

DEVELOPMENT MANAGEMENT COMMITTEE – 21 JUNE 2017

Application Number	3/17/0239/FUL
Proposal	Construction of 4 dwellings comprising of 2 No three bed semi-detached, 1 No four bed detached and 1 No five Bed detached and all associated parking and access facilities. Construction of new detached garage for Unit 4. Construction of a cart lodge type garage for use by Chestnuts. Demolition of detached swimming pool building.
Location	Land Adjacent to Chestnuts, 5 Green End, Braughing, SG11 2PE
Applicant	Mr Ben Stephens
Parish	Braughing
Ward	Braughing

Date of Registration of Application	2 nd February 2017
Target Determination Date	30 th March 2017
Reason for Committee Report	Member Referral
Case Officer	Nicola Mckay

RECOMMENDATION

That planning permission be **GRANTED** subject to the conditions set out at the end of this report.

1.0 Summary

- 1.1 The application seeks full planning permission for the construction of four dwellings and two new garages, one for Unit 4 and one for the existing dwelling Chestnuts.
- 1.2 The site which is located within the Rural Area beyond the Green Belt wherein policy GBC3 of the Local Plan allows for specific types of appropriate development. Whilst Braughing is designated as a Category 1 Village within the adopted Local Plan the proposal site is outside of the village boundary wherein Policy OSV1 allows for small scale infill housing. The proposal therefore represents a departure from Rural Area policies contained in the Local Plan.
- 1.3 However, in the absence of the Council's five year land supply, regard must be had to the presumption in favour of sustainable development set out in paragraph 14 of the NPPF, and a determination made as to whether there would be adverse impacts arising from the proposed

development that would 'significantly and demonstrably' outweigh the benefits of the proposal. The site is well located in relation to the village and Officers consider the proposal to amount to a sustainable form of development and therefore, in accordance with the NPPF, planning permission should be granted, unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits.

- 1.4 Officers are satisfied that the development would not result in any significant harm to the character and appearance of the site, its surroundings and the Braughing Conservation Area, and its impact would be acceptable in terms of highways, landscaping and neighbour amenity issues. It is acknowledged that it is likely that there would be large reliance on the private car for access to shopping, employment and other services and that some harm would arise from changes to the character and appearance of the area. However, on balance, these matters are not considered to significantly and demonstrably outweigh the benefits of the development in terms of housing provision and it is recommended therefore that, in accordance with paragraph 14 of the NPPF, planning permission should be granted.

2.0 Site Description

- 2.1 The site is located to the western side of Green End. The site is occupied by a detached two storey Grade 2 Listed Building known as Chestnuts. The proposal relates to garden land to the southern side of the dwelling and undeveloped land, described by the applicant as pasture and paddock land to the rear (west).
- 2.2 The site adjoins the southern boundary of the Category 1 Village and the Group 1 Village boundary as identified within the Adopted Local Plan and the draft District Plan.

3.0 Background to Proposal

- 3.1 Various planning permissions have been granted for additions to the existing residential property, Chestnuts. There is no relevant planning history for the current proposal.
- 3.2 The current proposal is for the construction of 4 dwellings. One detached dwelling and a pair of semi-detached dwellings are proposed to front onto Hull Lane, maintaining a set back of approximately 7-8 metres from the edge of the highway. These dwellings would have vehicular access from Hull Lane. A larger detached dwelling is proposed within the south western part of the site which would be

accessed off of Green End, sharing the existing access with the existing dwelling house, Chestnuts.

- 3.3 The dwellings fronting onto Hull Lane are proposed to be two storeys in height and are of a traditional cottage design, with dual pitched roofs, chimneys, sash windows, Quoin work to the corners of the buildings and lintels to the windows. Plot 4 is much larger in size with a basement and accommodation within its roof serves by dormer windows. The dwelling is designed with a hipped roof with a parapet. Some of the design details proposed for units 1-3 is replicated for this dwelling i.e. chimneys, sash windows, Quoin work and lintels.
- 3.4 The proposal includes plans to construct two detached garages, one for Unit 4 and one for Chestnuts. The proposed garages would have a dual pitched roof and are proposed to be constructed with timber cladding and clay tile roofs.

