

6g 3/13/0101/FP – Conversion of the former public house and the construction of a three storey side extension to form 3no. two bed apartments and office accommodation and construction of one detached and 4 semi detached three storey, three bedroom houses together with associated access, parking and landscaping at The Red Cow Public House and land to rear of 58 Dunmow Road, Bishop’s Stortford CM23 5HL for Inkgate Ltd.

Date of Receipt: 14.02.2013

Type: Full – Minor

Parish: BISHOP’S STORTFORD

Ward: BISHOP’S STORTFORD – ALL SAINTS

RECOMMENDATION:

That planning permission be **GRANTED** subject to the following conditions:

1. Three year time limit (1T121)
2. Samples of materials (2E123)
3. Programme of Archaeological work (2E025)
4. No development hereby permitted shall take place 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) The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
 - e) Wheel washing facilities;
 - f) Measures to control the emission of dust and dirt during construction
 - g) A scheme for recycling/disposing of waste resulting from demolition and construction works;
 - h) A restriction on any burning of materials on the site;
 - i) Details of the method of extraction and removal of spoil from the site as a result of the change in levels.

Reason: To safeguard the amenity of residents of neighbouring properties in accordance with policies ENVI and ENV24 of the East Herts Local Plan Second Review April 2007 and in the interests of

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highway safety and in accordance with the Hertfordshire Waste Core Strategy and Development Management Policies Development Plan Document policies 1 and 12.

5. Construction hours of working – plant and machinery (6N072)
6. Landscape design proposals (4P125) (insert:- b, e, f, i, j, k and l)
7. Landscape implementation (4P135)
8. Prior to the first occupation of the dwellings hereby approved a “Keep Clear” road marking shall be laid on Dunmow Road across the proposed access to the site in accordance with details which have been submitted to and approved in writing by the Local Planning Authority.

Reason: To secure a satisfactory access appropriate to the development, in the interests of safety and public convenience.

9. Retention of parking space (3V204)
10. Approved plans (2E103)

Directives:

1. Other Legislation (01 OL)
2. Street Naming and Numbering (19SN)
3. Highways Works (05FC2)
4. Unsuspected contamination (33UC1)

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 (Hertfordshire County Structure Plan, Minerals Local Plan, Waste Core Strategy and Development Management Policies DPD 2012 and the 'saved' policies of the East Herts Local Plan Second Review April 2007 and in particular policies SD1, SD2, HSG7, TR1, TR2, TR7, TR14, EDE2, STC8, ENV1, ENV2, ENV3, BH1, BH2, BH3, BH6 and LRC11); the National Planning Policy Framework and in accordance with the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2012. The balance of the considerations having regard to those policies is that permission should be granted.

1.0 Background:

- 1.1 The application site is shown on the attached OS extract. The site lies within the Bishop's Stortford Conservation Area. It is located to the east of the Hockerill Junction and is located within a predominantly residential area. The site currently comprises of a public house known as The Red Cow, and the building is set at street level with an access ramp to the west which leads up to a raised parking area. Residential development which surrounds the rear parking area is at the same level as the parking area. To the north and west of the site there is a traditional character of dwellings. Some properties along Dunmow Road are elevated to the road with a small front garden and a mixture of boundary treatments.
- 1.2 The proposed development involves the conversion of the public house building to form office space at ground floor and a two bedroom residential apartment at first floor. Attached to the public house building a further building with link is proposed. That building would form 2no. two bed flats with parking, utilities and amenity space at ground floor. To the rear of the site various works are proposed to lower the levels of the site to enable a level access with Dunmow Road. That access would lead to a single detached three bed dwelling together with the provision of two pairs of semi-detached dwellings (five dwellings in total). Various parking and landscaping measures are proposed in association with the dwellings.

