

<b>Reference:</b> 20/01811/FUL	<b>Site:</b> The Willows Morley Hill Stanford Le Hope Essex SS17 8HY
<b>Ward:</b> The Homesteads	<b>Proposal:</b> Demolition of the existing bungalow on the site and the erection of 8 no. new bungalows, associated landscaping and parking.

<b>Plan Number(s):</b>		
Reference	Name	Received
001_02	Location Plan	3rd June 2021
002_01	Existing Site Layout	3rd June 2021
200_03	Proposed Site Layout	3rd June 2021
201	Proposed Plans	5th January 2021
202	Proposed Plans	5th January 2021
203	Proposed Plans	5th January 2021
204	Sections	5th January 2021
205_01	Preliminary Vehicle Swept Path	3rd June 2021
206_01	Preliminary Vehicle Swept Path Refuse Vehicle	3rd June 2021
207_01	Visibility Sight Lines	3rd June 2021
208_01	Preliminary Vehicle Swept Path Reversing into Site	3rd June 2021
The application is also accompanied by:		
- Design and Access Statement		
<b>Applicant:</b> Mr Beckford	<b>Validated:</b> 6 January 2021 <b>Date of expiry:</b> 19 July 2021 <b>(Extension of Time as agreed by Applicant)</b>	
<b>Recommendation:</b> Approve subject to conditions		

This application is scheduled for determination by the Council’s Planning Committee because the application was called in by Cllr J Halden, Cllr A Anderson, Cllr G Collins, Cllr D Huelin and Cllr T Piccolo in accordance with Part 3 (b) 2.1 (d)(ii) of the Council’s constitution to examine concerns regarding poor access and overdevelopment.

## 1.0 DESCRIPTION OF PROPOSAL

- 1.1 The application seeks permission to demolish the existing detached residential bungalow on site and erect 8 detached bungalows with associated landscaping and parking.
- 1.2 The proposed development would be arranged as a residential cul-de-sac and would consist of six 2-bedroom and two 3-bedroom bungalows.

## 2.0 SITE DESCRIPTION

- 2.1 The application site is a generous residential plot accessed directly from Morley Hill, and is currently occupied by a detached bungalow with several outbuildings set within a large open garden. The application site also comprises part of the footway and unadopted highway along Morley Hill, to facilitate access.
- 2.2 There is a single vehicle access to the southern end of the site. The broadly rectangular residential plot covers 0.29 hectares and is bordered by residential properties in all directions, including the unadopted stretch of Morley Hill to the immediate west.
- 2.3 A footpath linking Morley Hill to Howell Road and Milton Road running west-east is situated across the northern boundary of the site. Beyond the surrounding residential development lies the railway line to the north.

## 3.0 RELEVANT HISTORY

Application Reference	Description	Decision
71/00317/FUL	Extend dwelling	Approved
20/30176/PMIN	Demolition of the existing bungalow on the site and the erection of 8 no. new bungalows	Advice Given

## 4.0 CONSULTATIONS AND REPRESENTATIONS

- 4.1 Detailed below is a summary of the consultation responses received. The full version of each consultation response can be viewed on the Council's website via public access at the following link: [www.thurrock.gov.uk/planning](http://www.thurrock.gov.uk/planning)
- 4.2 PUBLICITY:

This application has been advertised by way of individual neighbour notification letters. There were comments received from eleven different addresses, two of these

were in support of the proposal, and nine objections.

The matters raised in support are summarised as:

- Shortage of bungalows in the Borough;
- Attractive scheme;

The matters raised in objection are summarised as:

- Concerns regarding size, condition and ownership of access;
- Overdevelopment;
- Overlooking;
- Increased noise;
- Materials would be unacceptable;
- Loss of views;
- Additional traffic and parking impacts;
- Potential eyesore;
- Devaluation of properties.

#### 4.3 CADENT GAS:

No objections

#### 4.4 ENVIRONMENTAL HEALTH:

No objections, subject to conditions.