4.0 Key Policy Issues

- 4.1 These relate to the relevant policies in the National Planning Policy Framework (NPPF), the pre-submission East Herts District Plan 2016 and the adopted East Herts Local Plan 2007:

Key Issue	NPPF	Local Plan policy	Pre-submission District Plan policy
The principle of residential development within the Rural Area	Paragraph 14	GBC3	GBR2
Impact on character and appearance of the area, the Braughing Conservation Area and the setting of nearby Listed Buildings	Sections 7 and 12	ENV1, ENV5, BH6	DES3, HA1, HA4, HA7, HOU11
Access and Parking	Section 4	TR2, TR7	TRA2, TRA3
Residential amenity	Section 7	ENV1	DES3

The Braughing Neighbourhood Plan underwent public consultation between January and March 2017. Whilst the Neighbourhood Plan forms a material consideration, the weight that can be attached to this remains limited as amendments could be made to the plan following the public consultation and examination processes.

Other relevant issues are referred to in the 'Consideration of Relevant Issues' section below.

5.0 Emerging District Plan

5.1 The District Plan has been submitted to the Secretary of State for examination. The view of the Council is that the Plan has been positively prepared, seeking to ensure significantly increased housing development during the plan period. The weight that can be assigned to the policies in the emerging plan can now be increased, given it has reached a further stage in preparation. There does remain a need to qualify that weight somewhat, given that the Plan has yet to be examined.

6.0 Summary of Consultee Responses

6.1 HCC Highway Authority does not wish to restrict the grant of permission. It comments that Hull Lane is a narrow cul-de-sac residential road with a highway grass verge/bank on either side. The junction with the B1368 has sub-standard sightlines.

The highway authority concurs with the transport statement that traffic impact on Hull Lane will not be significant and one dwelling will be served directly off the B1368.

The applicant has phased the works and advised that no construction vehicles will use Hull Lane.

The widening of Hull Lane is supported and detailed drawings will need to be submitted for approval, the carriageway width should be a minimum of 4.1m.

The scheme proposes new vehicle accesses at a point where appropriate visibility splays can be provided. The existing residential access onto the B1368 is to be modified and the front boundary screening should be cut back to ensure maximum visibility sightlines are maintained.

A suitable level of parking and space for vehicle turning is included within the proposal.

The highway authority supports the views within the draft Braughing Parish Neighbourhood Plan for this site and would give preference to its criteria. However, this proposal widens Hull Lane and shortens the length of the narrow section which is a benefit to all users. Bearing this in mind and the fact there is no accident record at the junction the

highway authority is unlikely to sustain an objection on highway safety grounds at an appeal for a rural site of this size.

Following comments received from local residents concerned an accident in Hull Lane, Officers returned to the Highway Authority to query whether they were aware of this accident and whether this changes their views in respect of the proposal. The Highway Authority has responded to state that their records show that there was a serious accident in 2013 outside No. 12 Hull lane, however, provided that the road is widened this will go some way to reduce the potential of a similar accident occurring. Further comments from the Highway Authority also confirm that as Hull Lane is an unclassified road turning within the site is not required although it is required for access onto the main road (from Unit 4).

- 6.2 The HCC Historic Environment Advisor has commented that a condition should be imposed upon any permission granted to require a programme of archaeological work to be carried out.
- 6.3 The EHDC Conservation and Heritage Advisor recommends approval. They comment that the siting, scale, orientation and access arrangements are compliant with good urban design principles. The proposed relocated bank and new hedge along Hull Lane is an elegant compromise that will restore the aesthetic of the existing hedge while answering a number of other issues, notably traffic and access. The development will, enhance the character and appearance of the Braughing Conservation Area and has the potential to be an exemplar for future development in the village. They hope this gives the community confidence when considering the draft Neighbourhood Plan that, with solid urban design principles, sympathetic contextual design and a positive and creative approach to development the special architectural and historic interest of Braughing as a conservation area can be reinforced by future housing. The development will have an impact on the setting of the listed building. Its success will, as always be strongly influenced by the quality of its architectural detailing. They recommended further details of roof lights, materials, roof slope design, quoin work, pointed and rain water goods which has now been provided and has satisfactorily addressed their concerns.
- 6.4 The EHDC Landscape Advisor has recommended refusal. They have commented that there will be some hedgerow removal along Hull Lane to allow for road widening and access points, however there is replacement hedge set further back from the road as new boundary treatment for the proposed dwellings in mitigation and there would be no overall unacceptable adverse impact on trees. However, they