2.0 Site History:

- 2.1 The planning history of the site is as follows:
- 3/82/1261 – Enclosing and roofing over between bar and toilets (approved with conditions);
 - 3/86/0803/FP – Planning permission granted for the construction of a pub garden at rear of Public House (approved with conditions);
 - 3/94/0730/AD – Signage (approved with conditions)

3.0 Consultation Responses:

- 3.1 Environmental Health have recommended the inclusion of planning conditions with the grant of any permission. The recommended planning conditions relate to a restriction on construction hours of working and soil decontamination. The Environmental Health Officer also recommends advisory notes in relation to contaminated land, dust,

asbestos and bonfires.

- 3.2 Hertfordshire County Highways comment that they do not wish to restrict the grant of planning permission. The Highways Officer notes that the western sightline onto Dunmow Road is below standard – however, this is considered to be acceptable as this application does not intensify the use of the existing access and there have been no accidents recorded at this location in the last five years. The provision of pedestrian visibility splays will be an improvement to the existing situation.

The public footway fronting the site is narrow and consideration should be given to dedicating land up to the building for an increased width of footway.

In peak hours queuing along Dunmow Road occurs as a result of traffic signals at Hockerill junction. The Highway's Officer therefore recommends that a "Keep Clear" road marking is implemented which should maintain easier access to and from the site and prevent congestion on the main road. Such works and alterations to the footway shall be secured as part of a S278 agreement within the Highways Act.

The Highways Officer recommends a financial contribution of £7,895 towards sustainable transport measures.

- 3.3 The County Archaeologist sets out that the development site is within Area of Archaeological Significance No114 which includes the historic core of Bishop's Stortford. No archaeological remains are known from the site itself, though evidence of later prehistoric Roman and post medieval activity is known in the vicinity. Historic maps indicate that the area was farmland but in the earlier C19 it was used as a market garden. The Red Cow PH was built some time between 1838 and 1850 - the construction of this building may have reduced the potential for archaeological remains being present but areas which have not been subjected to disturbance may retain the potential to contain archaeological remains.

The County Archaeologist considers that the position of the proposed development is such that it should be regarded as likely to have an impact on heritage assets of archaeological interest and a planning condition requiring archaeological monitoring and evaluation is considered to be necessary and reasonable in this case.

- 3.4 The Conservation Officer has recommended that planning permission

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be granted. The Red Cow is a small scale late to early C20 public house. The building is aesthetically distinctive with leaded windows and decorative detailing which makes a positive contribution to the Conservation Area.

The character and appearance of this part of the Conservation Area relates to the topography of land, elevated houses, brick retaining walls and C19 housing. A significant proportion of this part of the Conservation Area is occupied by Tudor Gothic style including Hockerill School with distinctive steep red tiled roofs and chimney stacks.

The introduction of dwellings to the rear and former car park of the public house would have little or no further impact on the Conservation Area. The conversion of the public house to office accommodation and apartments realises a new use which has little or no impact on the aesthetic value of the building and the character of the surroundings.

The key Conservation consideration relates to the extension to the public house. The Conservation Officer acknowledges that the principle of the proposed new building attached to the public house reflects that of the dwelling on the opposite side of Dunmow Road and no objections are raised with the elevational treatment.

- 3.5 The Landscape Officer recommends that planning permission be granted with conditions relating to landscape design proposals. The Landscape Officer comments that it is not possible to fully envisage the appearance of the finished development without full hard and soft landscape details.

4.0 Town Council Representations:

- 4.1 Bishop's Stortford Town Council have objected to the application. The Town Council comment that the proposed development would represent an over intensification and overdevelopment of the site; it would be out of keeping with the surrounding area; is aesthetically out of keeping with the Conservation Area; difficult ingress and egress which will create a hazard on a busy road and; that there is Japanese Knot weed on the site.

