

**UTT/18/0395/NMA – (GREAT CHESTERFORD)**

Reason for presentation to Planning Committee: Applicant is a District Councillor

**PROPOSAL:** Non Material Amendment to UTT/17/2167/FUL - Change of Porch Design (approved under UTT/16/3394/FUL)

**LOCATION:** The Delles, Carmen Street, Great Chesterford CB10 1NR

**APPLICANT:** Mr & Mrs A Redfern

**AGENT:** 2P Studio

**EXPIRY DATE:** 13 March 2018

**CASE OFFICER:** Luke Mills

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**1. NOTATION**

1.1 Countryside; Conservation Area.

**2. DESCRIPTION OF SITE**

2.1 The site is located at the corner of Carmen Street and Jackson's Lane, Great Chesterford. It comprises a portion of the garden serving The Delles.

**3. PROPOSAL**

3.1 The application is for a Non-Material Amendment to a planning permission for a new dwelling, which was granted in October 2017 (UTT/17/2167/FUL). The proposed amendment relates to the porch design.

**4. ENVIRONMENTAL IMPACT ASSESSMENT**

4.1 The development does not constitute 'EIA development' for the purposes of The Town and Country Planning (Environmental Impact Assessment) Regulations 2017.

**5. APPLICANT'S CASE**

5.1 No case submitted.

**6. RELEVANT SITE HISTORY**

6.1 The following historic planning permissions are considered relevant:

- UTT/16/3394/FUL Erection of 2 no. detached dwellings and garages  
*Approved with Conditions 10/02/2017*
- UTT/17/2167/FUL Proposed amendment to Plot 1 of dwelling approved under UTT/16/3394/FUL. Amendments to Garage, removal of 2 no. windows and insertion of sliding doors to Second Floor  
*Approved with Conditions 26/10/2017*

## **7. POLICIES**

- 7.1 S96A(1) of The Town and Country Planning Act 1990 confirms that a local planning authority may make a change to any planning permission relating to land in their area if they are satisfied that the change is not material. S96A(2) requires that, in deciding whether a change is material, a local planning authority must have regard to the effect of the change, together with any previous changes made under this section, on the planning permission as originally granted.
- 7.2 The original planning permission was granted on the basis of the development plan policies and material considerations listed below.

### **Uttlesford Local Plan (2005)**

- 7.3 S7 – The Countryside  
GEN1 – Access  
GEN2 – Design  
GEN3 – Flood Protection  
GEN6 – Infrastructure Provision to Support Development  
GEN7 – Nature Conservation  
GEN8 – Vehicle Parking Standards  
ENV1 – Design of Development within Conservation Areas  
ENV2 – Development affecting Listed Buildings  
ENV3 – Open Spaces and Trees  
ENV4 – Ancient Monuments and Sites of Archaeological Importance  
H1 – Housing Development  
H9 – Affordable Housing

### **Supplementary Planning Documents/Guidance**

- 7.4 SPD – Accessible Homes and Playspace (2005)  
Developer Contributions Guidance Document (Feb 2016)  
The Essex Design Guide (2005)  
Parking Standards: Design and Good Practice (2009)  
Uttlesford Local Residential Parking Standards (2013)  
Great Chesterford Conservation Area Appraisal and Management Proposals (2007)

### **National Policies**

- 7.5 National Planning Policy Framework (NPPF) (2012)  
- Paragraphs 14, 17, 32-39, 47-49, 55, 58, 100-104, 111, 118 & 128-135  
Planning Practice Guidance (PPG)  
- Conserving and enhancing the historic environment  
- Design  
- Flood risk and coastal change  
- Housing: optional technical standards  
- Rural housing  
- Planning obligations

### **Other Material Considerations**

- 7.6 Great Chesterford Conservation Area Appraisal and Management Proposals (2007)  
Great Chesterford Historic Settlement Character Assessment (2007)  
Uttlesford Strategic Flood Risk Assessment (SFRA) (2016)  
Housing Trajectory 1 April 2017 (August 2017)

## **8. PARISH COUNCIL COMMENTS**

8.1 No consultation necessary.

## **9. CONSULTATIONS**

9.1 No consultation necessary.

## **10. REPRESENTATIONS**

10.1 No publicity necessary.

## **11. APPRAISAL**

The issues to consider in the determination of the application are:

**A** Character, appearance and heritage (S7, GEN2, ENV1, ENV2, ENV3, 17, 58, 128-134 & PPG)

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11.1 The proposed porch would be two-storey in height, although its shallow plan ensures the projection would be more decorative than a meaningful enlargement of the floor area. There would be no change to the approved external finish of buff brickwork. Overall, it is considered that the amended porch would be compatible with the contemporary design of the approved dwelling and non-material in the context of the development as a whole.