consider that the proposals fail to contribute to or assimilate well within the landscape context and character found along this section of Hull lane and will appear as an incongruous and overbearing form of development. A revised scheme e.g. for one storey bungalows – a less obtrusive form of development in terms of landscape and visual impact that better accords with the local distinctiveness of this section of Hull Lane may however be acceptable.

6.5 Herts Ecology comment that no evidence of bats have been found at the site, the site has low potential to support reptiles. In respect of Great Crested Newts it is recommended that Great Crested Newt surveys are carried out.

6.6 EHDC Environmental Health Advisor has recommended a condition in respect of construction hours of workings and a directive in respect of unsuspected contaminated land.

7.0 Parish Council Representations

7.1 Braughing Parish Council raise concerns that are summarised as follows:

- The proposal will cause irreparable harm to this quiet corner of the Conservation Area and will have a negative impact on two listed buildings;
- Intrusive impact upon neighbours-overshadowing of Grove Barn;
- The proposal is contrary to the Neighbourhood Plan;
- Objections to the size, scale and layout-the 2 storey dwellings in Hull Lane would be overbearing upon the existing neighbouring properties that are single storey ;
- Design and materials concerns in relation to Unit 4 which would be incongruous in its elevated position;
- Concerns with the vehicular access onto Hull Lane;
- The loss of the hedge will have a negative impact upon the Conservation Area;
- Suggest that if permission is granted permitted development rights are removed for loft conversions.

8.0 Summary of Other Representations

8.1 72 representations have been received, 71 in objection and 1 in support, including a response from the Braughing Society, which can be summarised as follows:

- The development would extend outside of the village boundary;

- Safety concerns in respect of the use of Hull Lane which is a narrow lane with poor visibility at the junction;
- Insufficient parking;
- Overlooking and loss of light to Grove Barn;
- The dwellings are too large and too high and would be out of keeping, dominant and incongruous;
- Unit 4 would appear as a mansion;
- No details of flood alleviation;
- The existing hedge to Hull lane should be retained;
- The proposal is in conflict with the Neighbourhood Plan;
- Housing survey does not identify the need for dwellings larger than 3 bedrooms;
- A road traffic accident of 2013 has not been taken into account;
- Negative impact on listed buildings and the conservation area;
- Over dense development;
- The scheme has been well considered to fit in with the surrounding countryside.

9.0 Planning History

- 9.1 Planning permission was granted for the construction of the existing pool house at Chestnuts in 1996 under Ipa reference 3/96/1111/FP.
- 9.2 There is no other planning history for this site that is relevant to the consideration of the current application.

10.0 Consideration of Relevant Issues

Principle

- 10.1 The site lies outside the Category 1 Village boundary for Braughing and therefore within the Rural Area Beyond the Green Belt wherein policy GBC3 only allows for specific forms of development, not including new residential developments. The proposal therefore represents departure from this policy in principle. However, regard must be had to any other material considerations, including policies contained in the NPPF.
- 10.2 Paragraph 14 of the NPPF sets out a presumption in favour of sustainable development and also states that 'where the development plan is absent, silent or relevant policies are out of date, permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or specific

policies in this Framework indicate development should be restricted.'