5.0 Other Representations:

- 5.1 The application has been advertised by way of press notice, site notice and neighbour notification.
- 5.2 14 letters of representation have been received in respect of the plans

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originally submitted with the application which can be summarised as follows:

- Impact on neighbour amenities in respect of noise, loss of light, overlooking and outlook;
- Difficulties with egress/ingress into and out of the site onto a busy road;
- Impact on traffic congestion and highway safety;
- Inappropriate form and over-development of the site;
- Insufficient parking;
- Insufficient information in relation to landscaping;
- Concerns over contamination of the site;
- Impact of Japanese Knotweed;
- Impact upon protected species – bats;
- Harmful impact on the character and appearance of the Conservation Area.

5.3 Councillors C Woodward and J Barfoot have objected to the planning application on the following grounds – 1) overdevelopment of the site in close proximity to the air quality management area of Hockerill Street junction; 2) redevelopment of the site has the potential to create a link between Grange Walk/Road which would reduce pedestrian conflict along Dunmow Road; the proposed development will result in a loss of a community facility – the Red Cow Public House.

6.0 Policy:

6.1 The relevant ‘saved’ Local Plan policies in this application include the following:

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| SD1 | Making Development More Sustainable |
| SD2 | Settlement Hierarchy |
| TR1 | Traffic Reduction in New Developments |
| TR2 | Access to New Developments |
| TR7 | Car Parking Standards |
| TR14 | Cycling – Facilities Provision (Residential) |
| EDE2 | Loss of Employment Sites |
| STC8 | Local Centres and Rural Provision |
| HSG7 | Replacement Dwellings and Infill Housing Development |
| ENV1 | Environment and Design |
| ENV2 | Landscaping |
| ENV3 | Planning Out Crime |
| BH1 | Archaeology and New Development |

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| BH2 | Archaeological Evaluations and Assessments |
| BH3 | Archaeological Conditions and Agreements |
| BH6 | New Developments in Conservation Areas |
| LRC11 | Retention of Community Facilities |

6.2 The National Planning Policy Framework is also of importance in the determination of this planning application.

7.0 Considerations:

7.1 The main planning considerations in respect of the planning application relate to the following:

- The principle of development;
- Employment use of the site;
- Loss of public house;
- Impact on the character and appearance of the street scene and Conservation Area;
- Parking provision and highways matters;
- Neighbour and future residents amenity.

The principle of development

7.2 The site is located within the built up area of Bishop's Stortford, as defined in policy SD2 of the Local Plan. Accordingly, in principle, there is no objection to development.

Loss of employment uses

7.3 Policy EDE2 of the Local Plan requires a consideration of whether the proposed development would result in the loss of employment on the site. It requires evidence to be submitted to show that the use of the site for employment generating purposes has been fully explored without success.

7.4 Although the building is not currently being used as a public house, it was previously a public house and would have created a certain level of employment. This application proposes to change the use of the public house building to an office space at ground floor and residential accommodation at first floor. The provision of an office space serving the ground floor of the existing building will create an employment use which, in terms of the floor area, has the potential to create an equal, if not greater level of employment at the site. The proposed development therefore accords with policy EDE2 of the Local Plan and represents a sustainable form of economic development to which weight should be

attached in the determination of this application.

Loss of Public House

- 7.5 The proposed development will result in the loss of the public house which has been raised as a concern by Local Members and third parties. Policy LRC11 of the Local Plan seeks the retention of community facilities; these are listed as buildings and land for purposes such as schools, nurseries, hospitals, libraries, meeting places etc. Policy STC8 specifically states that developments will not be permitted within local centres and rural locations where it would result in the loss of a public house. This site is not considered to be within a local centre and does not result in the loss of the community facilities specifically referred to in policy LRC11. Officers therefore consider that the development proposal cannot be refused on policy grounds due to the loss of the existing public house.

