

**CIRCULATED
BEFORE THE
MEETING**



**REPORT of
CHIEF EXECUTIVE**

**to
NORTH WESTERN AREA PLANNING COMMITTEE
9 JANUARY 2017**

ADDENDUM

**AGENDA ITEM NO. 9 RES/MAL/16/01130 – LAND NORTH WEST OF 34 TO 46
MALDON ROAD, GOLDHANGER, ESSEX**

Application Number	RES/MAL/16/01130
Location	Land North West Of 34 To 46 Maldon Road Goldhanger Essex
Proposal	Reserved matters application for the approval of appearance, landscaping, layout and scale on approved planning application OUT/MAL/14/00147 (Outline planning application with all matters reserved for the construction of 9 dwellings with associated off-street parking)
Applicant	Mr Jordan Day - Arbora Homes Ltd
Agent	Mr Jamie Kelly - Arbora Design
Target Decision Date	16 December 2016
Case Officer	Emily Hall, TEL: 01621 875744
Parish	GOLDHANGER
Reason for Referral to the Committee / Council	Member Call In

The report as published omitted part of Section 5.1 Principle of Development. The correct version of Section 5.1 is set out below:

5. MAIN CONSIDERATIONS

5.1 Principle of Development

- 5.1.1 The Council is required to determine planning applications in accordance with its adopted Development Plan unless material considerations indicate otherwise (Section 38(6) of the Planning and Compulsory Purchase Act 2004 (PCPA 2004) and Section 70(2) of the Town and Country Planning Act 1990 (TCPA1990)).
- 5.1.2 Outline planning permission was granted at appeal for the erection of nine dwellings within the site on 6 November 2014. The principle of the use of the site for residential accommodation has therefore been established.

5.2 Housing Land Supply and Need

- 5.2.1 The Council has undertaken a full assessment of the Five Year Housing Land Supply in the District and it is concluded that the Council is now able to demonstrate a supply of specific deliverable sites sufficient to provide for more than five years' worth of housing against the Council's identified housing requirements and this is set out in the Council's Five Year Housing Land Supply Statement 2015/16 dated August 2016 and the Council's Advisory Note dated August 2016.
- 5.2.2 Since the Council published the July 2015 FYHLS Statement, in the 16 appeals where the Council's FYHLS position has been considered, 12 appeals concluded that the Council could demonstrate a FYHLS. The August 2016 FYHLS Statement now further strengthens the Council's FYHLS position.
- 5.2.3 At the time of the outline planning application nine houses were proposed, but the mix of dwelling sizes was unknown. In this detailed application eight dwellings are proposed: six of the dwellings would have four bedrooms and two would have three bedrooms.
- 5.2.4 The Strategic Housing Market Assessment (SHMA) identifies that there is a need for a higher proportion of two bedroom units to create a better housing offer an address the increasing need for smaller properties due to demographic and household formation change.
- 5.2.5 Policy H2 of the LDP and its preamble (paragraph 5.2.2), which when read alongside the evidence base from the Strategic Housing Market Assessment (SHMA), shows an unbalanced high number of dwellings of three or more bedrooms, with less than half the national average for one and two bedroom units, and around 71% of all owner occupied properties having three or more bedrooms.
- 5.2.6 The Council is encouraged, in submitted policy H2, to provide a greater proportion of smaller units to meet the identified needs and demands of the district. The proposal is considered to make a limited contribution to addressing the housing market imbalance.

5.3 Impact on the character and appearance of the area and design

- 5.3.1 Outline planning permission has been granted on the site for the erection of nine dwellings; at the time of the outline planning application no indicative plans were submitted. Through the allowance of the planning appeal a level of built form within the site has been accepted and the quantum accepted is in excess of the eight dwellings currently proposed.
- 5.3.2 The application site is located outside of the settlement boundary of Goldhanger. Policy CC6 of the RLP seeks to maintain the attractive and varied landscape present within the District and the Council has commissioned a Landscape Character Assessment to recognise and protect the visual quality of the wider countryside within the District. The Landscape Character Assessment and is relevant for the determination of this application.