- 10.3 The Council has acknowledged its lack of a 5 year housing supply and the need for housing in the district. It is therefore acknowledged that, in respect of the wording of the NPPF, the Council's settlement boundaries and housing allocations are based on the 2007 Local Plan and are now be considered to be out of date. Whilst work is on-going on the District Plan to provide a full 5 year housing supply, the Plan is still in draft form and can only be given limited weight in the balance of considerations. Officers acknowledge that the proposed development would make a contribution towards the Council's deficit in housing supply and this weighs in favour of the proposal, but must be balanced against any harm arising from the development.
- 10.4 In terms of sustainability, the proposed development site is located to the southern edge of the village, however, is adjacent to other residential development which is within the Category 1 Village boundary and where infill housing development is acceptable in accordance with Policy OSV1. The site is within easy and on foot reach of the centre of the village and the services that it provides. The village does provide a range of services including and Post Office and shop, a Primary School, a community centre, a church, 3 Public Houses, a church and recreation/play areas.
- 10.5 Whilst the site does provide good access to a number of services, it is acknowledged that these are still limited and it is anticipated that the majority of future residents would nevertheless still largely rely on private motor vehicles to access other services and employment and this does weigh against the development proposal to some degree. Whilst there are limited services within the village of Braughing itself it is within close proximity to a number of larger centres which provide a wider range of services and is within commuting distance of Ware, Hertford, Buntingford and Bishops Stortford. It is noted that a recent appeal decisions have indicated that village settlements within East Herts, despite offering limited services, are suitably sustainable for housing development having regard to Paragraph 14 of the NPPF.
- 10.6 Officers consider that this is a suitable site for a residential development of this size. Therefore, in accordance with paragraph 14 of the NPPF, planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits of the proposal in terms of housing provision.

- 10.7 The draft Braughing Neighbourhood Plan identifies the application site as suitable for housing development. It is noted that this is subject to various criteria including some that the current proposal is in conflict with such as the access being from Green End, the dwellings being bungalows or houses of 1 ½ storeys and the existing hedge along the edge of Hull Lane being retained. However, Officers are aware that the submission version of the Neighbourhood Plan removes reference to bungalows or dwellings being 1 ½ storeys and instead states that the height, design and siting should take into account the topography of the site. Whilst it is noted that the proposal is in conflict with some of the criteria within the draft Neighbourhood Plan, this does not provide sufficient grounds to refuse planning permission unless it is found that that the proposal would result in demonstrable harm, which will be considered within the relevant sections below.
- 10.8 In respect of the proposal for the demolition of the existing pool house, this forms a modern structure that was granted planning permission in 1996. Whilst an application for Listed Building Consent for the demolition of this building was submitted with the current application for planning permission, Officers consider that consent is not required as the building is not curtilage listed and as it is not attached to the Listed Building. Due to the size of the building and its location within a Conservation Area planning permission is required for its demolition. As this is a modern structure Officers have no concerns with the principle of the demolition of this building and consider that it would not result in any harm to the setting of the Listed Building or to the character and appearance of the Braughing Conservation Area.
- 10.9 In respect of the new garage building proposed within the curtilage of Chestnuts, it is noted that Policy GBC3 allows for limited extensions to dwellings where in accordance with Policy ENV5, together with previous extensions and outbuildings there would not be a disproportionate increase to the size of the original dwelling house. Having regard to the size of the existing pool house to be demolished Officer do not consider that the proposed double garage would result in a disproportionate increase to the size of the dwelling and therefore this part of the proposal is considered to be acceptable in principle.

Impact on character and appearance of the area, the Braughing Conservation Area and the setting of nearby Listed Buildings

- 10.10 In respect of the proposed layout, with three dwellings fronting onto Hull Lane and one to the south and set back from Chestnuts, Officers consider this approach to be acceptable and the resulting development would be sympathetic to the pattern and character of development

within the surrounding area. It is noted that the draft Neighbourhood Plan does outline that dwellings should front onto Hull Lane as part of the criteria for development at this site, however, it also expects the existing hedge along Hull Lane to be retained and for vehicular access to be taken from Green End to avoid increased traffic on the narrow road where there is considered to be a dangerous junction.