Character and appearance

- 7.6 The site is located within the Conservation Area of Bishop's Stortford and to the east of the more historic part of the Hockerill junction and beyond that the town centre. Within the immediate locality the site appears predominantly residential in character – a mixture of terraced and semi-detached dwellings with a varied relationship between dwellings and frontages and different plot sizes. The character of buildings is also fairly varied, although they are predominantly traditional in terms of form and design. Properties along Dunmow Road within the locality of the site, are generally elevated to the road. The residential dwellings in close proximity to the site appear as late Victorian in styling with some traditional bay windows and a mixture of brick and render.
- 7.7 As noted by the Conservation Officer, the existing pub building would seem to have a number of interesting architectural features, such as the brickwork, timber beams at first floor and an interesting bay at ground floor which creates a characterful building and which demonstrates the historical evolution of development within the street scene. The existing public house building is considered to represent an un-designated heritage asset. The ground floor appendages to the side of the building would seem to have less value and no objections are raised with the removal of those elements of the building.
- 7.8 Policies relating to environment and design issues and built heritage are set out in chapters 8 and 9 of the Local Plan. A high standard of design and layout is expected from all development proposals. Developments should be compatible with the structure and layout of the

surrounding area and relate well to the massing and height of adjacent buildings and the surrounding townscape. In a Conservation Area, policy BH6 requires that new developments are sympathetic in terms of scale, height, proportion and form. The National Planning Policy Framework (NPPF) largely replicates the requirements of Local Plan Policy and full weight should, in this respect, be given to Local Plan Policies relating to design and conservation matters. Paragraph 60 of the NPPF is also of relevance and states that planning decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative.

- 7.9 Officers have acknowledged above that the existing public house building is a non-designated heritage asset and the building is of a character which adds positively to the character and appearance of the street scene and wider Conservation Area. The retention of this building therefore weighs in favour of the development proposal. To the rear of the pub building the site is currently open by virtue of the parking space. That sense of openness and spacing between the more historic and characterful residential area to the west and the more modern styling of dwellings to the east and south of the site does also play some positive (albeit very limited) role to the character of the Conservation Area.
- 7.10 However, whilst there are some positive aspects of the site as it currently appears, and conservation of the character of such a designated space is an important consideration, this cannot take the form of restricting all development in a Conservation Area. A view needs to be formed as to whether the development will preserve or enhance that area, in accordance with the relevant policies of the Local Plan and NPPF.
- 7.11 In terms of the amount of development proposed at the site and, taking into account the mixed grain of built form in the locality, which does include some tightly knit and dense development, the development proposal in this application would seem to provide appropriate spacing between the built form. The garden spaces to the proposed dwellings, parking and other landscape amenity land does provide a reasonably well spaced development which does not, in Officers opinion, appear significantly cramped or congested, nor does it represent an overdevelopment of the site. The overall layout and amount of development is therefore considered to be appropriate.
- 7.12 The proposed development can be considered in two elements – the conversion and extension of the public house building to form an office space and three flats and the provision of five dwellings to the rear of the public house building:-

Conversion and extension public house building

- 7.13 From the Dunmow Road elevation, minimal external alterations are proposed to the external fabric of the pub building. A three storey building is proposed to link to the pub building. Officers consider that the continuation of the street frontage with the provision of an additional building is a positive aspect which will provide increased activity and interest to the road frontage. The Highways Officer has queried whether additional space to the front of the site could be allocated as a pedestrian footway. Officers consider that the provision of a 2.1metre wide pedestrian footway is appropriate.
- 7.14 Third parties have been critical of the height and design of the proposed three storey appendage to the building which, they feel is out of keeping with the context and character of the street scene. At pre-application stage Officers were keen to encourage not only the retention of the pub building, which, as acknowledged above, positively adds to the character of the street scene, but also a design approach that allowed the non-designated heritage asset to stand separately to any extension or development adjacent to it. Officers consider that the scheme proposed in this application achieves this. The public house building does stand separately, albeit linked to the new building. The linking structure has evolved during the process of the application and it is considered that the size, scale, form and materials of construction of the link structure allows a sympathetic transition between the non-designated heritage asset and the new building.
- 7.15 The new building is acknowledged to be of a more contemporary design by virtue of the materials of construction and design of gable and other elevational treatment. The height of the building and arrangement of the front bay does, as acknowledged by the Conservation Officer reflect the proportions, height and massing of the detached dwelling immediately opposite the application site (35 Dunmow Road). Further, the height and elevation treatment allows a good transition between the height and massing of the public house building and the neighbouring property 56 Dunmow Road, which is at an elevated position. The height of the new building is, in this respect, considered to be acceptable and does not result in a dominating effect on the existing public house building and will allow a sympathetic transition in the massing and volume of buildings from the road frontage.
- 7.16 As noted above, the design of the building from the Dunmow Road elevation does feature a differing architectural style and materials of