#### 4.5 HEALTH AND SAFETY EXECUTIVE:

Do not advise against granting permission.

#### 4.6 HIGHWAYS:

No objections, subject to conditions.

#### 4.7 LANDSCAPE AND ECOLOGY:

No objections, subject to conditions and RAMS mitigation.

## 5.0 POLICY CONTEXT

### National Planning Policy Framework (NPPF)

5.1 The revised NPPF was published on 19 February 2019. The NPPF sets out the Government's planning policies. Paragraph 2 of the NPPF confirms the tests in s.38 (6) of the Planning and Compulsory Purchase Act 2004 and s.70 of the Town and Country Planning Act 1990 and that the Framework is a material consideration in planning decisions. The following chapter headings and content of the NPPF are particularly relevant to the consideration of the current proposals:

5. Delivering a sufficient supply of homes;
8. Promoting healthy and safe communities;
9. Promoting sustainable communities;
12. Achieving well-designed places;
15. Conserving and enhancing the natural environment.

### 5.2 National Planning Practice Guidance (NPPG)

In March 2014 the former Department for Communities and Local Government (DCLG) launched its planning practice guidance web-based resource. This was accompanied by a Written Ministerial Statement which includes a list of the previous planning policy guidance documents cancelled when the NPPF was launched. NPPG contains a range of subject areas, with each area containing several sub-topics. Those of particular relevance to the determination of this planning application include:

- Design: process and tools
- Determining a planning application
- Housing and economic needs assessment
- Housing: optional technical standards
- Use of Planning Conditions

### 5.3 Local Planning Policy: Thurrock Local Development Framework (2015)

The "Core Strategy and Policies for Management of Development" was adopted by Council on the 28 February 2015. The following policies apply to the proposals:

#### SPATIAL POLICIES

- CSSP1 (Sustainable Housing and Locations)

#### THEMATIC POLICIES

- CSTP1 (Strategic Housing Provision)
- CSTP22 (Thurrock Design)
- CSTP23 (Thurrock Character and Distinctiveness)

#### POLICIES FOR MANAGEMENT OF DEVELOPMENT

- PMD1 (Minimising Pollution and Impacts on Amenity)
- PMD2 (Design and Layout)
- PMD8 (Parking Standards)

#### 5.4 Thurrock Local Plan

In February 2014 the Council embarked on the preparation of a new Local Plan for the Borough. Between February and April 2016 the Council consulted formally on an 'Issues and Options (Stage 1)' document and simultaneously undertook a 'Call for Sites' exercise. In December 2018 the Council began consultation on an Issues and Options [Stage 2 Spatial Options and Sites] document, this consultation has now closed and the responses have been considered and reported to Council. On 23 October 2019 the Council agreed the publication of the Issues and Options 2 Report of Consultation on the Council's website and agreed the approach to preparing a new Local Plan.

#### 5.5 Thurrock Design Strategy

In March 2017 the Council launched the Thurrock Design Strategy. The Design Strategy sets out the main design principles to be used by applicants for all new development in Thurrock. The Design Strategy is a supplementary planning document (SPD) which supports policies in the adopted Core Strategy.

### 6.0 **ASSESSMENT**

6.1 The assessment below covers the following areas:

- I. Principle of development
- II. Design and Layout
- III. Amenity Impact
- IV. Traffic Impact, Access and Car Parking
- V. Landscape and Ecology