- 10.11 In respect of highway safety matters that will be dealt with in the relevant section below. In respect of the loss of the existing hedge, it is noted that the Landscape Advisor has not raised any objections to this. Whilst Officers acknowledge that the existing mature hedgerow does make some contribution to the character and appearance of the area, it does not appear to be of any individual or particular quality or value to render its retention to be of such importance. Furthermore, it is anticipated that the retention of the hedge within such close proximity of the front elevations of new dwellings along Hull Lane could lead to pressures for it to be removed by the future residents of the dwellings and could result in it being cut back in sections, compromising its amenity value. In accordance with the advice received from the Landscape Advisor, Officers consider that the proposal to replace the existing hedge is acceptable and subject to details of suitable and established replacement hedge planting being agreed by condition, it is considered that this would sufficiently mitigate against the loss of the existing.
- 10.12 In respect of the scale and height of the proposed dwellings, the preference for bungalows or 1½ storey dwellings set out within the Neighbourhood Plan is noted. However, it is also noted that this has been removed from the submission version of the Neighbourhood Plan. The Landscape Officer has raised concerns in respect of the ridge heights of Plots 1-3 in relation the existing bungalows on the opposite side of Hull Lane. Following guidance from the Conservation and Heritage Advisor the cottage style, two storey dwellings have evolved following Officer advice through pre-application discussions. Whilst it is acknowledged that the cottages would form a departure from the character and appearance of the existing bungalows along Hull Lane, Officers consider that those existing dwellings are of their time and should not dictate the style of new housing within this Conservation Area location.
- 10.13 The Conservation and Heritage Advisor has commented that the current proposal will enhance the character and appearance of the Braughing Conservation Area and has the potential to be an exemplar for future development in the village. The proposed cottages are considered to be of a high standard of design that would form a positive

contribution to the village and the Conservation Area. In response to the concerns raised in respect of the relationship with the dwellings opposite along Hull Lane, a plan showing a section through Hull Lane was provided during the course of the application. The plans provided indicate that a distance of approximately 21 metres would be retained between the proposed and existing buildings. Whilst the proposed dwellings would clearly be higher than the bungalows opposite, having regard to the distance between the proposed and existing buildings, Officers do not consider that the proposed cottages would appear unduly prominent or harmful to the Hull Lane streetscene.

- 10.14 In respect of Plot 4, it is acknowledged that the building would be of quite a substantial size and scale, however, it would be set back from public view points from the highways to the north and east and whilst the land levels do rise from Green End to the position of this proposed unit, having regard to the set back and the screening from mature trees and other landscaping, Officers do not consider that the proposed dwelling would appear unduly prominent or harmful to the character or appearance of the area.
- 10.15 In terms of the detailed design of the proposed dwellings, having regard to the comments received from the Conservation and Heritage Advisor it is considered that the proposals are to a high standard that would enhance the Braughing Conservation Area. Whilst it is acknowledged that Unit 4 would be somewhat grand in its appearance, its design is still of a high standard and having regard to the set back to the boundaries, the existing mature landscaping and giving weight to the comments received from the Conservation and Heritage Advisor, it is considered that there would not be an unacceptable impact upon the character and appearance of the Conservation Area or the setting of the nearby Listed Buildings.
- 10.16 In respect of the new garages to Unit 4 and Chestnuts, these buildings are of a modest size and scale that would be sympathetic to the scale and appearance of the host dwellings and not result in any harm to the setting of the listed building and the character and appearance of the Braughing Conservation Area.

Access and Parking

- 10.17 The concerns raised in respect of the accesses onto Hull Lane have been considered. Having visited the site on several occasions, Officers acknowledge that Hull Lane and that the junction from Hull Lane onto Green End is narrow which understandably could lead to some safety concerns in respect of additional traffic using the lane. The narrow

width of the lane and the poor sightlines to the junction are also acknowledged by County Highways, however, their comments state that the proposal would widen part of Hull Lane which would be a benefit to all users and that they would be unable to sustain an objection on highway safety grounds.