construction which is different to the surroundings which some third parties have been critical of. Mindful of paragraph 60 of the NPPF, Officers consider that the elevational treatment as proposed are appropriate and will allow the historic buildings of the immediate and wider setting to be read in conjunction with the proposed new building. The massing and design of the proposed building will not, in Officers opinion result in significant harm to the character of the building or the wider setting of the Conservation Area and this is also the view of the Conservation Officer. The proposed design is considered to be high quality in accordance with policy ENV1 and uses the proportions and massing of nearby buildings as a reference for the new building. The proposed new building on Dunmow Road will not, in Officers opinion, appear dominant or conspicuous within the street scene, but will assimilate well with the proportions and character of the immediate and wider setting, in accordance with policy HSG7 of the Local Plan.

Detached and semi-detached dwellings

- 7.17 Within the development site the parking area is currently accessed via a ramp up into the site. The level of the land within the parking area is more or less at the same level with adjoining properties. The development proposal would change the levels within the site quite significantly. The plans indicate a reduction in the levels of the parking area by around 2metres as a maximum. The reduction in the levels is to enable a three storey development to be accommodated within the site. The effect of the change in levels is shown in the submitted plans, and results in the first floor level of the detached dwelling and semi-detached dwellings being set at approximately the same level as the ground floor and garden space of the neighbouring properties. Whilst the height of the dwellings is greater than that of neighbouring properties, the impact of such an increase is not considered to be harmful when the relationship with the levels of adjoining land is taken into account. The new dwellings would, in effect, appear as two storey structures from the adjacent properties.
- 7.18 The proposed layout of the proposed detached and two semi-detached dwellings allows appropriate spacing between the buildings and allows side access to the gardens for storage of refuse, cycles, etc. The layout of the development, following the linear layout of neighbouring properties, will allow the development to assimilate with the grain and pattern of neighbouring street frontages.
- 7.19 The design of the dwellinghouses follows from the character of the extension to the pub building. The siting of the proposed dwellings to the rear of the site is such that there will be no direct views of the

dwellings from the highway nor any well used public access point. As such, Officers consider that the impact of the design and height of the buildings will be reduced and it is considered that there is greater potential for an alternative design approach to the elevational treatment to the buildings within the site without there being undue harm to the wider setting of the Conservation Area. The change in levels allows for the provision of a three storey development to assimilate well with the existing buildings in the locality and the overall design and elevational treatment of the dwellings is considered to be acceptable and will not result in significant harm to the character and appearance or local distinctiveness of surrounding residential development.

- 7.20 A consideration needs to be made in respect of whether the proposed development contributes towards enhancing (or preserving) the built and historic environment. Officers have acknowledged that the site does play some positive role to the Conservation Area. The provision of a contemporary styled building to the frontage is considered to reflect the proportions, volume and massing and change in levels along the Dunmow Road elevation. The new building and link will ensure that the character and appearance of the public house building and the wider Conservation Area is preserved. To the rear the architectural theme set by the building to the frontage is continued. There are limited views of this element and the way in which the building is set within the existing levels with the layout, design and character of buildings will ensure that the development integrates well and preserves the character and appearance of the Conservation Area.
- 7.21 Officers consider that there is a need for high quality materials of construction which reflect the materials of the surroundings; it is therefore necessary and reasonable for this matter to be agreed through a planning condition.
- 7.22 There are limited landscape features on the site as existing – whilst the proposed plans do show some landscaping, as noted by the Landscape Officer, there is a lack of detail. In this respect, and in the interests of the amenity of the site, it is considered to be necessary and reasonable to require the submission of hard and soft landscape design proposals through a planning condition.

