

<p>Reference: 15/01522/FUL</p>	<p>Site: Stables Hatch Farm Fen Lane Bulphan Essex</p>
<p>Ward: Orsett</p>	<p>Proposal: Demolition of existing buildings and erection of four new detached dwellings</p>

Plan Number(s):		
Reference	Name	Received
100	Location Plan	30th December 2015
101	Site Layout	30th December 2015
102	Landscaping	30th December 2015
103	Elevations	30th December 2015
104	Elevations	30th December 2015
Recommendation: Approve, subject to conditions.		

1.0 BACKGROUND

- 1.1 Consideration of this application was deferred at the 11th March 2016 Planning Committee meeting to enable a site visit to take place. Members visited the site on 24th March 2016.
- 1.2 A copy of the report presented to the 11th March meeting is attached.
- 1.3 The application remains recommended for approval as detailed in the attached report.

2.0 UPDATES – COMPARISON ASSESSMENT

- 2.1 The 2014 application proposed the demolition of the existing buildings and the provision of 6 dwellings.
- 2.2 The current application proposes the demolition of all buildings and the construction of 4 properties. The table below shows a comparison between the floor area of the current buildings, proposed buildings and previously refused scheme. (The volume figures for the previous scheme were not provided, but the floor area was significantly above, so they would have been higher)

	Area (Floor area)
Exiting buildings on site	967 sq.m
14/01112/FUL	1384 sq.m (417m increase)
15/01522/FUL	950 sq.m. (17m decrease)

- 2.3 As acknowledged in the March Committee report, the site represents 'Previously Developed Land (PDL). The NPPF and Policy PMD6 of the Core Strategy indicate that proposals for the redevelopment of PDL in the Green Belt which do not have a greater impact than the existing development are appropriate in principle. Therefore there is no need for the applicant to put forward very special circumstances to justify the application.
- 2.4 The previous application comprised a significant increase in floorspace and was therefore accompanied by a case, which the application considered to constitute very special circumstances. This was not considered acceptable by officers and consequently the previous application was refused.