11.2 Regard has been had to the potential effect on the setting of listed buildings and on a conservation area, in accordance with the Council's statutory duties under S66(1) and S72(1) of the Planning (Listed Buildings & Conservation Areas) Act 1990.

## **12. CONCLUSION**

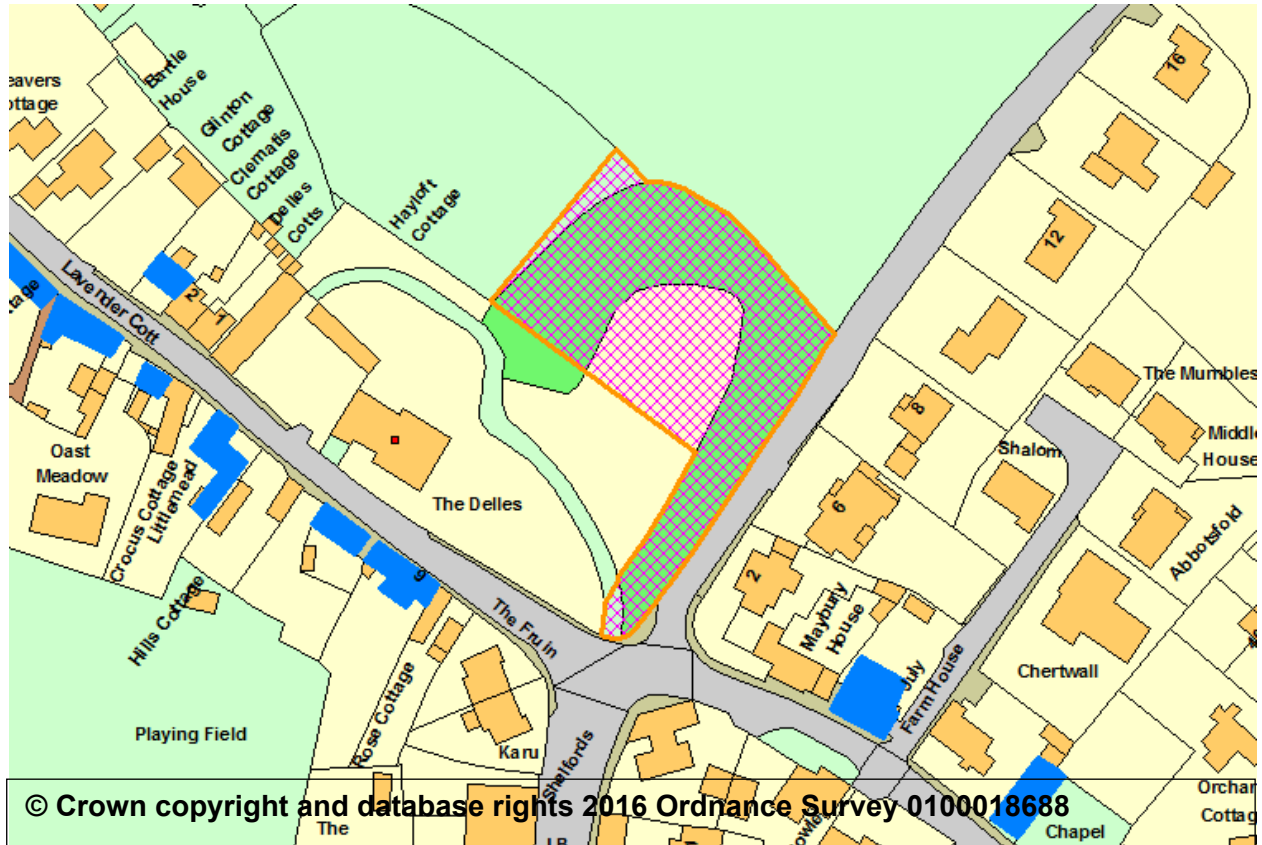
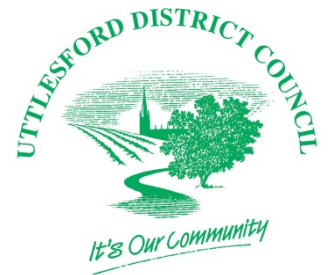
The following is a summary of the main reasons for the recommendation:

**A** The proposed amendment is considered appropriate for the development, and non-material in the context of the overall scheme.

## **RECOMMENDATION – APPROVAL**

Application: UTT/18/0395/HHF

Address: The Delles, Carmen Street, Great Chesterford



Organisation: Uttlesford District Council

Department: Planning

Date: 29 March 2018