

UTT/13/2455/HHF SAFFRON WALDEN

Reason: Applicant related to Cllr Walters

PROPOSAL: Single Storey Rear Extension
LOCATION: 3 Blyth Court, Saffron Walden, Essex CB11 3DA
APPLICANT: Ms Nicola Walters
AGENT: Mark Reeve, Christian Reeve Architectural Design Consultants
EXPIRY DATE: 7.11.13
CASE OFFICER: Rosemary Clark

1. NOTATION

1.1 Within Development Limits, Tree Preservation Order

2. DESCRIPTION OF SITE

2.1 The application site comprises a two storey terraced/linked dwelling house on a courtyard development to the south of Saffron Walden town. There is a small front garden with allocated parking. The rear garden is laid to lawn with a small patio area and fencing to the boundaries.

3. PROPOSAL

3.1 The application proposes a single storey rear extension with bi-folding doors leading to the garden and rooflights on both roof slopes.

4. APPLICANT'S CASE

4.1 See Design and Access Statement submitted with application

5. RELEVANT SITE HISTORY

5.1 None

6. POLICIES

6.1 National Policies

- National Planning Policy Framework

6.2 Uttlesford District Local Plan 2005

- GEN2 – Design
- S1 – Development limits for the Main Urban Areas
- H8 – Extensions
- SPD1 – Home Extensions

7. PARISH/TOWN COUNCIL COMMENTS

7.1 Parish consulted – expires 10.10.13

8. CONSULTATIONS

ECC Archaeology

8.1 No archaeological conditions required

9. REPRESENTATIONS

9.1 4 Neighbours consulted – Expired 3.10.13

10. APPRAISAL

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

A Whether the proposed development would be of an appropriate design and scale, (ULP Policies S1, H8 and GEN2)

B Whether the proposal would adversely affect amenity values of neighbouring residents (ULP Policy H8 and GEN2)

A Whether the proposed development would be of an appropriate design and scale, (ULP Policies S1, H8 and GEN2)

10.1 Policy H8 of the adopted Local Plan states that extensions will be permitted if their scale and design respects the original building. Similarly, Policy GEN2 states that the proposal must be compatible with the scale, form, layout, appearance and materials of surrounding buildings and development should respect the scale, height and proportions of the original house.

10.2 The principle of development in this location is accepted and the proposed extension has been designed to be subservient to the host dwelling. This subordinate extension would be in keeping with the character of the dwelling and will not have a dominating or detrimental impact on the character of the dwelling or surrounding buildings. In addition, the scale is considered to be acceptable, given the scale of the existing dwelling and the size of its curtilage, it is capable of accommodating the proposal whilst leaving sufficient amenity land. The SPD indicates that the choice of materials is important. The proposed materials are considered to be acceptable as they match the materials used in the existing dwelling.

10.3 As the proposal is to the rear of the property it is considered that there would be no harmful impact on the visual amenities of the area.

B Whether the proposal would adversely affect amenity values of neighbouring residents (ULP Policy H8 and GEN2)

10.4 With regard to neighbouring amenity, it is considered that there is no significant detrimental impact on amenity with regard to overlooking, overshadowing or by being unduly overbearing due to the location and single storey nature of the proposed extension. There is already a rear conservatory on the neighbouring property and the proposed extension will not have any significant adverse impact on loss of privacy or daylight.

11. CONCLUSION

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

- 11.1 The Proposal is considered to be in accordance with the relevant Uttlesford Local Plan policies and the application is recommended for approval.

RECOMMENDATION –CONDITIONAL APPROVAL

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. Within four weeks of the date of the commencement of the development hereby permitted or other such period as agreed by the local planning authority details of Cost Effective Energy Efficiency Measures to be carried out to the extended dwelling shall be submitted to and approved in writing by the local planning authority. These measures shall be implemented during the construction of the development, unless otherwise previously agreed in writing by the local planning authority.

REASON: These measures are required to mitigate the greater use of energy resulting from the provision of the new extension to meet the requirements contained in adopted SPD Energy Efficiency and Renewable Energy Adopted October 2007.

UTT/13/2455/HHF

3 Blyth Court Saffron Walden



Scale: 1:1250

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Organisation	Uttlesford District Council
Department	Planning and Building Control
Comments	
Date	08 October 2013
SLA Number	Not Set