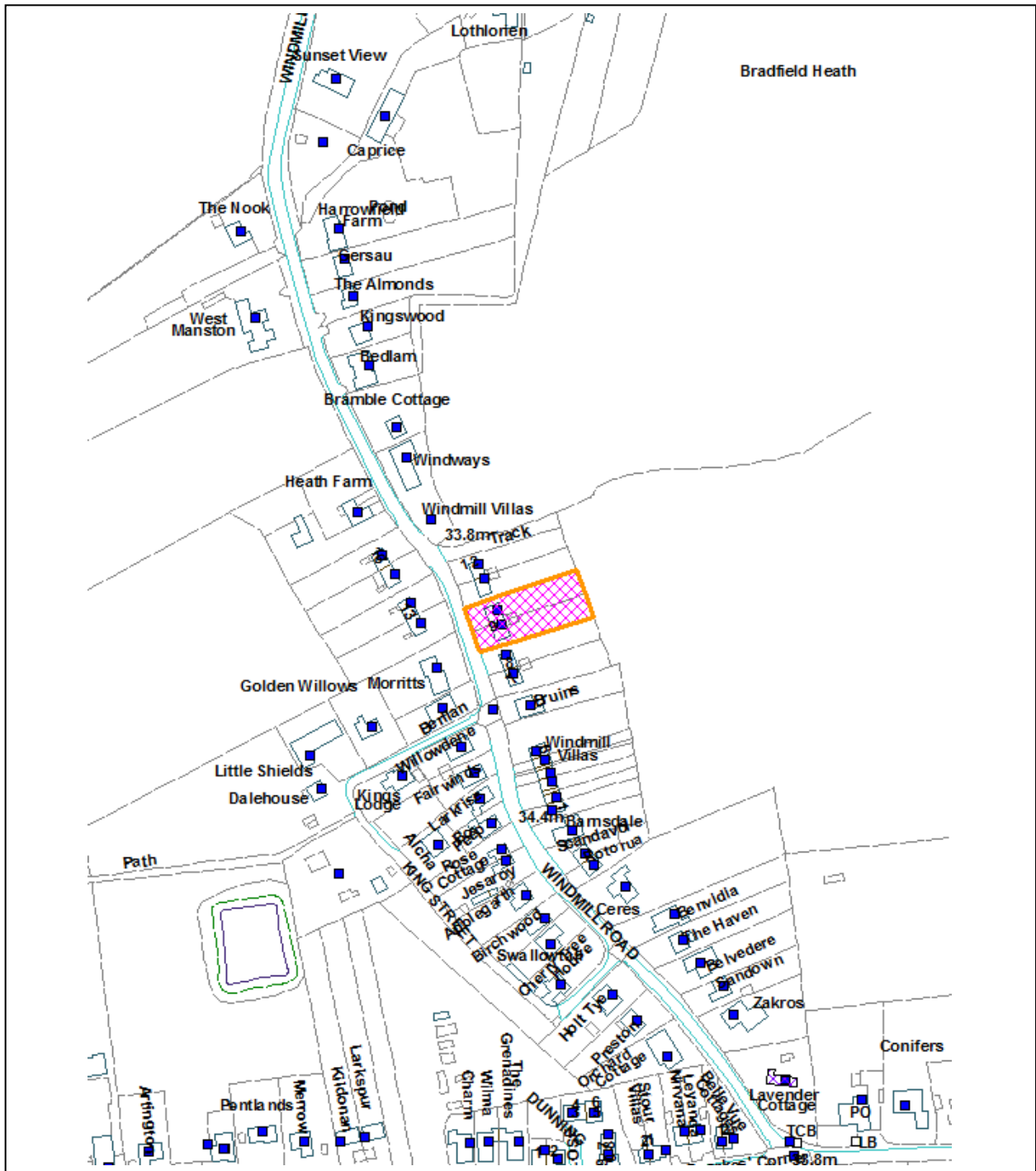


PLANNING COMMITTEE

3 FEBRUARY 2015

REPORT OF THE HEAD OF PLANNING

**A.7 PLANNING APPLICATION - 14/01781/FUL - 9 & 10 WINDMILL VILLAS
WINDMILL ROAD, BRADFIELD, MANNINGTREE, CO11 2QR**



DO NOT SCALE

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Application:	14/01781/FUL	Town / Parish: Bradfield Parish Council
Applicant:	Tendring District Council - Mr Daniel Mills	
Address:	9 & 10 Windmill Villas Windmill Road Bradfield CO11 2QR	
Development:	Proposed demolition of existing Airey house Nos. 9 & 10 Windmill Villas and re-development with 2 No. 3 bedroom semi-detached dwelling with single garages and required amenity space and parking.	

1. **Executive Summary**

- 1.1 This application has been referred to Planning Committee as the applicant is Tendring District Council.
- 1.2 This application seeks planning permission for the demolition of existing airey houses (No.9 and 10 Windmill Villas) and re-development with 2 no. 3 bedroom semi-detached dwellings with single garages.
- 1.3 The site is situated within the Settlement Development Boundary of Bradfield where in accordance with Policy HG3 of the Tendring District Local Plan 2007 the principle of residential use is accepted.
- 1.4 The development would not result in any material harm to visual amenity or the character of the area.
- 1.5 There is no objection to the proposal on highway safety or residential amenity grounds.

Recommendation: Approve

Conditions:

1. Standard time limit for commencement of development
2. Development in accordance with approved plans
3. Width and specification of proposed vehicular accesses
4. No unbound materials
5. Construction Method Statement to include:
 - 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 under-body washing facilities
 - v) hours of construction

2. **Planning Policy**

National Policy

National Planning Policy Framework (2012)

The National Planning Policy Framework states that housing applications should be considered in the context of the presumption in favour of sustainable development and to

promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities.

Local Plan Policy

Tendring District Local Plan 2007

- QL9 Design of New Development
- QL10 Designing New Development to Meet Functional Needs
- QL11 Environmental Impacts and Compatibility of Uses
- HG1 Housing Provision
- HG3 Residential Development Within Defined Settlements
- HG6 Dwelling Size and Type
- HG9 Private Amenity Space
- TR1A Development Affecting Highways
- TR7 Vehicle Parking at New Development

Tendring District Local Plan: Proposed Submission Draft (2012) as amended by the Tendring District Local Plan: Pre-Submission Focussed Changes (2014)

- SD1 Presumption in Favour of Sustainable Development
- SD4 Smaller Rural Settlements
- SD5 Managing Growth
- SD8 Transport and Accessibility
- SD9 Design of New Development
- PEO3 Housing Density
- PEO4 Standards for New Housing

Other Guidance

Essex Design Guide

Essex County Council Car Parking Standards - Design and Good Practice

3. Relevant Planning History

- 3.1 None

4. Consultations

Essex County Council Highways

- 4.1 The Highway Authority raise no objection to the proposal subject to conditions which require the following: each proposed vehicular access to be reconstructed to a width of 4.8m, with an appropriate dropped kerb; no unbound materials to be used in the surface treatment of the proposed vehicular access; details of the provision for the storage of bicycles for each dwelling to be approved; a Construction Method Statement to be submitted to and approved in writing by the Local Planning Authority and details of the proposed boundary treatment along the frontage to Windmill Road.

Principle Tree and Landscape Officer

- 4.2 There are no trees or other significant vegetation in the front gardens of the existing dwellings. Whilst there are small trees and vegetation in the rear gardens none merit retention by means of a Tree Preservation Order.