Parking provision and highway matters

- 7.23 Third party representations are critical of the impact of the new development upon access onto Dunmow Road in terms of visibility and existing congestion in relation to the Hockerill Road junction to the west of the site entrance. The Highways Authority comment that they do not

wish to restrict the grant of planning permission and set out that, given the proposal does not intensify the existing access and that there are no records of injury at the junction, that the proposed development is acceptable. The Highways Officer recommends a planning condition requiring the imposition of 'keep clear' road markings which, will prevent congestion on the main road. Having regard to the advice from the Highways Officer and, taking into account the nature of the existing access which serves a large parking area for a public house, the proposed development is considered to provide appropriate access which will not prejudice highway safety nor impact on congestion at the Hockerill junction.

- 7.24 Some third party representations have objected to the planning application on the basis of a lack of parking. The proposed development involves the provision of an integral garage serving the dwellings, three visitor spaces and four spaces to serve the three no. two bed flats and the ground floor office. In total therefore, 12 parking spaces are proposed. The requirements of policy TR7 of the Local Plan for the quantum of development proposed would require the provision of a maximum of 18 parking spaces. Officers are mindful that the requirements of policy TR7 are maximum requirements and the site is located in a highly sustainable location in transport terms with good access to the town's amenities and sustainable modes of transport. The level of parking is, in this instance, considered to be acceptable. However, it is considered to be necessary and reasonable to require that such a parking spaces are retained for parking, which can be ensured through a planning condition.
- 7.25 The Highways Officer recommends a planning condition requiring the provision of cycle storage – the proposed plans show the provision of a cycle store and the dwellinghouses have side access and an integral garage where cycles could be stored. In this respect, the condition as recommended by the Highways Officer is unnecessary and the provision of storage for sustainable modes of transport is a positive aspect of the proposal.
- 7.26 The Highways Officer also recommends a financial contribution of £7,875 towards sustainable transport schemes. The Planning Obligations SPD however sets out that County Council financial contributions will only be required for development comprising of ten or more dwellings or for major development schemes. This application does not meet such thresholds and the recommendation from the Highway's Officer does not meet the policy requirements. In this respect Officers do not recommend the inclusion of a financial contribution in relation to sustainable transport measures.

Neighbour and future residents amenity

- 7.27 Turning to the new building fronting onto Dunmow Road and the converted pub building, the relationship between these buildings together and in relation to existing and proposed buildings, appears to be acceptable in terms of impact on neighbour amenity.
- 7.28 The way in which the proposed buildings would be set within the existing levels of the site does mean that the impact of those dwellings on neighbour amenity is reduced to the first and second floor of the proposed dwellings.
- 7.29 The distance between the development and dwellings to the east within Hillside Avenue (which would be around 30 metres between rear elevations), is such that there will not be a significant impact on those neighbouring properties in terms of overlooking, overbearing impact or loss of light or overshadowing. Concern has been expressed by residents within that street in respect of a loss of outlook. Officers acknowledge that the proposed development may result in the loss of views from those properties when looking east towards the town centre. However, having regard to the distance between the rear elevations of properties within Hillside Avenue and the rear building line of the proposed dwellings and the difference in levels, Officers do not consider that there will be a significantly detrimental impact that would warrant the refusal of planning permission.
- 7.30 Some concerns have been raised from properties within Grange Walk in terms of a loss of privacy and overlooking. In Officers opinion, proposed house 5 (that closest to No. 20 Grange Walk) is set an appropriate distance (around 2.5metres) from the flank elevation of number 20. House five does project beyond the rear building line of the row of terraced properties to the south (by around 1.5metres) – however, such a projection is not significant and Officers are satisfied that there is an appropriate relationship such that there will be no significant overbearing impact or loss of light/overshadowing impact. With regards to overlooking/loss of privacy, Officers are of the opinion that the levels, the provision of a boundary fence and the siting of the development will ensure that there is no significant overlooking or loss of privacy to neighbouring properties that would warrant the refusal of planning permission.
- 7.31 To the west of the application site lies 52-56 Dunmow Road and 46-50 Dunmow Road. Those dwellings back onto each other and their garden amenity is currently compromised by their relationship with No's 28-38 Dunmow Road. Whilst there is already an impact on neighbour amenity

