

UTT/13/3388/NMA

(Reported to Committee as it is a UDC Development.)

PROPOSAL: Non Material Amendment to UTT/13/0266/DC – Re-orientation of building following internal re-layout – moving roller door and windows from front to side, removal of escape stair

LOCATION: UDC Depot Shire Hill Saffron Walden Essex

APPLICANT: Uttlesford District Council London Road Saffron Walden

EXPIRY DATE: 14 January 2014

CASE OFFICER: Rosemary Clark

1. NOTATION

1.1 Within Development Limits

2. DESCRIPTION OF SITE

2.1 The application site is a hard standing to the north of 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. PROPOSAL

This application relates to a Non Material Amendment to application UTT/13/0266/DC which was approved for the erection of a steel framed storage building. This Non Material Amendment is for the re-orientation of the building following internal re-layout to include moving the roller door and windows from the front to side elevations and the removal of the external fire escape stairway.

4. **APPLICANT'S CASE** – Change to internal layout to make better use of space

5. **RELEVANT SITE HISTORY: UTT/13/0266/DC** – Erection of steel framed storage building – Approved – 14.3.2013

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. 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 and GEN4)

10.1 The principle of this development has been established in the approval of application UTT/13/0266/DC. This application relates to alterations to that application as approved.

10.2 The relocation of the shutter door and windows from the front to side elevation would not detract from the character of the site and would not be considered harmful to the character of the wider estate as the size scale and materials are similar to those already approved. It would therefore be considered to comply with the relevant design policies listed above.

10.3 The alterations to the approved permission would not have any adverse impact on the amenity of the neighbouring land users as the site is surrounded by other commercial and industrial buildings. The changes would therefore comply with relevant policies

11. CONCLUSION

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

A The proposed amendments consisting of the following:-

- Re-orientation of the building following internal re-layout involving moving the roller door and windows from front elevation to side elevation

- Removal of external fire escape stair

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

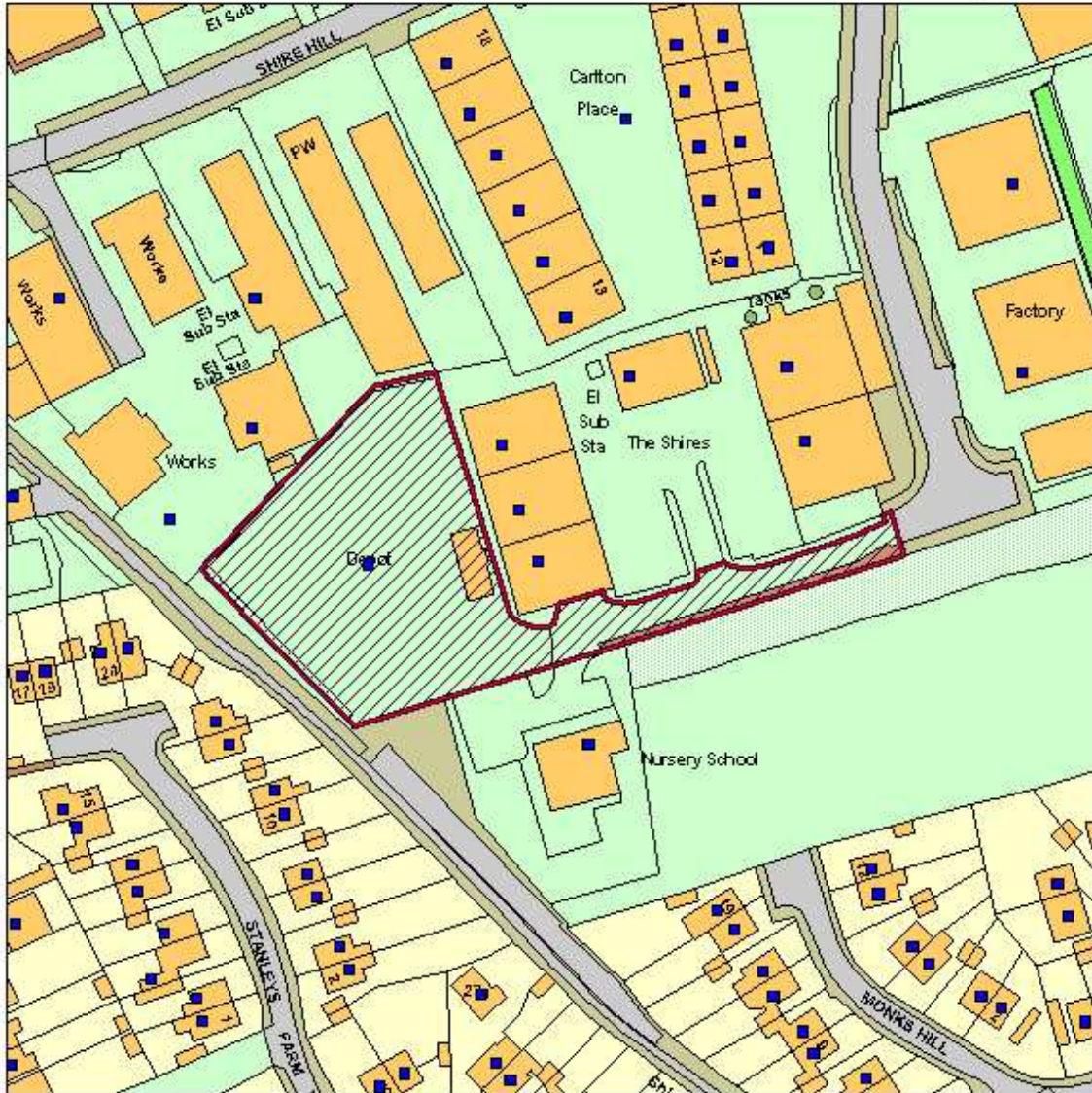
RECOMMENDATION – APPROVE NON MATERIAL AMENDMENT

UTT/13/3388/NMA

UDC Depot Shire Hill Saffron Walden



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Organisation	Uttlesford District Council
Department	Planning
Comments	
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