5. Representations

- 5.1 None

6. Assessment

- 6.1 The main planning considerations are:

- Planning Policy
- Design and Appearance
- Residential Amenity
- Highway Safety

Proposal

- 6.2 This application seeks planning permission for the demolition of existing airey houses (No.9 and 10 Windmill Villas) and re-development with 2 no. 3 bedroom semi-detached dwellings with single garages.
- 6.3 The proposed dwellings are set in a similar location to the existing dwellings. They are two storey in height, with a gabled end porch on the front elevation. The proposed materials are brick at ground floor level with render at first floor level and a tiled roof.
- 6.4 A detached garage and store is proposed to the side/rear of each dwelling, along the side boundary. Each building measures 7.5 metres by 3.5 metres and 3.8 metres in height.

Site Location

- 6.5 The site is located within the Settlement Development Boundary for Bradfield. The dwellings form part of a row of 3 pairs of semi-detached dwellings of a similar design and appearance; however, the two dwellings on either end have been clad in brick. Parking is provided to the front of the dwellings and the front boundaries are delineated by either dwarf brick wall or hedges.

Policy

- 6.6 The site is situated within the Settlement Development Boundary for Bradfield as defined by both the Saved and Draft Plan. Policy HG3 of the Saved Plan states that 'within the defined development boundaries of a towns and villages, residential development will be permitted provided it satisfies amenity, design, density, environmental, highway, local housing needs and sustainability criteria, as appropriate and can take place without material harm to the character of the local area'.

- 6.7 It is therefore considered that there is no principle objection to the proposal, subject to the proposal meeting all the relevant policy criteria as discussed below.

Design

- 6.8 The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, in indivisible from good planning, and should contribute positively to making places better for people. One of the core planning principles of The National Planning Policy Framework (NPPF) as stated at paragraph 17 is to always seek to secure high quality design.
- 6.9 Policies QL9, QL10 and QL11 of the Saved Plan aim to ensure that all new development makes a positive contribution to the quality of the local environment, relates well to its site and surroundings particularly in relation to its form and design and does not have a materially damaging impact on the amenities of occupiers of nearby properties. Policy SD9 of the Draft Plan carries forward the sentiments of these saved policies stating that all new development must make a positive contribution to the quality of the local environment and protect or enhance local character.
- 6.10 The proposed dwellings are of similar size and scale to those that exist at present. The design of the replacement dwelling is different to the existing, in that the materials are different and porches and outbuildings are proposed.
- 6.11 The proposed porches do not protrude in front of the existing building line and therefore would not be prominent within the street scene. It is considered that they add a focal point to the front elevation. The proposed materials are brick and render which are used in the surrounding development and therefore would not be out of character. The proposed outbuildings are situated to the rear of the proposed dwelling, were they would not be prominent and given their height are clearly subordinate.
- 6.12 It is therefore considered that the proposal would not result in any adverse impact on the character and appearance of the surrounding area.

Residential Amenity

- 6.13 The NPPF, at paragraph 17 states that planning should always seek to secure a good standard of amenity for all existing and future occupants of land and buildings. In addition, Policy QL11 of the Saved Plan states that amongst other criteria, 'development will only be permitted if the development will not have a materially damaging impact on the privacy, daylight or other amenities of occupiers of nearby properties'. Policy SD9 of the Draft Plan carries forward the sentiments of these saved policies and states that 'the development will not have a materially damaging impact on the privacy, daylight or other amenities of occupiers of nearby properties'.
- 6.14 Given the orientation of the properties and the positioning of windows, it is considered that the proposal would not result in any adverse impact on the amenities of the neighbouring residents.

Highway Safety

- 6.15 Policy QL10 of the Saved Plan states that planning permission will only be granted, if amongst other things, access to the site is practicable and the highway network will be able to safely accommodate the additional traffic the proposal will generate. This requirement is also carried forward to Policy SD9 of the Draft Plan.

6.16 The proposal is for replacement dwellings, it is therefore considered that the proposal would not result in an increase in traffic. Essex County Council Highways have been consulted on the application and raise no objection to the proposal subject to conditions to ensure adequate parking and visibility splays.

6.17 Adequate off-street parking is provided in accordance with the Councils Parking Standards.

Background Papers

None