standards for side-to-side distances between properties;
- the willow tree was not protected and therefore could be removed. The flood risk assessment took account of that;

- an ecological survey of the site had not revealed the presence of protected species of wildlife;
- there was a mix of property types in the area, including several other large properties; and
- there would be no harm to the protected trees on the site.

Whilst some members regarded the proposals as overdevelopment which would have an overbearing effect on adjacent properties, the majority of the Committee's members had no objection to the application.

RESOLVED that application 20/01156/FUL in respect of land at 210 Hullbridge Road, South Woodham Ferrers, Chelmsford be approved, subject to the conditions set out in the report to the meeting and the additional condition on the Green Sheet.

(7.00pm to 7.35pm)

9. No. 9 Butlers Close, Broomfield, Chelmsford – 20/01587FUL

The Committee considered an application for internal alterations, the provision of a rear facing dormer, rooflights and a single storey extension to 9 Butlers Close, Broomfield.

In response to questions from members, the Committee was informed that

- the proposed roof lights and dormer window were permitted development; and
- other properties in the area had flat roofs; the Village Design Statement references looked at the site's context, and that the provision of a flat roof extension would not be contrary to Development Plan policies, which were more relevant and carried more weight, and the application could not be reasonably refused on that basis.

RESOLVED that application 20/01587/FUL in respect of 9 Butlers Close, Broomfield, Chelmsford be approved, subject to the conditions set out in the report to the meeting.

(7.35pm to 7.51pm)

10. Planning Appeals

RESOLVED that the information on appeal decisions between 17 November to 18 December 2020 be noted.

The meeting closed at 7.52pm

Chair

PLANNING POLICY BACKGROUND INFORMATION

The Chelmsford Local Plan 2013 – 2036 was adopted by Chelmsford City Council on 27th May 2020. The Local Plan guides growth and development across Chelmsford City Council's area as well as containing policies for determining planning applications. The policies are prefixed by 'S' for a Strategic Policy or 'DM' for a Development Management policy and are applied across the whole of the Chelmsford City Council Area where they are relevant. The Chelmsford Local Plan 2013-2036 carries full weight in the consideration of planning applications.

SUMMARY OF POLICIES REFERRED TO IN THIS AGENDA

- DM23** Policy DM23 - High Quality & Inclusive Design - 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.
- DM25** Policy DM25 - Sustainable Buildings - All new dwellings and non-residential buildings shall incorporate sustainable design features to reduce carbon dioxide and nitrogen dioxide emissions and the use of natural resources. New dwellings and non-residential buildings shall provide convenient access to electric vehicle charging point infrastructure.
- DM26** Policy DM26 - Design Specification for Dwellings - All new dwellings (including flats) shall have sufficient privacy, amenity space, open space, refuse and recycling storage and shall adhere to the Nationally Described Space Standards. These must be in accordance with Appendix B. All houses in multiple occupation shall also provide sufficient communal garden space, cycle storage, parking and refuse and waste storage.
- DM27** Policy DM27 - Parking Standards - The Council will have regard to the vehicle parking standards set out in the Essex Parking Standards - Design and Good Practice (2009) or as subsequently amended when determining planning applications.
- DM29** Policy DM29 - Protecting Living & Working Environments - 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. Development must also avoid unacceptable levels of polluting emissions, unless appropriate mitigation measures can be put in place and permanently maintained.

VILLAGE DESIGN STATEMENTS

VDS: Sets out the local community's view on the character and design of the local area. New development should respect its setting and contribute to its environment.

NATIONAL PLANNING POLICY FRAMEWORK

The National Planning Policy Framework (NPPF) was published in February 2019. It replaces the first NPPF published in March 2012 and almost all previous national Planning Policy Statements and Planning Policy Guidance, as well as other documents.

Paragraph 1 of the NPPF sets out the Government's planning policies for England and how these should be applied. Paragraph 2 confirms that planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The NPPF is a material consideration in planning decisions and should be read as a whole.

Paragraph 7 says that the purpose of the planning system is to contribute to the achievement of sustainable development. Achieving sustainable development meant that the planning system has three overarching objectives; an economic objective; a social objective; and an environmental objective. A presumption in favour of sustainable development is at the heart of the Framework.

The presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making. Where a planning application conflicts with an up-to-date development plan, permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.



Planning Committee
9th February 2021

Application No	:	20/01249/FUL Full Application
Location	:	Land Adjacent 4 James Croft Galleywood Chelmsford Essex
Proposal	:	Construction of a single detached dwelling
Applicant	:	Mr & Mrs B & J Jarvis Jarvis Developments
Agent	:	Mr Keith Reynolds
Date Valid	:	6th August 2020

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Appendices:

Appendix 1	Consultations
Appendix 2	Drawings

1. Executive summary

- 1.1. The application was previously considered at the 12 January 2021 and 1 December 2020 Planning Committees. The application was deferred on the 1 December 2020 meeting for a Committee Members' site visit to be undertaken. Due to the coronavirus (COVID-19) lockdown restrictions it was not possible to undertake the Committee site visit. The application was then deferred at the 12 January 2021 to allow time for drone footage of the site to be provided by the applicant if that were possible. Unfortunately, due to coronavirus restrictions and privacy rules the applicant has advised that it is not possible for them to provide drone footage.
- 1.2. The applicant has provided a larger scale block plan which more clearly shows the gap between the proposed house and the neighbouring property, No. 4; including the access to the rear garden, and has also confirmed that the soil and vent pipe will be located internally and not externally along this side elevation, a condition (condition 16) has been attached for this purpose. A copy of this larger scale block plan (S 04) is attached to the agenda papers.
- 1.3. The application is referred to the Planning Committee at the request of a local ward member so that the impacts of the proposal with regards to the street scene, highways and overdevelopment can be considered by the Planning Committee.
- 1.4. The site is located within the Defined Settlement of Galleywood and is a parcel of land that originally formed part of the rear garden of No. 84 Well Lane, which is immediately to the south. The land lies immediately to the side (east) of No. 4 James Croft. The long rear garden of No. 82 Well Lane lies immediately to the east of the site.
- 1.5. The proposed development would have an acceptable design and would have a visually acceptable relationship with the design and character and appearance of the local area.
- 1.6. The proposal by virtue of its design, siting, size, scale and form, in combination with the side windows to No. 4 serving non-habitable rooms, together with the proposal having an acceptable back to back distance relationship; means that the proposed development would not adversely affect the amenity of any nearby or neighbouring residential properties.
- 1.7. The proposed development would meet the development standards contained within the Chelmsford Local Plan, would have a safe vehicular access from the highway and would provide sufficient off-street parking provision in accordance with adopted policy requirements.
- 1.8. Approval is recommended.