## VI. Other matters

### I. PRINCIPLE OF THE DEVELOPMENT

- 6.2 The site is identified in the Core Strategy as part of the Homesteads Ward. Core Strategy Policy CSTP23 seeks to protect residential precincts such as The Homesteads where the original spacious pattern of development has been eroded by significant infilling and backland development.
- 6.3 Policy H11 of the Thurrock Borough Local Plan 1997 is not a saved policy but provides a good background to the situation – that the Homesteads ward was the subject of rapid house building in the 1960-1980s, which dramatically altered the character of the area. Specifically, the Homesteads ward has suffered with extensive infilling and subdivision of large private gardens.
- 6.4 The policy then refers to Annexe A9 which is saved and relevant as it links to Core Strategy Policy CSTP23. The Annexe restricts development which would harm the character of The Homesteads. This Annexe recognised the importance of retaining the original character of The Homesteads against further infilling and backland development.
- 6.5 However, the application site is specifically identified in Annexe 9 as an ‘exception site’ where development would be acceptable. As such, there is no in-principle objection to the residential development of this site subject to normal development management policies being met.

### II. DESIGN AND LAYOUT

- 6.6 The National Planning Policy Framework (NPPF) states that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.
- 6.7 Policy PMD2 of the Core Strategy requires that all design proposals should respond to the sensitivity of the site and its surroundings and must contribute positively to the character of the area in which it is proposed and should seek to contribute positively to local views, townscape, heritage assets and natural features and contribute to the creation of a positive sense of place.
- 6.8 Policy CSTP22 of the Core Strategy indicates that development proposals must demonstrate high quality design founded on a thorough understanding of, and positive response to, the local context.

- 6.9 Policy CSTP23 of the Core Strategy states the Council will protect, manage and enhance the character of Thurrock to ensure improved quality and strengthened sense of place.
- 6.10 The proposed development would adopt a cul-de-sac style layout across this large plot. A cul-de-sac layout would not be out of character with the surrounding development pattern and the increased density would reflect the overall residential character of the immediate area.
- 6.11 The plans submitted show the development would comprise three dwelling types providing two and three bedroom bungalows, with proportions consistent and typical with other properties in the immediate area.
- 6.12 The applicant proposes to use high quality materials, featuring red brickwork and weatherboarding, and tiled pitched roofs resulting in a modern style development, whilst taking inspiration from existing materials found within Morley Hill. The fenestration and fine detailing of the scheme is considered acceptable and will be secured via appropriate planning condition. The proposed layout and design would be considered acceptable with respect to its appearance and impact upon the character of the immediate area and would comply with policies CSTP22, CSTP23 and PMD2 of the adopted Core Strategy, and the NPPF.

### III. AMENITY AND IMPACT OF DEVELOPMENT

- 6.13 The plans submitted indicate the eight proposed dwellings would be of a size in line with the Council's internal and external amenity space standards, as well as national space standards. Based on the layout there would be suitable light and outlook for the habitable rooms of each dwelling. There would also be suitable levels of privacy. The proposal would therefore accord with the requirements of Policy PMD1 in terms of amenity for future occupants.
- 6.14 The proposed dwellings closest to the neighbouring property to the south at 98 Morley Hill, would be orientated in such a way that they would be 'back-to-flank' and given the dwellings would be bungalows, there would be no first floor windows which would avoid concerns of overlooking and amenity. In addition a 1.8m high close boarded fence is proposed to separate the plots. Given the separation from other neighbouring properties, it is not considered that there would be significant detrimental impact as a result of the proposed development.
- 6.15 As noted above, the amenity of both existing and the prospective residents in terms of loss of light, overbearing impact or loss of privacy to neighbouring properties is considered acceptable, in accordance with policy PMD1.

- 6.16 Given the proximity to neighbouring properties, the Council's Environmental Health Officer has recommended conditions restricting construction hours and prohibiting bonfires. A Construction Environmental Management Plan would also be reasonable, to further protect neighbouring residents.