- 5.3.3 The application site is located within the Tolleshunt Coastal Farmland, as identified within the Braintree, Brentwood, Chelmsford, Maldon and Uttlesford Landscape Character Assessment (2006) which forms part of the Council's evidence base.
- 5.3.4 Maldon Road is a B Classified Road running broadly northeast from Maldon; as the road runs through Goldhanger it is characterised by road fronting residential development which is one plot deep on the northern side of Maldon Road. On the southern side of the road the development is generally one plot deep although there is some cul-de-sac development closer to the centre of Goldhanger. The dwellings fronting Maldon Road are of varying designs, scales and styles; reflective of the incremental way in which the area has become established. There is a mixture of single and two storey dwellings which some of which are detached and others are semi-detached. The area features an eclectic range of architectural styles and designs.
- 5.3.5 Planning permission is sought for the erection of eight detached dwellings. The dwellings would all be road fronting and would be set back from the highway behind an internal service road; they would be in an informal linear arrangement reflective of the edge of village location.
- 5.3.6 An access is shown to the agricultural field behind the site between plots 3 and 4. Some objection has been raised to this positioning. However, the agent has confirmed that the access to the existing agricultural field is currently taken from Maldon Road at the break in the existing hedge and therefore it is proposed to formalise this access through the current planning application. No objection is raised in terms of site layout terms.
- 5.3.7 There are three dwelling types proposed:
- House Type A: Four bedroom, two storey, detached dwelling with a small two storey front projection and part two storey, part single storey rear projection. Measuring: 8.5 metres wide, 10.4 metres deep and 8.1 metres to the ridge. Finish materials: facing brick, painted render, vertical cladding, slate roofing, grey uPVC fenestration.
 - House Type B: Three bedroom, two storey, detached dwelling with a facing gables to the front and rear elevations and small single storey lean-to side extension. Measuring: 5.7 metres wide, 12.1 metres deep and 8.8 metres to the ridge. Finish materials: facing brick, painted render, slate roofing, grey uPVC fenestration.
 - House Type C: Four bedroom, two storey, detached dwelling with an L-shaped footprint with an integral garage, facing gable to the front elevation, single storey lean-to rear extension. Measuring: 9.8 metres wide, 12.1 metres deep and 8.4 metres to the ridge. Finish materials: facing brick, painted render, vertical cladding, slate roofing, grey uPVC fenestration.
- 5.3.8 Whilst outline planning permission was granted for the erection of nine dwellings the reserved matters application is for eight dwellings, the mix of the designs are as follows: three of House Type A, two of House Type B and three of House Type C.
- 5.3.9 The dwelling types are considered to be of typical designs for residential development and the arrangement of the different types within the scheme is considered to provide a degree of variety and interest. The variety present within the scheme is commensurate with the eclectic range of architectural styles and designs featured

along Maldon Road. In terms of form and mass the proposed dwellings are considered to be in keeping with other properties within the vicinity of the site.

- 5.3.10 The finish materials include facing brick and render to the elevations and slates to the roof which are all traditional materials and are evident in the locality. It is also proposed to use vertical cladding and grey uPVC fenestration; which are much more contemporary in their aesthetic. The use of these materials is not considered to detract from the character or appearance of the area but add to the visual interest of the scheme.
- 5.3.11 Plots 1, 2, 6, 7 and 8 would accommodate detached garages. Plots 1 and 2 would each have a single garage which would measure 3 metres wide, 6 metres deep and 3.4 metres tall. Plots 6 and 7 would share a semi-detached pair and would have a single garage each; this building would measure 6 metres wide and 6 metres deep with a ridge height of 4.1 metres. Plot 8 would have a detached garage with two bays, one an enclosed garage and the other an open carport but this would be one building. This garage would measure 5.9 metres wide, 6 metres deep and 4 metres to the ridge. The garages all have dual pitched roofs with gable ends. The garages for Plots 1, 2, 6 and 7 would be located to the rear of the dwellings but the garage/car port for Plot 8 would be located to the front of the dwelling. The scales of the garages are incidental to the dwellings and are of a typical design. The garage/car port for Plot 8 would be located to the front of the dwelling but would still be set back from the highway and is not considered to appear detrimental to the character and appearance of the streetscene.