2. Description of site

- 2.1. James Croft is a cul-de-sac of seven detached properties which is accessed from Well Lane. The dwellings along James Croft are all detached with each having either a single or double garage. The houses are purposefully sited and arranged with shallow back gardens, with spaces in between.
- 2.2. The houses were all constructed at the same time and have a mock Georgian design and form. The houses are wide and are either constructed from red or yellow brick.
- 2.3. The site is immediately to the east of No. 4 James Croft. Immediately to the north of the application site is the private access drive to No. 8 James Croft which is to the north east.

- 2.4. To the south is No. 84 Well Lane. The site was formerly part of the rear garden to No. 84. The houses along Well Lane front the highway and have long, rectangular shaped back gardens.
- 2.5. There are four side windows in the eastern (side) elevation of No. 4 James Croft. At ground floor there are three windows which serve the downstairs cloakroom, kitchen and conservatory and at first floor the window serves the bathroom.

3. Details of the proposal

- 3.1. The proposed development would construct one detached dwelling with two off-street parking spaces to the front (north) with a rectangular shaped garden to the rear (south).
- 3.2. The proposed dwelling would have a rectangular shaped footprint with a small front central gable feature. The dwelling would have a depth of 9.2m and width of 6.5m. It would have a gable-ended roof design with a ridge parallel to the highway. It would have a ridge height of 8.3m.
- 3.3. To the rear the house would have a rectangular shaped garden, this would have access from the front by a path on the site which runs along the western side of the dwelling (between the proposed dwelling and No. 4 James Croft).
- 3.4. Two side windows are proposed i, one on each elevation. These serve the first-floor bathroom and intermediate landing respectively.

4. Other relevant applications

- 4.1. 05/01930/FUL – Refused 25th November 2005
Erection of a detached house with integral garage
- 4.2. 20/00606/FUL – Application Withdrawn 18th June 2020
Proposed new dwelling with integral garage

5. Summary of consultations

- 5.1. The following were consulted as part of the application:
 - Public Health & Protection Services
 - Essex County Council Highways
 - Galleywood Parish Council
 - Local residents
- 5.2. Full details of consultation responses are set out in appendix 1.
- 5.3. Public health and Protection Services state that this 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).
- 5.4. Essex County Council Highways have no objection subject to conditions relating to a construction method statement, use of unbound material, no discharge of surface water into the highway, provision of parking spaces, provision of cycle parking, provision of Travel Information Packs.
- 5.5. Galleywood Parish Council object to the application on the following grounds:
 - Overbearing to the proportions of the site

- Potential overlooking to the neighbouring properties
- Potential overshadowing of No. 4 James Croft to the rear as it would cut across the 45-degree line of available light
- Not in-keeping with the street scene. The design does not appear to meet with the original development brochure stating that the area to be a development of 4/5 bedroom houses of Queen Anne and Georgian design
- The proposal does not appear to provide adequate parking space to the front of the property to allow for utility bin storage nor cycle parking
- The proposal does not appear to provide adequate vehicular turning space for entry and exit (less than the 6m regulation)
- No installation of a vehicle charging point has been included
- The Parish Council Committee are aware of an easement which covers the entry and exit point of the application site which does not appear to have been addressed
- The access to the development and existing neighbouring houses is off a private access authority would be required
- Concerns over materials being brought to the site
- Concerns over impaired emergency vehicle access

5.6. Fifteen representations have been received objecting to the proposal. The objections are broadly based on the following grounds:

- Not in-keeping with the design of other properties within James Croft
- The size is not the same as other properties within James Croft
- Uncharacteristically close to No. 4 James Croft
- The plot is half the width of the other plots
- Inadequate off-street parking with limited availability of on-street parking in the cul-de-sac and difficult access via the shared private drive
- No garage proposed
- Overbearing to the occupiers of No. 4 James Croft and No. 84 Well Lane
- Juvenile slow worms seen on the street
- Potential damage to the private drive to No. 8 James Croft during construction
- Previous planning permission was refused on the site for a detached dwelling, no changes between the proposal under consideration and previous refusal
- Overbearing and potential overlooking of the rear garden of No. 4
- No details provided about the trees on the site boundary with No. 4
- Loss of sunlight for No 10 (to the north)
- No site notice posted

6. Planning considerations

Main Issues

6.1. The main issues are whether:

- The proposal would have an acceptable design, character, appearance, siting and form in the context of the surrounding area
- The proposal would have an acceptable relationship with all nearby and neighbouring residential properties
- The proposal would provide safe and sufficient vehicular access and off-street parking provision

Design, Character, Appearance and Layout

- 6.2. Chapter 12 of the National Planning Policy Framework (NPPF) (2019) sets out the objectives towards achieving well-designed places. Paragraph 127(a) of the NPPF states that planning decisions should ensure that developments will “function well and add to the overall quality of the area”. Paragraph 127(c) of the NPPF states that planning decisions should ensure that developments amongst other matters “are sympathetic to local character and history, including the surrounding built environment and landscape setting”. Paragraph 127(d) of the NPPF states that planning decisions should ensure that developments “establish or maintain a strong sense of place, using the arrangement of street, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit”.
- 6.3. Chelmsford Local Plan Policy DM23 relates to high quality and inclusive design. This Policy 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. The proposed detached dwelling would have a gabled roof form with a two-storey centralised front gable feature. Amendments have been made during the lifetime of the application to the design of the front elevation of the proposal.
- 6.5. The proposal would be constructed from similar materials to those within the street and has been designed to take architectural cues and references from the design of other houses within James Croft such as the two-storey front gable. The design, though narrower than the other houses within the cul-de-sac, would respect and be compatible with the character and appearance of the area in which it is located.
- 6.6. The design of the house is acceptable and the building would fit comfortably within the existing street scene and complies with policy DM23.

Neighbour Amenity and Development Standards

- 6.7. Chelmsford Local Plan Policy DM29 relates to protecting living and working environments (neighbour amenity). This Policy states that planning permission will be granted for development proposals provided the development amongst other matters safeguards the living environment of the occupiers of any nearby residential property by ensuring that the development is not overbearing and does not result in unacceptable overlooking or overshadowing. The development shall also not result in excessive noise, activity or vehicle movements.
- 6.8. The proposed dwelling would be located to the east of No. 4 James Croft. One first floor side bathroom window is proposed in the western (side) elevation of the proposal. One ground floor side window is proposed in the eastern (side) elevation of the proposed dwelling, this is shown to serve the intermediate landing and internal stairwell.
- 6.9. Within the existing neighbouring property, No. 4, there are side windows in the eastern (side) elevation. These windows at ground floor serve the cloakroom, kitchen and conservatory and at first floor the window serves a bathroom. The kitchen window in the side elevation is a secondary window as it is also served by the conservatory to the rear. As none of these rooms provide primary living accommodation the amount of weight given to them in terms of amenity is reduced.