#### IV. TRAFFIC IMPACT, ACCESS AND CAR PARKING

- 6.17 The northern section of Morley Hill where the application site is located is a private residential road, unadopted by the local Highways Authority and with an uneven coverage of hardsurfacing. The site has an existing vehicle access to its southern corner closest to the neighbouring dwelling at no. 98 Morley Hill. The proposal seeks to reposition the access to a location central along the frontage with Morley Hill. The Council's Highway Officer has raised no objections to the access and sight splay arrangements subject to conditions relating to its detailed design.
- 6.18 This development is located in a medium accessibility area. Thurrock Draft Parking Standards state that 2-3 bedroom dwellings in a medium accessibility area are required to provide 2 off street parking spaces and 0.25 visitor spaces per dwelling. The plans submitted demonstrate two off-street parking spaces per dwelling and two visitors' parking spaces. As such the development would comply with the Council's draft parking standards, and policy PMD8.
- 6.19 In the interests of futureproofing the site, suitable infrastructure to support electric vehicle charging should also be incorporated and this would be secured via planning condition.

#### V. LANDSCAPE AND ECOLOGY

- 6.20 The site currently contains a single dwelling set within a large garden. The Council's Landscape and Ecology Advisor has advised that there are no trees of any significance on site, nor any features to support protected species and has raised no in principle objection to the proposal.
- 6.21 Given the limited details regarding hard and soft landscaping, it would be reasonable to impose a planning condition requiring a detailed landscape scheme to be submitted to and approved by the Local Planning Authority prior to commencement.
- 6.22 The site is within the zone of influence for the Essex Coast RAMS. The proposal would result in a net increase of 7 units. Based on the current tariff a payment of £879.06 would be required for this scheme. The applicant has agreed to pay this contribution.

#### VI. OTHER MATTERS

- 6.23 Several neighbours on Morley Hill have raised concerns regarding potential land ownership conflicts between the applicant and those neighbours living immediately adjacent to the application site on Morley Hill. The application site includes all of the land within The Willows, which is privately owned, and the grass verges and access road immediately opposite The Willows. This area of land is not registered with a named title at the Land Registry. As such the landowner is unknown and unregistered. All steps required of an applicant or interested party in such circumstances have been followed, that is, to carry out the necessary searches and place an advertisement in the local newspaper. The applicant has stated that all of these steps have been undertaken and it is considered that all due processes have been followed with respect to the limits of the planning application process. Moreover, the land immediately opposite The Willows does not obviously belong to anyone who could be notified as a landowner. The LPA is satisfied that all reasonable steps have been undertaken.
- 6.24 Comments have also been received relating to the devaluation of existing properties in the area and the loss of views across the site. Whilst the Council notes residents' comments, house prices are not able to be considered as material planning considerations.
- 6.25 Objections have also been received relating to increased noise as a result of the construction phase. Whilst it is noted that there would be some disruption, the scale of the development is considered to be relatively minor, and furthermore, a CEMP condition would be required as part of any planning permission to protect neighbouring properties. There would be no conflict with policy PMD1 as a result.

## **7.0 CONCLUSIONS AND REASONS FOR APPROVAL**

- 7.1 The application site is specifically identified in Annexe 9 as one where development would be acceptable and would be in accordance with Policy CSTP23 for the area.
- 7.2 The proposed dwellings are considered acceptable in density, scale and character, with no adverse implications in terms of privacy and amenity for existing and future residents.
- 7.3 The level of parking provision is considered to be acceptable in the context of the location of the proposal and it would effectively put to use an urban land in keeping with the NPPF.
- 7.4 The proposal is therefore acceptable and in accordance with Policies CSTP22, CSTP23, PMD1, PMD2 and PMD8 of the Core Strategy.

**8.0 RECOMMENDATION**

Approve, subject to the following conditions:

**TIME LIMIT**

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

**Reason:** To comply with Section 91(1) of The Town & Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

**PLANS LIST**

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

<b>Plan Number(s):</b>		
Reference	Name	Received
001_02	Location Plan	3rd June 2021
002_01	Existing Site Layout	3rd June 2021
200_03	Proposed Site Layout	3rd June 2021
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206_01	Preliminary Vehicle Swept Path Refuse Vehicle	3rd June 2021
207_01	Visibility Sight Lines	3rd June 2021
208_01	Preliminary Vehicle Swept Path Reversing into Site	3rd June 2021

**Reason:** For the avoidance of doubt and to ensure that the development is carried out in accordance with the details as approved with regard to policies PMD1 and PMD2 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development [2015].