- 10.18 It is noted that the Neighbourhood Plan proposes pedestrian access only from this site onto Hull Lane, with the vehicular access being taken from Green End. However, the Neighbourhood Plan proposes housing on the adjoining site to the west of the current application site, adjacent to Larkspur House that would take an access onto Hull Lane. It is acknowledged that this adjoining site, being smaller in size is unlikely to be able to accommodate 3 dwellings, and therefore 3 potential accesses onto Hull Lane, as are currently proposed. Furthermore, the Neighbourhood Plan raises concerns with accesses onto Hull Lane and therefore only proposes this arrangement in the case of the Larkspur site and not the current application site. However, a planning application has not been submitted for the Larkspur site and as the current application must be determined on its own merits, and given the stage of the Neighbourhood Plan, future proposals at the adjoining site cannot be considered at this stage. If planning permission is granted for the current proposal then the acceptability of further additional accesses onto Hull Lane would need to be considered at the time that such proposals are submitted for planning permission.
- 10.19 Having regard to the comments received from County Highways, and having regard to the scale of the development proposed, Officers consider that they would be unable to demonstrate that the proposed accesses onto Hull Lane to serve 3 additional dwellings would result in a severe impact upon highway safety so as to justify the refusal of planning permission.
- 10.20 In respect of parking provision, each of the proposed dwellings would benefit from private driveways which would provide a minimum of 3 parking spaces for each dwelling. The parking provision made is considered to be acceptable and would not result in a detrimental impact to highway safety or amenity.

Neighbour amenity

- 10.21 Having regard to the distances that would be retained between the proposed dwellings and the proposed garages with the existing neighbouring dwelling houses, it is not considered that the proposals would result in a significant or unacceptable impact upon the amenities of neighbouring occupiers.

- 10.22 It is noted that a planning application has recently been submitted for land that currently adjoins the land to the east of Unit 3, to the rear of Grove for the change of use from agricultural to residential (lpa reference 3/17/0942/FUL). At the time of writing this report this application had not been determined. However, if this application is approved then Officers do not consider that this would significantly alter the impact upon the amenities of the neighbouring occupiers. Whilst the proposed dwelling shown as unit 3 would then be closer to the garden land of Grove Barn, having regard to the set back that would be retained to the boundary and that to the dwelling house itself, it is not considered that the proposal would result in an overbearing impact or an unacceptable loss of light or impact upon outlook from this neighbouring property.
- 10.23 The proposed dwellings would provide an adequate level of amenity for the future occupiers of the site.

Other Matters

- 10.24 Following the comments received from Herts Ecology a series of Great Crested Newt Surveys have been carried out at the site and confirmation has been provided from the Ecologist instructed by the applicant that none have been found, however, Officers are currently awaiting the submission of their formal report so that Herts Ecology can provide further comments. Officers will provide an update on this matter and any further comments received from Herts Ecology within the late representations provided at the Committee meeting.
- 10.25 The request from the Parish Council that permitted development rights are removed for loft conversions is noted. However, a loft conversion in itself, where involving internal work only does not constitute development and therefore does not require any permission from the Planning Authority. The enlargement of the roofs of the dwellings e.g. with the provision of dormer windows would not be permitted given the location of the site within a Conservation Area and a submission for planning permission would be required for such work.

11.0 Conclusion

- 11.1 In respect of the proposed garage to Chestnuts, this is considered to form an appropriate addition that would not result in any harm to the setting of the listed building, the character and appearance of the Rural Area and that of the Braughing Conservation Area.

- 11.2 The proposed residential development represents an inappropriate form of development which is contrary to the Council's Rural Area policies.
- 11.3 However, the NPPF sets out that, where Local Plans are out of date in terms of housing supply, there is a presumption in favour of sustainable development, and development should be approved unless the impact of doing so would significantly and demonstrably outweigh the benefits of development.
- 11.4 The proposal is considered to represent a sustainable form of development with good access to the existing village and favourable weight should be attached to the support that the development would have to the economy and the provision of housing. Officers acknowledge that there is likely to be some reliance on private vehicles for access to the main settlements within the District and beyond for shopping, employment and other services and this does weigh against the development proposal.
- 11.5 It is also noted that the Council's Landscape and Conservation Officers and the draft Neighbourhood Plan accept the principle of developing this site having regard to which it is considered that the value of this existing gap between buildings is not of such significance that the loss of this space would result in demonstrable harm that would outweigh the benefits of delivering housing on this site.
- 11.6 The outstanding concerns raised by local residents and the Parish Council have been considered and whilst the development will of course have some impact on the surrounding area, an assessment of other relevant material considerations in this case, does not identify any significant or demonstrable harm to the character and appearance of the site, that of the Braughing Conservation Area or to the amenities of neighbouring properties. Furthermore, having regard to the comments received from County Highways, Officers are unable to demonstrate that the proposal would have a severe impact upon highway safety.
- 11.7 In accordance with paragraph 14 of the NPPF a balancing exercise has to be undertaken to determine whether any adverse impacts associated with the development would significantly and demonstrably outweigh the benefits.
- 11.8 Officers have undertaken that balancing exercise and have carefully considered the impact of the development against the benefits of the proposal in terms of housing provision. For the reasons set out above, it is not considered that any significant or demonstrable harm would result

