

UTT/ 13/2617/NMA - STANSTED

Uttlesford District Council Application

PROPOSAL: Non Material Amendment to UTT/13/0749/FUL – Addition of Photovoltaic Panels to plots 1-9, brick cill replaced by recon stone cill on all units, alternate named brick.

LOCATION: Mead Court Development Mead Court Stansted

APPLICANT: Uttlesford District Council

AGENT: Saunders Boston Architects

EXPIRY DATE: 28 October 2013

CASE OFFICER: Maria Shoemith

1. NOTATION

- 1.1 Within Development Limits, adjacent to Conservation Area and Grade II Listed Building, Stansted Airport Safeguarding Zone.

2. DESCRIPTION OF SITE

- 2.1 The application site forms two parcels of land fundamentally which is 30 to 56 Mead Court, with 4 garages and Mead Court green to the west of Cannons Mead and the second plot to the east which currently consists of 5 garages and encompasses land that runs parallel to the rear of 3-12 Cannons Mead which forms a 'dog leg' shape.
- 2.2 The Mead Court sits on slightly higher grounds level than the main road, the drop in ground levels increases largely on the other side of the road by approximately 2m and thereafter the ground levels increase eastwards. The properties fronting Cambridge Road sit at a higher ground level and are of 2-4 storey nature. There is also a difference in ground levels between the application site where proposed units 26-29 are to be sited and the boundary with 35a Blythwood Gardens of approximately 1.5m.
- 2.3 There is heavy landscape screening at the boundary with Bentfield Place, and vegetation with a chain link to the north boundary with 3 Bentfield Green.
- 2.4 1-3 and 22-29 Cannons Mead are bungalows and the surrounding dwellings in the area are two-storey.
- 2.5 Mead Court frames an area of green open space, there is also a small area of green open space opposite on Cannons Mead.

3. PROPOSAL

- 3.1 This application relates to a Non Material Amendment to application UTT/13/0749/FUL in respect of the addition of Photovoltaic Panels to plots 1-9, the brick cill is to be replaced by recon stone cill on all units and an alternate named brick – similar colour but alternate manufacturer.

4. APPLICANT'S CASE

- 4.1 Availability of materials/products indicated on planning drawings. Photovoltaic panels to comply with Code for Sustainable Homes ambitions.

5. RELEVANT SITE HISTORY

UTT/13/0749/FUL – The demolition of Nos 30-56 Mead Court Cannons Mead Stansted and the construction of 29 affordable dwellings including associated roads, parking and open space – Approved 6.6.13

6. POLICIES

6.1 National Policies

- National Planning Policy Framework

6.2 Uttlesford District Local Plan 2005

- GEN2

7. PARISH COUNCIL COMMENTS

- 7.1 Not applicable. Consultations are not undertaken with Non Material Amendment Applications

8. CONSULTATIONS

- 8.1 Not applicable. Consultations are not undertaken with Non Material Amendment Applications

9. REPRESENTATIONS

- 9.1 Not applicable. Consultations are not undertaken with Non Material Amendment Applications

10. APPRAISAL

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

A. Whether the proposed amendments are minor in nature and would not have an adverse impact on the character of the surrounding buildings or any neighbouring amenity (ULP Policy GEN2)

The principle of this development has been established in the approval of application UTT/13/0746/FUL. This application relates to alterations to that application as approved.

The addition of the Photovoltaic Panels to plots 1-9 are considered to be acceptable as they are to be located in blocks of four, symmetrically placed on the relevant roof slopes of the bungalows. Due to the nature of the panels, their locality and design these would not have an adverse impact on the locality's surroundings or the visual amenity of neighbouring residential occupiers. The brick cill which is proposed to be replaced with a stone cill is acceptable in the Millstone Light shade as detailed in information submitted with this application.

The use of the Clumber Buff Hanson brick is a suitable alternative for all units.

The proposed amendments are considered to be acceptable and accord with relevant Local Plan Policies.

The changes to the Finished Floor Levels (FFL) will be dealt with under the discharge of condition 5 attached to application UTT/13/0746/FUL, whereby details of cross sections and levels are required to be submitted for approval.