**SAMPLES OF MATERIALS**

- 3 Samples of all materials to be used in the construction of the external surfaces of the building(s) hereby permitted, shall be submitted to and approved in writing by, the Local Planning Authority, before any part of the development is commenced.

**Reason:** In the interests of visual amenity and to ensure that the proposed development is integrated with its surroundings in accordance with policy PMD2 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development [2015].

## **DESIGN DETAILS**

4 Notwithstanding the submitted plans, prior to the commencement of development above ground level, details shall be submitted to the Local Planning Authority showing the following:

- Window design, including recesses and cills
- Door design, including any recesses
- Gutters, fascia and soffits

Thereafter, development shall be carried out strictly in accordance with the details approved.

**Reason:** In the interests of the character and visual amenities of the area, in accordance with Policies PMD2 and CSTP22 of the Core Strategy.

## **CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN [CEMP]**

5 No demolition or construction works shall commence until a Construction Environmental Management Plan [CEMP] has been submitted to and approved in writing by the local planning authority in writing. The CEMP should contain or address the following matters:

- (a) Hours of use for the demolition and construction of the development
- (b) Hours and duration of any piling operations,
- (c) Details of any temporary hardstandings;
- (d) Details of temporary hoarding;
- (e) Details of the method for the control of noise with reference to BS5228 together with a monitoring regime;
- (f) Measures to reduce vibration and mitigate the impacts on sensitive receptors together with a monitoring regime;
- (g) Measures to reduce dust with air quality mitigation and monitoring,
- (h) Measures for water management including waste water and surface water discharge;
- (i) A method statement for the prevention of contamination of soil and groundwater and air pollution, including the storage of fuel and chemicals;

- (j) Details of a procedure to deal with any unforeseen contamination, should it be encountered during development;
- (k) A Site Waste Management Plan,
- (l) Details of security lighting layout and design; and
- (m) Contact details for site managers including information about community liaison including a method for handling and monitoring complaints.

Works on site shall only take place in accordance with the approved CEMP.

**Reason:** In order to minimise any adverse impacts arising from the construction of the development in accordance with policy PMD1 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development [2015].

### **HOURS OF CONSTRUCTION**

- 6 No demolition or construction works in connection with the development shall take place on the site at any time on any Sunday or Bank / Public Holiday, nor on any other day except between the following times:

Monday to Friday	0800 – 1800 hours
Saturdays	0800 – 1300 hours

Unless in association with an emergency or the prior written approval of the local planning authority has been obtained. If impact piling is required, these operations shall only take place between the hours of 0900 - 1800 hours on weekdays.

**Reason:** In the interest of protecting surrounding residential amenity and in accordance with policy PMD1 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development [2015].

### **DETAILS OF VEHICULAR ACCESS**

- 7 Prior to the first occupation of development hereby permitted, details showing the layout, dimensions and construction specification of the proposed access to the highway shall be approved in writing and implemented in accordance with those details.

**Reason:** In the interests of highway safety and amenity in accordance with policies PMD2 and PMD9 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development [2015].

### **JUNCTION DETAILS**

- 8 Prior to the first occupation of the development hereby permitted, the proposed estate

road and unmade section of Morley Hill, footways and footpaths, turning spaces and driveways (where applicable) between the dwelling(s) and the existing highway, shall be properly consolidated and surfaced. The footways and footpaths between any dwelling and the existing highway shall be complete within six months from the date of occupation of the first dwelling.

**Reason:** In the interests of highway safety and amenity in accordance with policies PMD2 and PMD9 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development [2015].

### **SIGHT SPLAYS**

- 9 Prior to occupation of the development hereby permitted sight splays measuring 2.4 metres x 25 metres shall be provided at each side of the proposed access and shall thereafter be retained and maintained so that no obstruction is present above the level of the adjoining highway carriageway.