from the development such as to outweigh to the benefits of the proposal.

- 11.9 Officers therefore consider that, on the balance of considerations, the development can be considered as sustainable and any adverse impacts associated with the development would not significantly and demonstrably outweigh the benefits. Officers therefore recommend that, in accordance with paragraph 14 of the NPPF, planning permission be granted subject to the following planning obligations and conditions.

Conditions

1. Three year time limit (1T12)
2. Approved Plans (2E10)
3. Samples of materials (2E12)
4. Prior to the commencement of the development, full details of both hard and soft landscape proposals shall be submitted to and approved in writing by the Local Planning Authority. These details shall include, as appropriate: (a) Means of enclosure (b) Hard surfacing materials (c) Planting plans (d) Written specifications (including cultivation and other operations associated with plant and grass establishment) (e) Schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate (f) Implementation timetables. Thereafter the development shall proceed in accordance with the approved details.

Reason: To ensure the provision of amenity afforded by appropriate landscape design, in accordance with policies ENV1, ENV2 and ENV11 of the East Herts Local Plan Second Review April 2007.

5. Landscape works implementation (4P13)
6. Levels (2E05)
7. Prior to the commencement of development, a 'Construction Traffic Management Plan' shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the construction of the development shall only be carried out in accordance with the approved Plan. The 'Construction Traffic Management Plan' shall identify details of: phasing for the development of the site, including all highway works; methods for accessing the site, including construction vehicle numbers

and routing; location and details of wheel washing facilities; associated parking areas and storage of materials clear of the public highway.

Reason: In the interests of highway safety.

8. Prior to the first occupation of the development , the access and widening arrangements, including visibility splays onto Hull Lane shall be completed in accordance with the approved in principle plan 10790/A1/06 and constructed to the satisfaction of the Local Planning Authority.

Reason: To ensure that the access and roadworks are constructed to an adequate standard in the interests of highway safety.

9. Programme of archaeological work (2E02)
10. Construction hours of working- plant and machinery (6N07)

Informatives

1. Other legislation (010L1)
2. Street Naming and Numbering (19SN)
3. Highways works (05FC2)
4. Unsuspected contamination (33UC)

Summary of Reasons for Decision

East Herts Council has considered the applicant's proposal in a positive and proactive manner with regard to the policies of the Development Plan; the National Planning Policy Framework and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended). The balance of the considerations having regard to those policies and the Councils deficiency in five year housing land supply is that permission should be granted.

KEY DATA**Residential Development**

Residential density	1.96 units/Ha	
	Bed spaces	Number of units
Number of existing units demolished		
Number of new flat units	1	0
	2	0
	3	0
Number of new house units	1	
	2	
	3	2
	4+	2
Total		4

Residential Vehicle Parking Provision

Current Parking Policy Maximum Standards (EHDC 2007 Local Plan)

Parking Zone		
Residential unit size (bed spaces)	Spaces per unit	Spaces required
1	1.25	
2	1.50	
3	2.25	4.5
4+	3.00	6
Total required		10.5
Proposed provision		14

Emerging Parking Standards (endorsed at District Plan Panel 19 March 2015)

Parking Zone		
Residential unit size (bed spaces)	Spaces per unit	Spaces required
1	1.50	
2	2.00	
3	2.50	5
4+	3.00	6
Total required		11
Accessibility	n/a	n/a

reduction		
Resulting requirement		11
Proposed provision		14