- 6.10. To ensure that there is no adverse impact from the proposal in terms of amenity in respect of either of the side neighbours a condition would be attached to this planning permission requiring these proposed side windows to be obscure glazed and fixed shut 1.7m above the internal floor level. On the basis of this planning condition being attached to this planning permission the proposed windows would have an acceptable relationship with the neighbouring properties to the west and east, Nos. 4 James Croft and 82 Well Lane.
- 6.11. The proposed dwelling would be constructed 0.6m from the common boundary with No. 4, the proposed dwelling would only extend 1m deeper than the existing rear conservatory to No. 4. This in combination with the eastern orientation of the proposal to this neighbour means that in terms of any overshadowing impacts these would only be apparent in the early morning, as the sun path would not be obstructed by the proposed development for the latter parts of the day. This close relationship with no 4 was considered in 2005 when assessing a proposal for a single house on the site. It was felt at that time that the proposed house, due to a combination of poor design and neighbour relationship was unacceptable. The proposed house has an acceptable design. The proposed house doesn't breach a combined 45 degree angle measured from both the neighbours rear conservatory and also closest first floor window. On balance, the scheme would be acceptable in terms of its impact upon no 4.
- 6.12. The proposed dwelling would have a back to boundary distance of 11m, there would be a two-storey back-to-back distance of approximately 35m between the proposed dwelling and the existing house to the south, No. 84. It is acknowledged that the back to boundary distance falls short of the 15m distance set out in Table 9 of Appendix B of the adopted Local Plan which relates to privacy standards. The back to back distance of approximately 35m between properties would ensure that the privacy of the occupiers of No 84 Well Lane were not adversely prejudiced.
- 6.13. To ensure and maintain this acceptable relationship 'permitted development' rights for rear extensions and additional openings would be removed by planning conditions attached to this planning permission.
- 6.14. Subject to the conditions referenced above, whilst the proposal would have an impact on the amenity of No. 4, and No. 84, the proposal would not have a harmful impact on the amenity of any neighbouring or nearby residential property in respect of overlooking, overbearing or overshadowing.
- 6.15. The proposed three-bedroom unit would meet the National Space Standards for three-bedroom six person units. To the rear of the proposed dwelling a private rear garden and amenity space would be provided (approximately 80 sqm). The proposed development would comply with Chelmsford Local Plan Policy DM26 (Design Specification).

Parking and Access

- 6.16. Chelmsford Local Plan Policy DM27 (Parking Standards) requires developments of this size to provide two off-street parking spaces per unit. The access to these spaces and the site would be via the existing single width driveway which serves No. 8 James Croft to the north east of the application site, which runs eastwards from the highway which runs up to Nos. 4 and 10 James Croft.
- 6.17. The proposal would provide a hard-surfaced area to the front (north) of the proposed dwelling. This space would provide sufficient off-street parking provision for two vehicles. This space and provision would meet the Policy requirements for parking standards for a house of this size in this location.

- 6.18. The proposed dwelling would use the existing access drive for No. 8 James Croft. Whilst the parcel of land immediately north of the application site is not in the ownership of the applicant, they have access rights over this parcel of land.
- 6.19. The local highway authority has raised no objection to the proposed parking or access arrangement.

Other matters

- 6.20. The planning history of the site is a material planning consideration. The 2005 planning application (05/01930/FUL refers) was refused and it was assessed against different national and local planning policies. The design of the current proposal differs from the 2005 scheme in that it has a gabled roof form (rather than a narrow span hip) with a centralised gable feature. The 2005 scheme had the appearance of a traditional Victorian detached house which bore little design reference to the street scene of James Croft unlike the current proposal which has acceptable design references to the other close by houses. The 2005 scheme was considered to have an unacceptable relationship with No.4 as it projected beyond the rear of this house close to the common boundary. The current scheme would have a similar relationship but would not be at odds with the Development Standards guidance in the 2020 adopted plan.
- 6.21. The application site is located within the Defined Settlement and within a sustainable location with good access to services, schools, shops and public transport. National planning policy seeks to encourage development in sustainable locations.
- 6.22. Comments from the local highway authority and Parish Council state that no garage or bicycle storage has been provided or shown. There is no requirement that new houses must include a garage. Given the nature of the proposed development bikes could be stored within either the house or the back garden. It would not be reasonable to require this information by planning condition in this instance. Similarly, comments have been submitted objecting on the grounds that there is insufficient space for bins and other waste and recycling receptacles. Given the scope of the proposed development it is anticipated that any bins would either be stored in the house or back garden and would be brought to the front for collection/emptying on the relevant day. Details of a vehicle charging point would be submitted, as the details are required by planning condition.
- 6.23. It is likely that there may be some noise and disruption during the construction period, however, this would be temporary in nature. In respect of the parking of vehicles and storage of materials a construction method statement is required to be submitted by way of a planning condition attached to this planning permission; which requires details of the parking of vehicles for site operatives and visitors and areas to be shown for storage and reception of plant and materials.
- 6.24. The trees in the rear garden of No. 4 are not protected by a tree preservation order and have little public amenity value as they are small garden trees. It would not be reasonable to require these trees to be protected during the construction period by planning condition.
- 6.25. Given the scale of the proposal (one net dwelling) it is not considered necessary to require travel information packs by planning condition.
- 6.26. Easements are a private legal matter and not a material planning consideration.

- 6.27. New residential development at this site has the potential to cause disturbance to European designated sites and therefore the development must provide appropriate mitigation. This is necessary to meet the requirements of the Conservation of Habitats and Species Regulations 2017. The applicant has completed a unilateral undertaking securing a financial contribution towards mitigation at a local wildlife site.
- 6.28. For the reasons given above and having regard to all other matters raised it is concluded that the proposed development is acceptable in accordance with the adopted Local Plan Policies.

7. Community Infrastructure Levy (CIL)

- 7.1. The application may be CIL liable and there may be a CIL charge payable.

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:

In the interests of the visual amenities of the area and to safeguard the residential living environment of the occupiers of the proposed dwellings and the existing neighbouring dwellings in accordance with Policy DM29 and Policy DM23 of the Chelmsford Local Plan.

Condition 6

The two parking spaces hereby permitted shall be provided and available for use prior to first occupation of the development hereby approved. The parking spaces shall be kept available at all times for the parking of motor vehicles by the occupants of the dwelling and their visitors and for no other purpose.

Reason:

To ensure that sufficient parking is available to serve the development in accordance with Policy DM27 of the Chelmsford Local Plan.

Condition 7

Prior to the first occupation of the dwelling hereby permitted, one electric vehicle charging points shall be installed in accordance with details that that shall have been previously submitted to and agreed in writing by the local planning authority.

Reason:

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

Condition 8

Details of both hard and soft landscape works shall be submitted to and approved in writing by the local planning authority. Subsequently these 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;

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.