11. CONCLUSION

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

A The proposed amendments consisting of the following:-

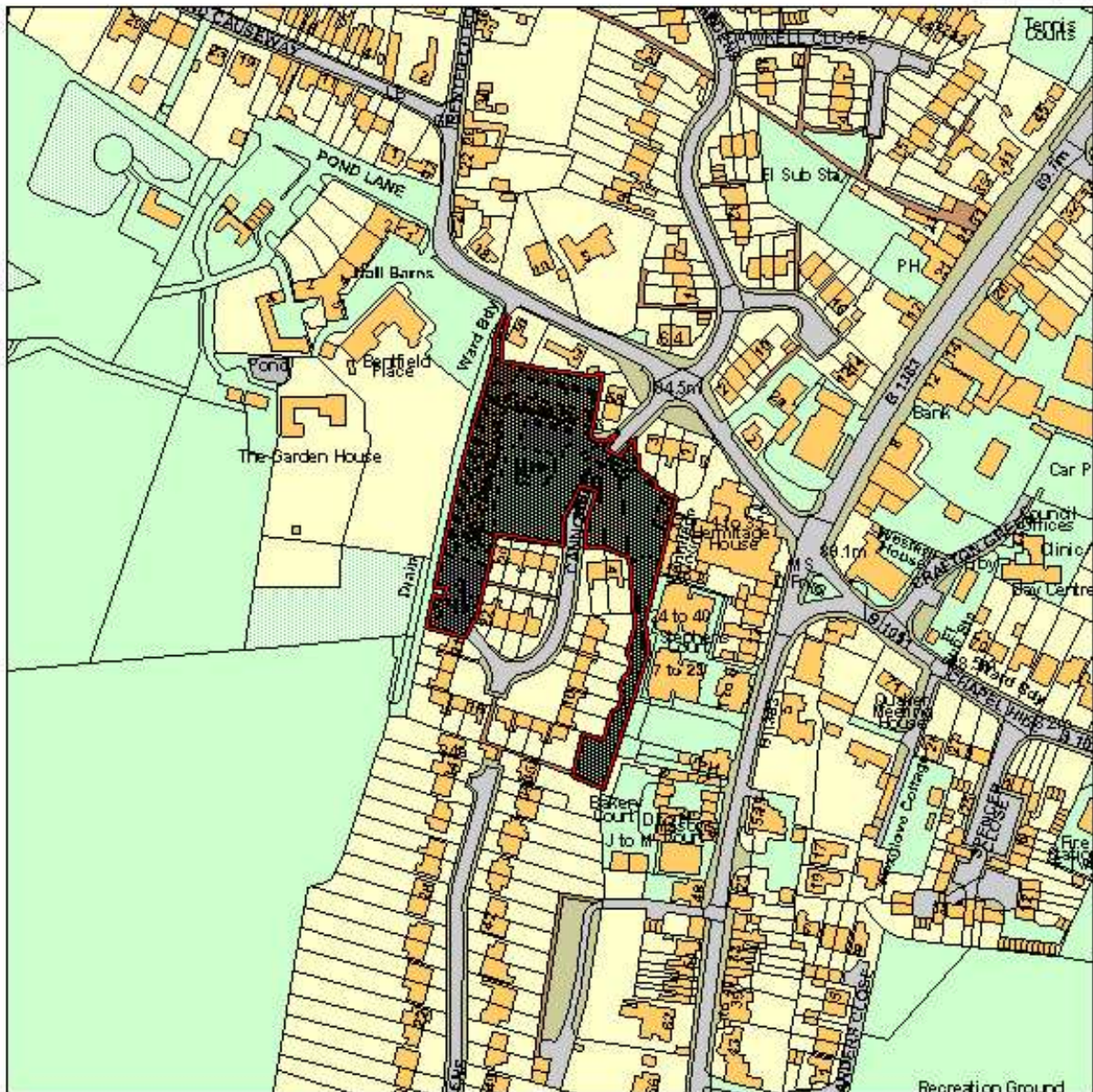
- Addition of Photovoltaic Panels to Plots 1-9
- Replacing brick cill with recon stone cill on all units
- Alternate named brick

are considered minor enough to be non-material amendments and would not have any adverse impact on visual or residential amenity and the application is therefore recommended for approval.

RECOMMENDATION – APPROVE NON MATERIAL AMENDMENTS

UTT/13/2617/NMA

Mead Court Development Standed



Scale : 1:2500

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Organisation	Uttlesford District Council
Department	Planning and Building Control
Comments	
Date	29 November 2013
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