**Reason:** In the interest of highway and pedestrian safety, in accordance with policies PMD2 and PMD9 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development [2015].

### **ELECTRIC VEHICLE CHARGING POINTS**

- 10 The development shall not be occupied until details of a scheme of electric vehicle charging points and timetable for implementation have been submitted to and approved in writing by the local planning authority. The scheme shall be implemented in accordance with the approved details and retained in full working order permanently thereafter.

**Reason:** To reduce reliance on the use of fossil fuelled private cars, in the interests of sustainability in accordance with Policy PMD8 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development (2015).

### **RESIDENTIAL PARKING**

- 11 Prior to the first occupation of the dwelling(s) the areas shown on drawing number 200 03 as car parking space(s) shall be provided for off street parking purposes. Notwithstanding the Town & Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no permanent development shall be carried out on the site so as to preclude the use of these parking space(s).

**Reason:** In the interests of highway safety and amenity and to ensure that adequate

car parking provision is available in accordance with policy PMD8

## **SOFT AND HARD LANDSCAPING SCHEME**

- 12 No development shall take place until full details of the provision and subsequent retention of both hard and soft landscape works on the site have been submitted to and approved in writing by the local planning authority. These details shall include:
- 1) Details of proposed schedules of species of trees and shrubs to be planted, planting layouts with stock sizes and planting numbers/densities.
  - 2) Details of the planting scheme implementation programme, including ground protection and preparation, weed clearance, stock sizes, seeding rates, planting methods, mulching, plant protection, staking and/or other support
  - 3) Details of the aftercare and maintenance programme

The soft landscape works shall be carried out as approved within the first available planting season (October to March inclusive) following the commencement of the development unless otherwise agreed in writing by the local planning authority. If within a period of five years from the date of the planting of any tree or plant, or any tree or plant planted in its replacement, is removed, uprooted, destroyed, dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or plant of the same species and size as that originally planted shall be planted in the same place, unless the local planning authority gives its written consent to any variation

Hard Landscape works

- 4) Details of walls with brick types, construction design and dimensions
- 5) Details of paved surfacing, with materials finishing and edgings
- 6) Details of street furniture, with designs materials and dimensions

The hard landscape works shall be carried out as approved prior to the first use/ occupation of the development hereby approved and retained and maintained as such thereafter.

**Reason:** To secure appropriate landscaping of the site in the interests of visual amenity and the character of the area in accordance with policies CSTP18 and PMD2 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development [2015].

## **BOUNDARY TREATMENTS**

- 13 No development above ground level shall commence until details of the siting, height,

design and materials of the treatment of all boundaries within the site, including gates, fences, walls, railings and piers have been submitted to and approved in writing by the local planning authority. The boundary treatments as approved shall be completed prior to the first occupation of the development and shall be retained as such thereafter.

**Reason:** In the interests of visual amenity and the character of the area in accordance with policies CSTP18 and PMD2 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development [2015].