Condition 9

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 10

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 11

There shall be no discharge of surface water from the development site 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 12

The first-floor windows in the north east and south west (side) elevations and shown on approved Drawing Nos P100 D & P110 D 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.

Condition 13

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking or re-enacting that Order with or without modification), the dwelling hereby permitted shall not be enlarged or extended without the grant of an additional planning permission by the local planning authority.

Reason:

In the interests of protecting the living environment of occupiers of neighbouring dwellings and to ensure that adequate private amenity space is retained for the dwelling in accordance with Policy DM29 and DM26 of the Chelmsford Local Plan.

Condition 14

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking or re-enacting that Order with or without modification) no windows or other openings other than those expressly authorised by this permission shall be constructed or inserted within the south east (rear) wall or roof of the development hereby permitted.

Reason:

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

Condition 15

No development shall take place, including any ground works or demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- a) the parking of vehicles of site operatives and visitors
- b) loading and unloading of plant and materials
- c) storage of plant and materials used in constructing the development
- d) wheel and underbody washing facilities

Reason:

To ensure that on-street parking of these vehicles in the adjoining streets does not occur and to ensure that loose materials and spoil are not brought out onto the highway in the interests of highway safety.

Condition 16

No external soil and vent pipes or drain pipes shall be installed along or fitted to the western side elevation (external wall) of the proposed dwelling unless as otherwise may be agreed in writing by the local planning authority.

Reason:

To ensure that the access to the rear garden of the proposed dwelling is wide enough for bins, waste receptacles and bicycles in accordance with Policy DM23 and DM26 of the Chelmsford Local Plan.

Notes to Applicant

- 1 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

- 2 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>
- 3 The Highway Authority (Essex County Council) must be contacted regarding the details of any works affecting the existing highway. Contact details are:
Development Management Team,
Essex Highways,
Springfield Highways Depot,
Colchester Road,
Chelmsford
CM2 5PU.
Telephone: 0845 603 7631. Email: development.management@essexhighways.org.
- 4 You are reminded that this application is subject to a Unilateral Undertaking, which requires that a payment should be made to the local authority upon commencement of the development (or at any other time as varied by the Undertaking).
- 5 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.
- 6 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.
- 7 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.
- 8 This development will result in the need for a new postal address. Applicants should apply in writing, email or by completing the online application form which can be found at www.chelmsford.gov.uk/streetnaming. Enquires can also be made to the Address Management Officer by emailing Address.Management@chelmsford.gov.uk

Positive and Proactive Statement

During the life of the application the Local Planning Authority suggested amendments to the proposal in order to improve the development. 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.

Background Papers

Case File

Public Health & Protection Services

Comments
18.08.2020 - This 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 unallocated).

Essex County Council Highways

Comments
<p>29.09.2020 -</p> <p>This Recommendation supersedes any previous recommendations for this application number 20/01249/FUL</p> <p>A site visit has been previously undertaken and the information that was submitted in association with the application has been fully considered by the Highway Authority. The access will be taken from a private part of the cul-de-sac, the revised proposal now includes two off-street parking spaces within the curtilage, therefore:</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> <ol style="list-style-type: none"> 1. No development shall take place, including any ground works or demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for: <ol style="list-style-type: none"> i. the parking of vehicles of site operatives and visitors ii. loading and unloading of plant and materials iii. storage of plant and materials used in constructing the development iv. wheel and underbody washing facilities <p>Reason: To ensure that on-street parking of these vehicles in the adjoining streets does not occur and to ensure that loose materials and spoil are not brought out onto the highway in the interests of highway safety and Policy DM1.</p> <p>Note - MUD / DEBRIS ON HIGHWAY</p> <p>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</p>

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.

2. No unbound material shall be used in the surface treatment of the vehicular access

within 6 metres of the carriageway.

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

3. There shall be no discharge of surface water from the development onto the carriageway.

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.

4. Prior to first occupation, two vehicle parking spaces shall be provided as shown in principle on plan 11033/S03 Rev C. Each parking space shall have minimum dimensions in accordance with current parking standards and shall be retained in the agreed form at all times.

Reason: To ensure adequate space for parking off the highway is provided in the interest of highway safety in accordance with Policy DM8.

5. Prior to first occupation the cycle parking shall be provided in accordance with the EPOA Parking Standards. The approved facility shall be secure, convenient, covered 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.

6. Prior to first occupation of the proposed development, the Developer shall be responsible for the provision, implementation and distribution of a Residential Travel Information Pack for sustainable transport, approved by Essex County Council, to include six one day travel vouchers for use with the relevant local public transport operator. These packs (including tickets) are to be provided by the Developer to each dwelling free of charge.

Reason: In the interests of reducing the need to travel by car and promoting sustainable development and transport in accordance with policies DM9 and DM10.

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 in February 2011.

Informative:

' 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:

SMO2 - Essex Highways, Springfield Highways Depot, Colchester Road, Chelmsford. CM2 5PU.

07.09.2020 - Recommendation of Refusal

A site visit has been undertaken and the information that was submitted in association with the application has been fully considered by the Highway Authority.

The proposal does not meet Chelmsford City Council's parking standards as explained in the notes below, therefore:

From a highway and transportation perspective the impact of the proposal is NOT acceptable to the Highway Authority for the following reasons:

The Highway Authority will protect the principle use of the highway as a right of free and safe passage of all highway users.

1. The overall parking provision is considered to be inadequate for the proposal and does not meet the required parking standard. Consequently, the proposal would likely lead to a problem of on street parking on the adjacent highway
2. The proposal if permitted would set a precedent for future similar developments which would likely lead to inappropriate parking on the highway which is detrimental to the safety of all highway users.

The proposal is therefore contrary to policy DM1 and DM8 contained within the County Highway Authority's Development Management Policies, adopted as County Council Supplementary Guidance in February 2011.

Notes:

The proposal is currently an unoccupied piece of land which would be accessed from the cul-de-sac, James Croft. The dwelling is proposed with a substandard parking provision.

- i. The Chelmsford City Council new Local Plan includes the adoption of the Essex Planning Officer Association (EPOA) Parking Standards. The EPOA Parking Standards recommend that dwellings with 2no. bedrooms or more are provided with 2no. off-street parking spaces. Therefore, the proposal must include off-street parking provision in accordance with the current Parking Standards.
- ii. As proposed the parking spaces would have substandard dimensions of less than 2.5 metres wide. The parking standards require that new parking spaces have minimum dimensions of 5.5 x 2.9 metres.
- iii. Neither of the proposed parking spaces meet the minimum sizes recommended in the EPOA Parking Standards and therefore cannot be counted toward off-street parking provision.
- iv. The Highway Authority may consider a revised proposal, that includes off-street parking provision with minimum dimensions in accordance with the EPOA Parking Standards.

