

UTT/13/0263/DC – Council Depot, Shire Hill

(Referred to Committee as the applicant is Uttlesford District Council and the application relates to a Council building).

PROPOSAL: Insertion of 3no. windows to end elevation of workshop to enable creation of additional office area

LOCATION: Council Depot, Shire Hill, Saffron Walden, Essex

APPLICANT: Uttlesford District Council

AGENT: Uttlesford District Council

EXPIRY DATE: 27.03.2013

CASE OFFICER: David Gibson

APPLICATION TYPE: Other Minor Developments

1. NOTATION

1.1 Within settlement boundary

2. DESCRIPTION OF SITE

2.1 The application site is an industrial building located within Shire Hill Industrial Estate. The site is located off the main Saffron Walden to Thaxted road. The surrounding area consists of a range of industrial and commercial buildings all of differing styles and sizes.

3. DESCRIPTION OF PROPOSAL

3.1 The applicant seeks planning permission for the insertion of 3no. windows in the northern elevation of the building.

3.2 The development is required to provide natural light to a proposed mezzanine floor which will provide additional office space. The mezzanine floor is permitted development and does not form part of this application.

4. APPLICANT'S CASE

4.1 See Design and Access Statement

5. RELEVANT HISTORY

5.1 UTT/13/0266/DC – Erection of steel framed storage building – Approved – 8th August 2012

6. POLICIES

6.1 National Policies

National Planning Policy Framework

6.2 Uttlesford District Local Plan 2005

Policy GEN2 – Design

Policy GEN4 – Good neighbours

7. CONSULTATIONS

N/A

8. PARISH COUNCIL COMMENTS

8.1 No objections

9. REPRESENTATIONS

9.1 The neighbouring units were consulted. No objections received.

10. APPRAISAL

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

(A) The Design and amenity (NPPF, ULP Policies GEN2 and GEN4)

10.2 The proposal involves the insertion of 3no. windows which would be the same size and design of the 3no. windows at ground floor level in the same elevation. The windows would line up with the existing windows.

10.3 The proposal would not detract from the character of the building and would not be considered harmful to the character of the wider estate. It would therefore be considered to comply with the relevant design policies listed above.

10.4 In terms of the amenity of the neighbouring land users, the site is surrounded by other commercial and industrial buildings. The insertion of the proposed windows would not lead to a significant loss of amenity through direct overlooking. It is therefore considered that in terms of amenity, the development accords with the relevant policies listed above.

11. CONCLUSIONS

11.1 It is considered that the proposal is acceptable and complies with all the relevant development plan policies. It will not have a detrimental impact on appearance of the host property and the character of the wider area

RECOMMENDATION – Approval with conditions

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this decision.

REASON: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the approved plans as set out in the Schedule.

REASON: For the avoidance of doubt as to the nature of the development hereby permitted, to ensure development is carried out in accordance with the approved application details, to ensure that the development is carried out with the minimum harm to the local environment, in accordance with the Policies of the Uttlesford Local Plan (adopted 2005) as shown in the Schedule of Policies

3. The development hereby permitted shall be constructed entirely of the materials that match the existing property unless otherwise agreed in writing by the Local Planning Authority.

REASON: In the interests of the appearance of the development, in accordance with Policy GEN2 of the Uttlesford Local Plan (adopted 2005)