

DEVELOPMENT MANAGEMENT COMMITTEE – 31 JANUARY 2018

Application Number	3/17/1787/VAR
Proposal	Variation of condition 2 (approved drawings) of 3/14/1583/FP for a residential development of 22 houses to allow an adjustment to the western boundary and changes to the front elevation.
Location	Plot 12, Hoggates End, Dane O'Coys Road, Bishop's Stortford, CM23 2JH
Applicant	Grange Builders
Parish	Bishop's Stortford
Ward	Bishop's Stortford Meads

Date of Registration of Application	27 July 2017
Target Determination Date	26 October 2017
Reason for Committee Report	Major application
Case officer	Stephen Tapper

RECOMMENDATION

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

1.0 Summary of Proposals and Main Issues

- 1.1 Planning permission was granted in on 24 November 2015 for the construction 22 houses (13 market and 9 shared ownership), which is under construction.
- 1.2 The applicant wishes to obtain a variation of the existing permission to be able to offer the plot for sale with a permission that consolidates several existing and new amendments, all of which are acceptable.

2.0 Site Description

- 2.1 The front elevation of Plot 12 faces Dane O'Coys Road but it is accessed from the new road that also serves Plot 13 and the 9 shared ownership dwellings (plots 14-22). Adjacent to the western boundary is a new access road to three new house plots to the rear of the period house "Hulver".
- 2.2 The surroundings were until recently rural in character but are becoming more built up as a result of several planning permissions for the development of gardens and paddocks and of open fields to the north, all of which fall within the Bishop's Stortford North (BSN) local plan housing allocations.
- 2.3 The Hoggates End development comprises attractively designed properties with generous gardens that have undergone a number of minor amendments since planning permission first was granted in 2015. These have been to meet the requirements of individual purchasers and to help facilitate one or two additional small development opportunities on adjoining land.

3.0 Planning History

- 3.1 The following planning history is of relevance to this proposal:

Ref	Proposal	Decision	Date
3/16/2315/FUL	The erection of three dwellings on garden land to the rear of Hulver and Wickham Cottage	Approved	November 2016
3/16/1491/NMA	Amendments to the external appearance of dwellings and to plot boundaries, including amendments to the south and both flank elevations of Plot 12	Approved	July 2016
3/14/1583/FP	The erection of 22	Approved	June 2015

	houses (13 market and 9 shared ownership) at Hoggates End		
--	-----------------------------------------------------------	--	--

4.0 **Main Policy Issues**

4.1 In the light of policies in the National Planning Policy Framework (NPPF), land at Bishop's Stortford North, which includes Hoggates End, has been released for development and the principle is therefore well established.

4.2 The current application affects only the western boundary of Plot 12 and the design of the front elevation. The relevant policies are therefore as follows:

Key Issue	NPPF	Local Plan	Pre-submission District Plan	Neigh'hood Plan
Design and Layout	Section 7	ENV1	DES3	HDP2
Neighbour amenity	Section 7	ENV1	DES3	

5.0 **Summary of Consultee Responses**

5.1 HCC Highway Authority does not wish to restrict the grant of permission.

6.0 **Town and Parish Council Representations**

6.1 Bishop's Stortford Town Council:

The Committee considers this to be a good development and an improvement to the area.

7.0 **Summary of Other Representations**

7.1 None.

8.0 Consideration of Relevant Issues

- 8.1 The relevant issues are the effect of the amendments on the layout and appearance of the plot and the amenities of neighbouring properties.
- 8.2 It is proposed to reduce the width of the plot by a maximum of 1.5m in order to improve the access to the three new dwellings to the rear of Hulver and Wickham Cottage, an improvement already included in their planning permission (3/16/2315/FUL). The dwelling on Plot 12 will not be moved within its plot to accommodate this, there remaining a minimum of 2m, and generally much more, between the dwelling and its western boundary.
- 8.3 Regarding the design of the dwelling, it is proposed to abandon a cantilevered first floor and parapet to leave a flat front elevation, apart from a canopy over the main entrance door. This less fussy appearance is perfectly satisfactory in the street scene and there are no impacts on neighbouring properties.

9.0 Planning Balance and Conclusion

- 9.1 Having regard to development plan policy and the NPPF, the revised proposals are considered to be acceptable in all respects and the application is recommended for approval.
- 9.2 As the variation of the condition has the effect of issuing a new permission, it is necessary to ensure that the conditions that were applied to the original permission are re-imposed where relevant or altered such they accord with the details already agreed, to ensure that the amended development proceeds in accordance with those conditions. As regards the section 106 agreement, which accompanies the original planning permission 3/14/1583/FP, the relevant obligations have been met.

Conditions

1. Approved plans (2E10)

BRD/16/054/012 Site layout and location

BRD/15/011/130 Rev C Plot 12 ground floor and elevations

BRD/15/011/131 Rev A Plot 12 first and second floor plans

2. The dwelling hereby permitted shall not be occupied until the parking spaces and vehicle manoeuvring areas clear of the public highway illustrated on the approved plans have been constructed.

Reason: To enable vehicles to draw off, park and turn outside the highway limits thereby avoiding the reversing of vehicles on to the highway and to minimise danger, obstruction, and inconvenience to users of the highway and of the premises.

3. Construction hours of working - plant and machinery (6NO7)
4. Landscape works implementation (4P13)

Directives:

1. Other legislation (01OL)
2. Ownership (02OW)
3. Planning obligation (08PO)

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. The balance of the considerations having regard to those policies is that permission should be granted.

KEY DATA

None relevant