The proposal if permitted would set a precedent for future similar developments which would lead to inappropriate parking detrimental to general safety for all highway users.

Galleywood Parish Council

Comments
<p>28.10.2020 -</p> <p>Objection raised - The following concerns were raised</p> <p>The proposal appears overbearing to the proportion of the site</p> <p>Potential overlooking to neighbouring properties</p> <p>The proposal would potentially overshadow the neighbouring property of no 4 as to the rear it would cut across the 45 degree angle of available light.</p> <p>The proposal is deemed as 'not in keeping' within the Street Scene. The design does not appear to meet with the original development brochure stating the area to be a fine development of 4-5 bedroom homes of Queen Anne and Georgian design</p> <p>The proposal does not appear to provide adequate parking space to the front of the property to allow for utility bin storage nor cycle parking</p> <p>The proposal does not appear to provide adequate vehicular turning space for entry and exit (less than the 6m regulation).</p> <p>No installation of a vehicle charging point has been included within the application.</p> <p>The Committee have been made aware of the presence of an easement which covers the entry and exit point of the proposed building site which does not appear to have been addressed</p> <p>It is noted that the access to the development and existing residencies lies as a private road and access authority would be required</p> <p>Concerns raised in relation to the materials being brought to site</p> <p>Concerns raised in relation to emergency vehicle impaired access</p> <p>08.09.2020 -</p> <p>History</p> <p>05/01930/FUL - Refused - proximity impact on No 4 James Croft, bulk, proposed build forward of the street scene and parking issues - 6 Letters of objection.</p> <p>20/00606/FUL - Application Withdrawn</p> <p>20/01249/FUL - revised application with Officer pre-application advice reported.</p>

The previous reason for refusal in 2005 appears to have been partially addressed by the proposed dwelling being set back from the main street scene and provision made for 2 off-street parking bays.

The central atrium frontage accommodating the ground floor wc and store and first floor large en-suite bathroom appears incongruous and overbearing to the frontal design.

Fenestration has been limited on the flank elevation facing Property No 4. The one proposed window being to a bathroom with frosted glass and therefore no overlooking would occur to this elevation. Bedroom windows to the rear would be set past those of Property No 4 and therefore limited overlooking to the garden may occur but not to the main Property of No 4.

It is noted that the previous proposal 20/00606/FUL provided for an integral garage which on the new application has been absorbed into living space with no provision of a garage facility made.

Site Location

The proximity of the build has been moved slightly away from the neighbouring property No 4 than the previously withdrawn application 20/00606/FUL. However, it is felt that this proposal does not remove the major objection to the original proposal being refused, namely that the development appears cramped within the plot and out of keeping with the existing properties within the road

Summary

Given the diversity of Councillors views and conflicting opinion. The application is given over to the Planning Office for due determination with the above points as raised.

Should the application be approved, CIL monies are welcomed for local community use.

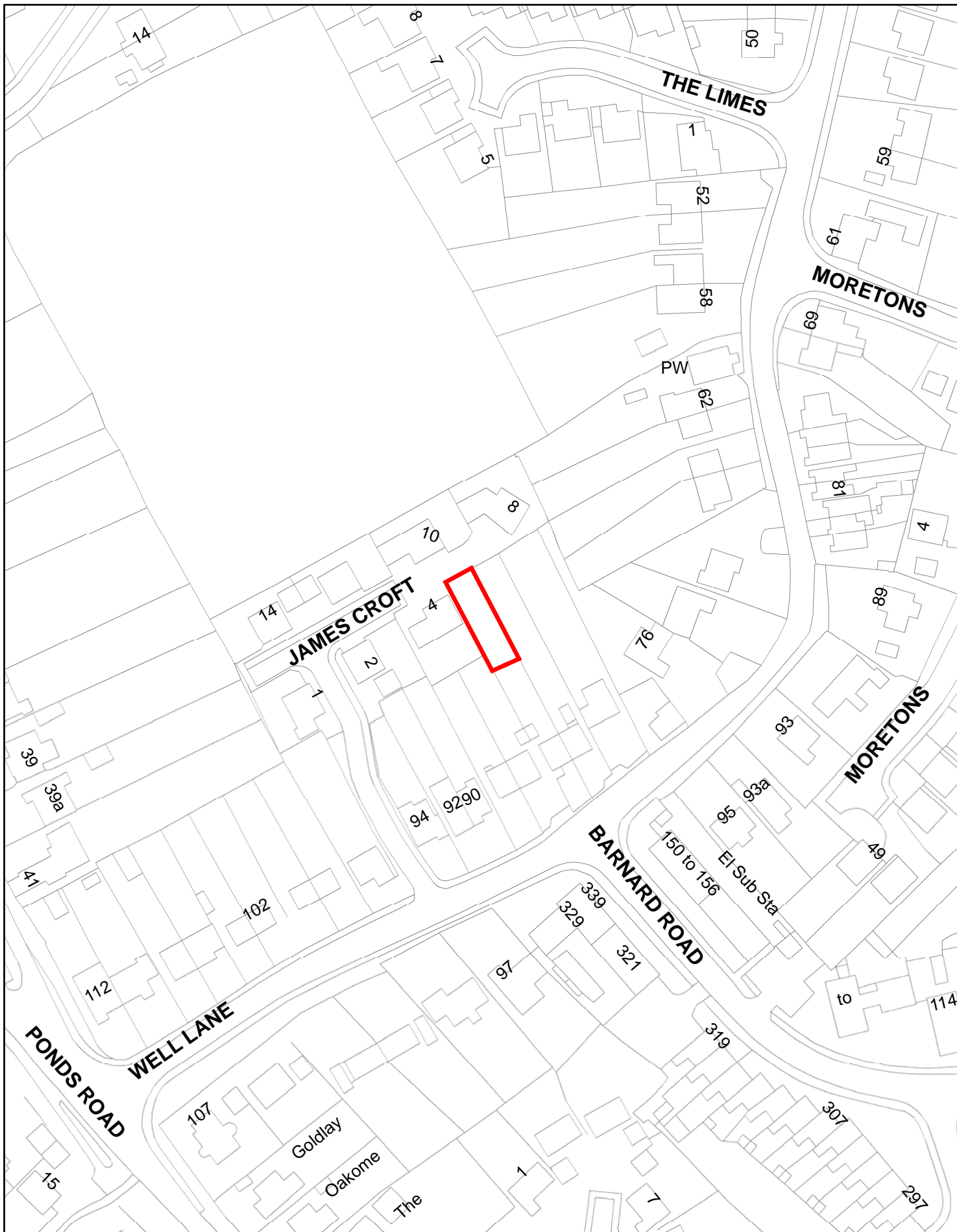
Local Residents

Comments

Fifteen representations received – all objecting to the proposed development – on the following grounds:

- Not in-keeping with the design of other properties within James Croft
- The size is not the same as other properties within James Croft
- Uncharacteristically close to No. 4 James Croft
- The plot is half the width of the other plots
- Inadequate off-street parking with limited availability of on-street parking in the cul-de-sac and difficult access via the shared private drive
- No garage proposed
- Overbearing to the occupiers of No. 4 James Croft and No. 84 Well Lane
- Juvenile slow worms seen on the street
- Potential damage to the private drive to No. 8 James Croft during construction
- Previous planning permission was refused on the site for a detached dwelling, no changes between the proposal under consideration and previous refusal
- Overbearing and potential overlooking of the rear garden of No. 4
- No details provided about the trees on the site boundary with No. 4

- Loss of sunlight for No 10 (to the north)
- No site notice posted



0 12.5 25 50 Metres

1:1,250



Planning Committee
20/01249/FUL

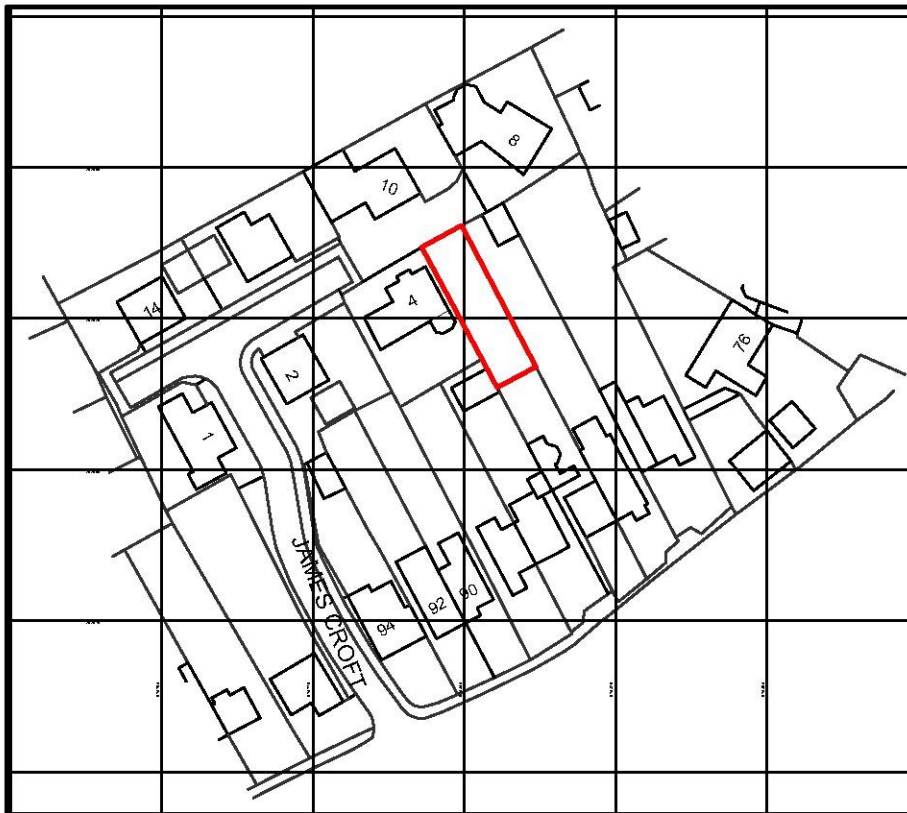
Planning & Development Management
Directorate for Sustainable Communities

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

Telephone: 01245 606826

General Notes

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4. All dimensions are in millimetres unless otherwise stated
5. All dimensions, unless otherwise indicated, are to the face of unfinished black walls or to the stud face of stud partitions
6. All dimensions are to be checked on site. Any discrepancies are to be notified immediately to the Architect before the commencement of works on site
7. All levels are in meters unless otherwise stated
8. This drawing is to be read in conjunction with all other relevant drawings and specifications for this project



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SITE LOCATION

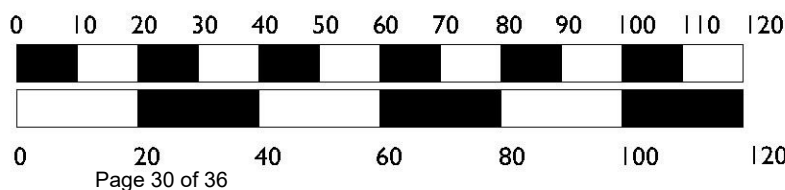
(1:1250)

Rev	Description	SO	Date
A	Amended site boundary	SO	07/04/20
<div>Midland Office PO BOX 7988 ARNOLD NOTT NG5 2ZU T: 0844 2480545 F: 0801 750 1948 enquiries@reynoldsassociates.co.uk</div> <div>Canva Office PO BOX 306 PAR CORNWALL PL23 9PE T: 01726 813797 F: 0801 750 1948 reynoldsassociates.co.uk enquiries@reynoldsassociates.co.uk</div> <div> REYNOLDS ASSOCIATES</div>			

Job title
**Proposed House
Land Adjacent No. 4
James Croft
Galleywood**

Drawing title
**Site Plans
Site Location Plan**

Scale of A4	1:1250	
Date	April 2020	
Drawn by	SO	
Checked by	KFR	
Status	Planning	
Job No.	Drg. No.	Rev. No.
11033	S01	A





- General Notes**
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Existing front building line

Parking for 2 cars

45 degree line from rear of first floor of property

Rear garden size is 80m²

Distance from face to face in excess of 30m

C	Amended to planning comments	SO	15.09.20
B	Revised Scheme	SO	17.07.20
A	Amended site boundary & layout	SO	07.04.20
Rev	Description	Initial Date	
<div><div>Midland Office PO BOX 7988 BARNOLD NOTTINGHAM NG5 5UJ T: 0844 2480045 F: 0871 750 1968</div><div>Corwall Office PO BOX 306 PAR CORNWALL PL25 9FW T: 01726 813797 F: 0871 750 1968</div></div>			
reynolds associates.co.uk enquiries@reynoldsassociates.co.uk			