## **REMOVAL OF PERMITTED DEVELOPMENT RIGHTS**

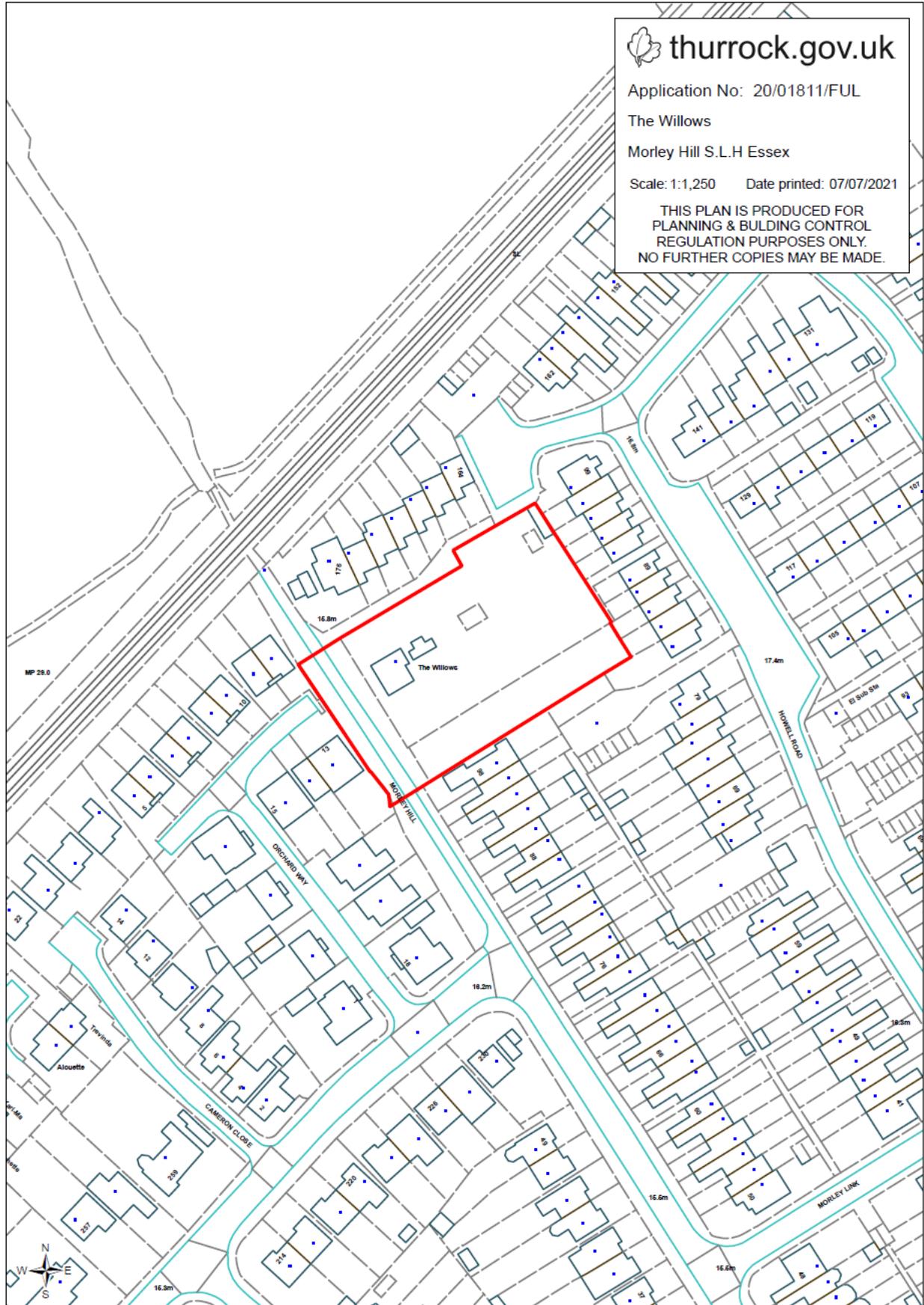
- 14 Notwithstanding the provisions of Schedule 2, Part 1, Classes A, B, C and E of the Town & Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no extensions, roof extensions or outbuildings shall be erected on the dwellings.

**Reason:** To ensure that the proposed development is satisfactorily integrated with its immediate surroundings and to ensure the design quality and integrity of the development in accordance with Policy PMD2 of the adopted Thurrock Local Development Framework Core Strategy and Policies for the Management of Development DPD (2015).

### **Documents:**

All background documents including application forms, drawings and other supporting documentation relating to this application can be viewed online:

[www.thurrock.gov.uk/planning](http://www.thurrock.gov.uk/planning)



Application No: 20/01811/FUL

The Willows

Morley Hill S.L.H Essex

Scale: 1:1,250 Date printed: 07/07/2021

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