

UTT/0389/11/FUL (LEADEN RODING)

(Referred to Committee due to application site being a Council property)

PROPOSAL: Retrospective application for erection of wooden shed

LOCATION: 40 Holloway Crescent, Leaden Roding

APPLICANT: Mr R White

AGENT: Mr R White

GRID REFERENCE: TL 593 134

EXPIRY DATE: 8 June 2011

CASE OFFICER: Planning Consultant

APPLICATION TYPE: Householder

1.0 NOTATION

1.1 Within settlement limits.

2.0 DESCRIPTION OF SITE

2.1 The application site comprises the front curtilage of the northern-most of a pair of two storey semi-detached dwellings. The site is bounded by close-boarded fencing to the north and east beyond which are pedestrian footpaths. The site is on broadly level ground with neighbouring properties.

3.0 PROPOSAL

3.1 The application seeks planning permission to retain a wooden shed which has been erected within the front curtilage of the dwelling. The shed measures 4.6 m in width by 2.7 m in depth with a pitched roof to a maximum height of 2.3 m. The shed has been constructed in wood and with a felt roof.

4.0 APPLICANT'S CASE

4.1 None

5.0 RELEVANT SITE HISTORY

5.1 None

6.0 POLICIES

6.1 National Policies

None

6.2 East of England Plan 2006

None

6.3 Essex Replacement Structure Plan 2001

None

6.4 Uttlesford District Local Plan 2005

Policy GEN2

7.0 PARISH/TOWN COUNCIL COMMENTS

7.1 Parish Councillors were concerned that this shed was built without planning permission where hedging was removed to accommodate it and it appears that the shed has been built outside the allocated garden. Objections were also received from local residents.

8.0 CONSULTATIONS

8.1 None

9.0 REPRESENTATIONS

9.1 Two. Period for representations expired 17th May 2011

9.2. Apart from being an eyesore the garage is at a junction of a main thoroughfare from the village hall and the main road and can be dangerous as we have kids on bikes flying around and you cannot see them coming because the shed is so large and directly on the border of the path and the property.

9.3. The building has a powerful sensor light on the front that lights up the whole road and an alarm that goes off in the day and night and is very annoying. Planning regulations have been ignored and why should the applicant be allowed to keep the shed when other people in the village have gone through the proper channels and had a very similar application turned down.

10.0 APPRAISAL

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

A Design (ULP policy/ies: GEN2)

B Neighbour's amenity (ULP policy/ies: GEN2)

10.1 The shed has been constructed on an area of hardstanding which was used for the parking of vehicles. There remains adequate parking for two vehicles within the front curtilage. Whilst the shed is relatively large and has been prominently sited and has an impact within the street scene, on balance it is considered that the impact is not so significant as to warrant a refusal in this instance.

10.2 With respect to impact on existing residential amenity, the shed is single storey with a relatively shallow pitched roof which slopes away from the northern common boundary beyond which is a pedestrian footpath.

10.1 It is therefore considered that the proposed development does not have a material impact on existing neighbouring amenity by way of significant overlooking, overshadowing or that it has an overbearing effect on neighbouring properties.

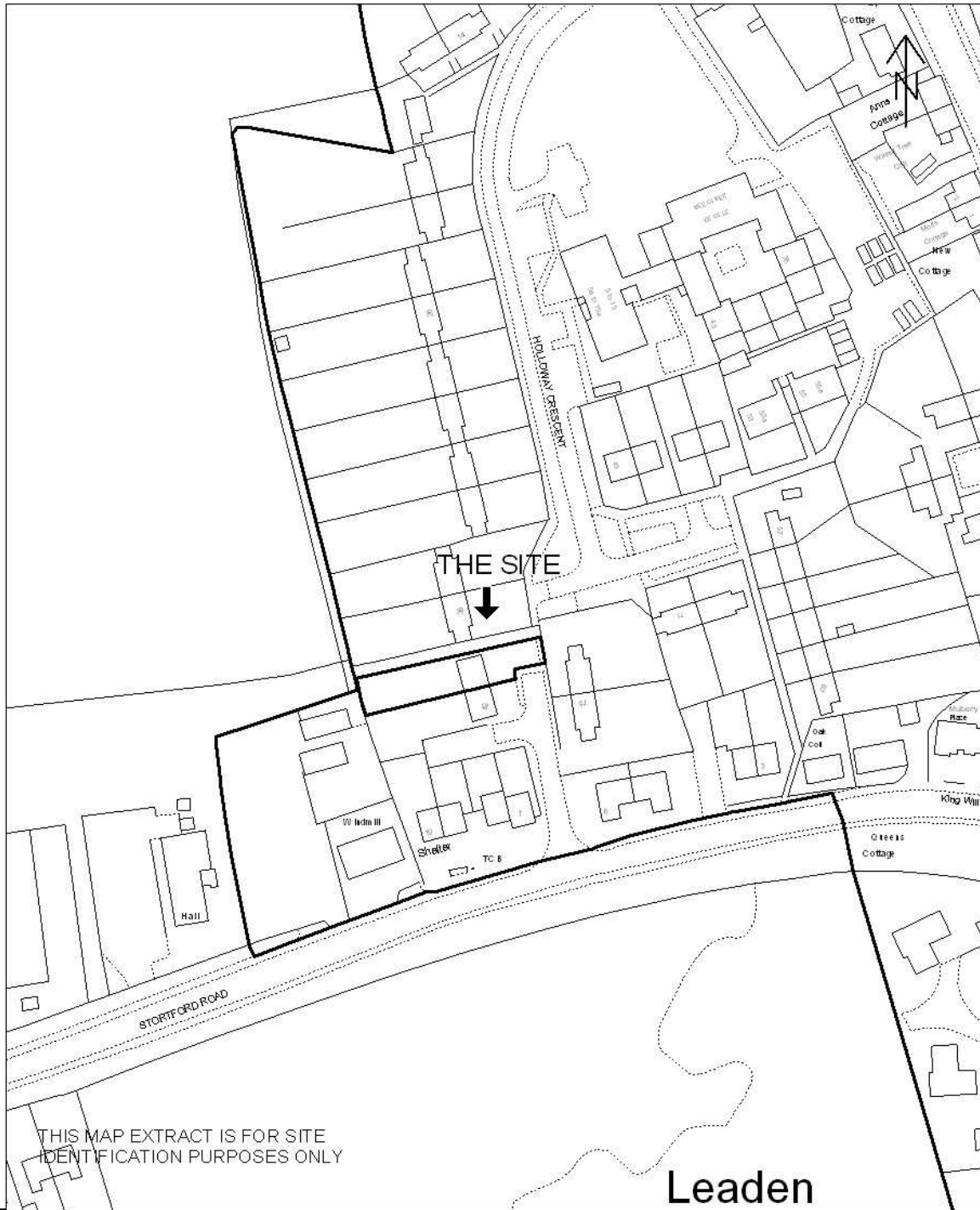
10.2 The neighbour's comments in relation to noise and the lighting are noted. However, the lighting does not require planning permission. Alleged noise nuisance/light pollution are matters which should be brought to the attention of the Council's Environmental Health Department to investigate.

11.0 CONCLUSION

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

- A The proposed development is of an acceptable design and appearance.
- B The proposal would have no significant impact on existing residential amenity.

RECOMMENDATION – UNCONDITIONAL APPROVAL



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