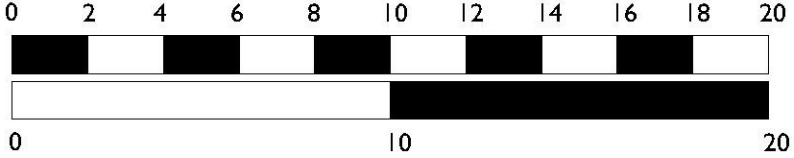


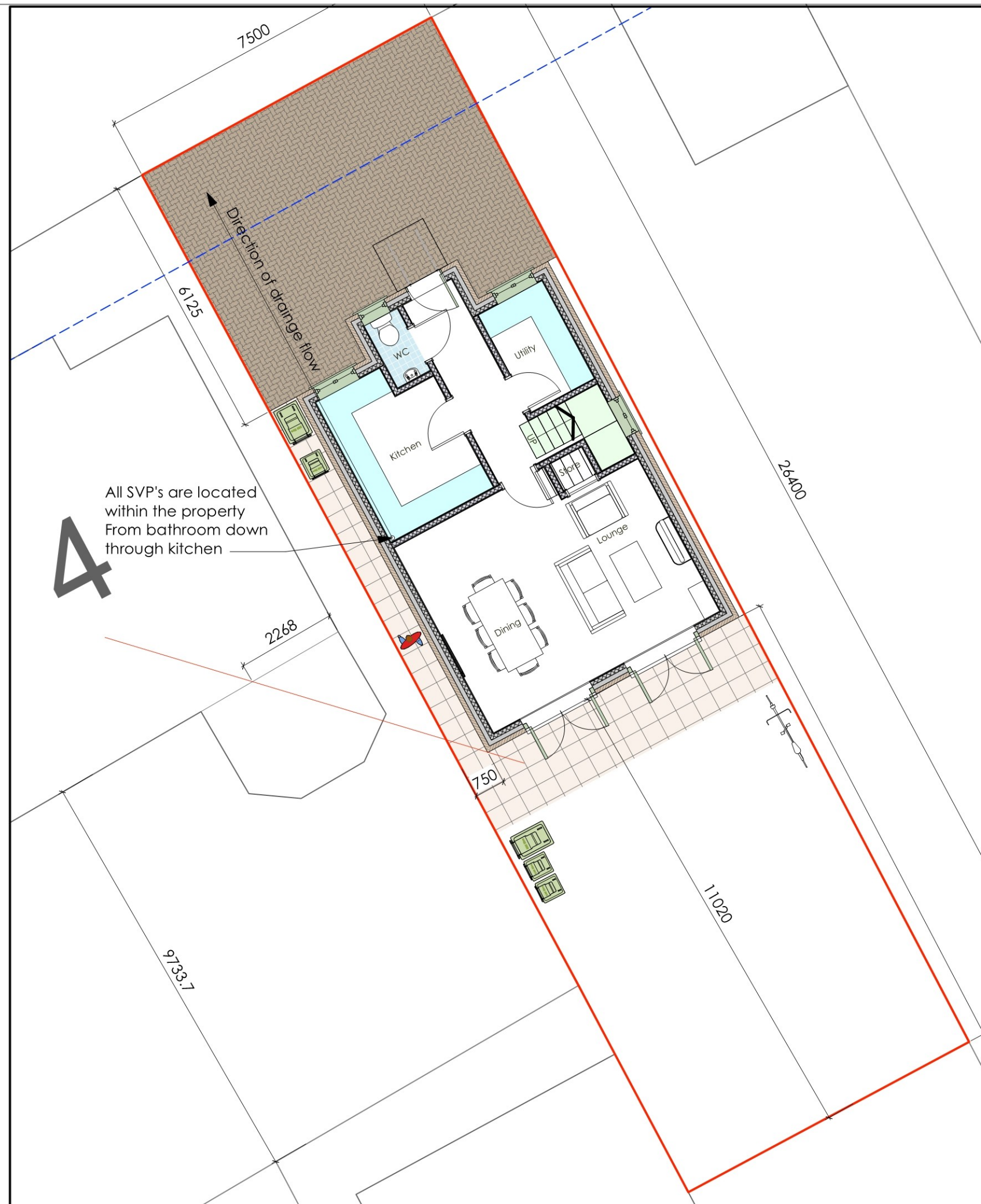
Proposed House
Land Adjacent No. 4
James Croft
Galleywood

Drawing title
Proposed Plans
Site Plan

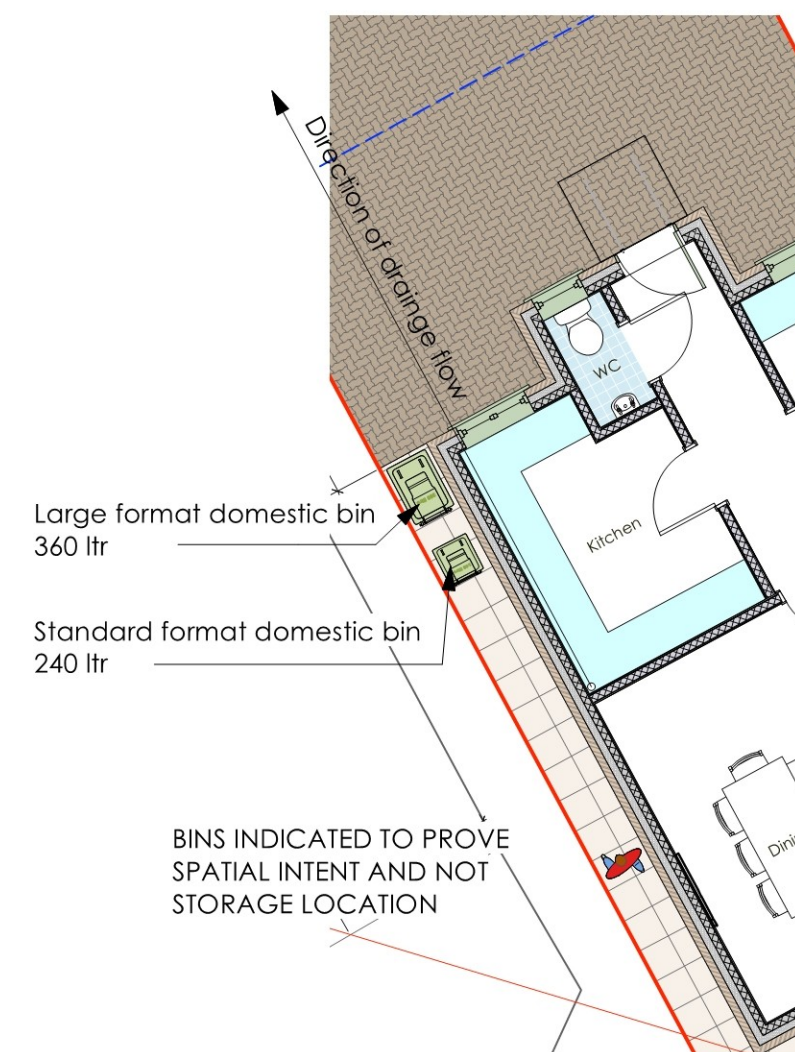
Scale at A3	1:200
Date	April 2020
Drawn by	SO
Checked by	KFR
Status	Planning

Job No. / Drg. No. / Rev. No.
11033 / S03 / C





PROPOSED SITE PLAN
(1:100)



PROPOSED SITE PLAN INSET
(1:100)