on those properties and the Council would not wish to make a poor relationship worse within any development proposal at this site, the Council must also determine whether the proposed development would result in significant harm to the garden amenity of number 52-56 and 46-50 Dunmow Road which would warrant the refusal of planning permission. The way in which the proposed development would be set into the existing levels is such that the main consideration relates to whether the second floor serving houses 1-5 would result in a significant impact on the above mentioned properties. The second floor space on the front elevation serves bedroom 1 and an en-suite bathroom. Views out from the bedroom window will be reduced by the location of a design feature outside of this window. This creates a somewhat oblique view from bedroom one to the properties to the west of the site. The applicant has also amended the scheme to show the provision of a reduction in the level of fenestration on this elevation of the building which, to some extent, will reduce the degree of impact in terms of the perception of overlooking. Having regard to those considerations, and taking into account the siting and distance of the proposed development in relation to 52-56 and 46-50 Dunmow Road and the existing amenity afforded to those properties, Officers do not consider that there will be a significantly detrimental impact on the amenity of those properties in terms of overbearing, loss of light or privacy or overlooking.

Other matters

- 7.32 The comments from the County Archaeologist are noted – having regard to that advice and, taking into account the requirements of policies BH1, BH2 and BH3 of the Local Plan and section 12 of the NPPF it is considered to be necessary and reasonable to attach a planning condition with any grant of planning permission requiring that further archaeological work be undertaken.
- 7.33 The comments from the Environmental Health Officer are noted. In accordance with that advice and the comments from the Highway's Officer in relation to wheel washing facilities, it is considered to be necessary and reasonable to attach a planning condition relating to a construction method statement to cover matters relating to the construction phase of the development and a restriction on the hours of work for machinery.
- 7.34 Third party representatives raise concern that the site is contaminated with Japanese Knot Weed. No detailed information has been submitted in relation to this matter and the contaminated land survey as submitted with the application does not refer to such matters. In any event, other

legislation exists in respect of the safe disposal of the plant. In this respect, Officers raise no objections with the impact of the development in relation to such matters.

8.0 Conclusion:

- 8.1 The development site is within the built up area of Bishop's Stortford and involves a form of development which is supported by the NPPF. Significant weight is attached to that consideration and that the development has the potential for job creation.
- 8.2 The proposed development is acknowledged to involve a modern form of development – however, the size, scale, form and design of the buildings proposed is considered to be appropriate to the context of the site and surroundings and will not result in significant harm to the character and appearance of the street scene and Conservation Area in accordance policies ENV1 and BH6 of the Local Plan and section 7 of the NPPF.
- 8.3 Having regard to the existing use of the site as a public house, there will be no significant impact on highway safety or traffic generation and the level of parking provision is considered to be acceptable, given the sustainable location of the site.
- 8.4 The siting of the proposed development is such that there will be no significant impact on neighbour amenity that would warrant the refusal of planning permission, in accordance with policy ENV1 of the Local Plan.
- 8.5 For the reasons set out above Officers therefore recommend that planning permission is granted subject to the conditions set out at the head of this report.