General Notes

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Rev	Description	Initial	Date
	Midland Office PO BOX 7988 ARNOLD NOTTINGHAM NG5 3TU T: 0844 2480045 F: 0871 750 1948	Camwall Office PO BOX 306 PAR CORNWALL PL25 9FW T: 01726 813797 F: 0871 750 1948	
reynolds-associates.co.uk enquiries@reynolds-associates.co.uk			

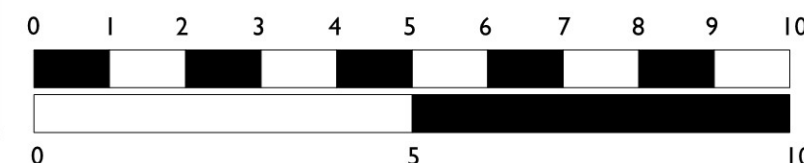


Job title
**Proposed House
Land Adjacent No. 4
James Croft
Galleywood**

Drawing title
**Proposed Plans
Site Plan
Access**

Scale at A3	1:100
Date	JAN 2021
Drawn by	SO
Checked by	KFR
Status	Planning

Job No. 11033 / S04 / - Rev. No. -





PROPOSED FRONT ELEVATION
(1:50)

Appeals Report

Appeal Decisions received between 19/12/2020 and 27/01/2021

PLANNING APPEALS

Total Appeal Decisions Received	9	
Dismissed	6	67%
Allowed	1	11%
Split	2	22%

Written Reps

East Hanningfield Hall Old Church Road East Hanningfield Chelmsford Essex CM3 8BQ

Reference	19/00967/FUL
Proposal	Part change of use of land to open storage site for car business (B2).
Appeal Decision	Appeal Dismissed - 23/12/2020
Key Themes	Impact on the intrinsic character and beauty of the countryside
Agreed with CCC on	The retrospective proposal harms the countryside
Disagreed with CCC on	
Costs Decision	None

Land Rear Of The Cottage Boyton Cross Roxwell Chelmsford

Reference	20/00584/FUL
Proposal	Construction of new dwelling and cart lodge.
Appeal Decision	Appeal Dismissed - 23/12/2020
Key Themes	Harm to the appearance and character of the Rural Area and not sustainable development
Agreed with CCC on	Harmful to the appearance and character of the Rural Area and not sustainable development
Disagreed with CCC on	N/A
Costs Decision	None

The Bell 126 Main Road Danbury Chelmsford CM3 4DT

Reference	20/00274/ADV
Proposal	2x new sets of sign writing (A), 1x new double sided pictorial with 3D bell, new vinyl text, illuminated by new linolites, fixed to existing post (B), 3x new amenity boards to existing post (C), 1x new disclaimer sign with vinyl text (F), 1x new lantern (
Appeal Decision	Appeal Split Decision - 22/12/2020
Key Themes	Impact on the setting, character and appearance of the listed building and conservation area
Agreed with CCC on	Harm to the setting, character and appearance of the listed building and conservation area
Disagreed with CCC on	
Costs Decision	None

Land North East Of 17 Old Bell Lane Rettendon Chelmsford Essex

Reference	20/00089/FUL
Proposal	Erection of four semidetached two storey dwellings with private drive access and associated covered and open car parking.
Appeal Decision	Appeal Dismissed - 08/01/2021
Key Themes	- whether the proposal is acceptable in principle- the impact of the proposal upon the intrinsic character and beauty of the countryside.
Agreed with CCC on	- that the proposal would not be acceptable in principle- considered that the proposal would harm the intrinsic character and beauty of the countryside.
Disagreed with CCC on	
Costs Decision	None

Site At The Mount Meadow Lane Runwell Wickford Essex

Reference	20/00425/FUL
Proposal	Demolish existing outbuildings. Construction of new dwelling and detached cart lodge.
Appeal Decision	Appeal Dismissed - 06/01/2021
Key Themes	Green Belt PolicyImpact on Amenity
Agreed with CCC on	Development harmful to neighbour amenity
Disagreed with CCC on	Green Belt Impact - Considered not to have greater impact on openness
Costs Decision	None

The Bell 126 Main Road Danbury Chelmsford CM3 4DT

Reference	20/00271/LBC
Proposal	Retrospective application for the erection of illuminated and non-illuminated signs and lights to the exterior of the building.
Appeal Decision	Appeal Split Decision - 22/12/2020
Key Themes	Impact on the setting, character and appearance of the listed building and conservation area
Agreed with CCC on	Harm to the setting, character and appearance of the listed building and conservation area
Disagreed with CCC on	
Costs Decision	None

Householder**90 Brook Lane Galleywood Chelmsford CM2 8NN**

Reference	20/00251/FUL
Proposal	Proposed 1st floor rear and side extension
Appeal Decision	Appeal Allowed - 05/01/2021
Key Themes	Neighbour Amenity.
Agreed with CCC on	N/A
Disagreed with CCC on	Any harm arising in respect of outlook or daylight would not be so significant as to warrant the dismissal of this appeal.
Costs Decision	None

Notes: The application was recommended for approval by officers and subsequently refused by the Planning Committee.

176 Watchouse Road Galleywood Chelmsford CM2 8NF

Reference	20/00971/FUL
Proposal	Installation of a 2m fence.
Appeal Decision	Appeal Dismissed - 21/12/2020
Key Themes	unacceptable harm to opennesshighway safety
Agreed with CCC on	unacceptable harm to openness
Disagreed with CCC on	Impacts on highway saftey- didn't impact sightline
Costs Decision	None

Howe Farm Southend Road Howe Green Chelmsford Essex CM2 7TW

Reference	20/00990/FUL
Proposal	Resubmission of approved application 20/00143/FUL. Alteration to the design and size of the single storey rear extension to form an Orangery. Minor alterations to fenestration at rear and side.
Appeal Decision	Appeal Dismissed - 22/12/2020
Key Themes	Disproportionate additions, loss of and harm to the openness of the Green Belt, poor design
Agreed with CCC on	Disproportionate additions, loss of and harm to the openness of the Green Belt, poor design
Disagreed with CCC on	
Costs Decision	None

ENFORCEMENT APPEALS

Total Appeal Decisions Received	1	
Dismissed	0	0%
Allowed	1	100%
Split	0	0%

Written Reps**Ash Tree Farm Bishops Stortford Road Roxwell Chelmsford CM1 4LP**

Reference	15/00276/ENFB
Proposal	Without planning permission, the material change of use of the land for the deposit, storage and transfer of waste and other material.
Appeal Decision	Appeal Allowed - 06/01/2021
Grounds of Appeal	Time for Compliance with Notice
Agreed with CCC on	Time should not be extended to 24 months
Disagreed with CCC on	Time for compliance extended to 9 months
Costs Decision	None