

UTT/14/0004/HHF (SAFFRON WALDEN)

Reason: Applicant UDC employee

PROPOSAL: **Single storey front infill extension and single storey rear extension**

LOCATION: **10 Butler Close Saffron Walden**

APPLICANT: **Mr and Mrs G Thompson**

AGENT: **Mr A F Weaver 9D Radwinter Road Saffron Walden CB11 3HU**

EXPIRY DATE: **27 February 2013**

CASE OFFICER: **Rosemary Clark**

1. NOTATION

1.1 Within Development Limits

2. DESCRIPTION OF SITE

2.1 The application site comprises a semi-detached bungalow in a cul-de-sac of similar properties off of Victoria Avenue. This pair of bungalows has a part recessed front elevation under a sailing roof. There is a semi-detached garage to the rear of the property. The dwelling has a long rear garden which slopes away, with 1.8m close boarded fencing to the boundaries. The adjoining property no.11 has a large conservatory to the rear.

3. PROPOSAL

3.1 This proposal relates to infilling the recessed area to the front of the dwelling to extend the kitchen under the existing sailing roof and the erection of a single storey extension to the rear. The front and rear extensions are to be rendered and the rear extension will have a felt roof.

4. APPLICANT'S CASE

4.1 The Agent states that the proposed work is generally in accordance with Permitted Development except that the materials proposed do not meet the criteria. The existing dwelling is constructed of face brickwork but the extensions are to be rendered.

5. RELEVANT SITE HISTORY

None

6. POLICIES

6.1 National Policies

- National Planning Policy Framework

6.2 Uttlesford District Local Plan 2005

- GEN2
- H8
- SPD1

7. PARISH/TOWN COUNCIL COMMENTS

7.1 No objections

8. CONSULTATIONS - None

9. REPRESENTATIONS

9.1 9 Neighbours consulted – expired 24.1.14

9.2 2 responses received – 1 no objection, 1 – concerns regarding parking and access for emergency vehicles

10. APPRAISAL

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

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

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

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

10.1 Local Plan Policies H8 and GEN2 as well as the Supplementary Planning Document (SPD) – Home Extensions indicate that development should respect the appearance of the existing dwelling with regard to size, design and appearance, in addition the SPD required that all development should respect the scale, height and proportions of the original house.

10.2 The proposed extensions are modest in scale and form and would be subservient to the existing dwelling. The use of render is considered to be acceptable as the dwellings to the south east, 12 and 13 Butler Close, are finished in cream render.

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

10.3 Policy GEN2 and H8 of the Local Plan state that development should not have a materially adverse effect on the reasonable occupation and enjoyment of any nearby property as a result of loss of privacy, loss of daylight, overbearing impact or overshadowing. By nature of the design of the front extension there will be some impact and potential for loss of daylight to the kitchen at the adjoining property no. 11. However, the kitchen window being recessed under the sailing roof at present restricts the amount of daylight and it is considered that with the use of a light coloured render this could in fact improve the situation and the adverse impact would not be significant enough to warrant refusal of this application.

10.4 Whilst it has been considered that the loss of this space could have an impact on the potential space available for parking, it is considered that there is adequate alternative parking in the vicinity. It should be noted that the current space does not meet the

current size required under Essex County Council Parking Standards Design and Good Practice September 2009 of 2.9m x 5.5m for a parking space and therefore the proposal would not have a significant adverse impact on the parking available on the site or access for emergency vehicles.

11. CONCLUSION

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

- A The proposals for a front and rear extension are acceptable in terms of design and would not have any adverse impact on visual or residential amenity of the locality and therefore accords with relevant local plan policies.

RECOMMENDATION – CONDITIONAL APPROVAL

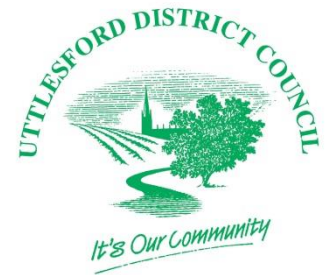
Conditions

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.

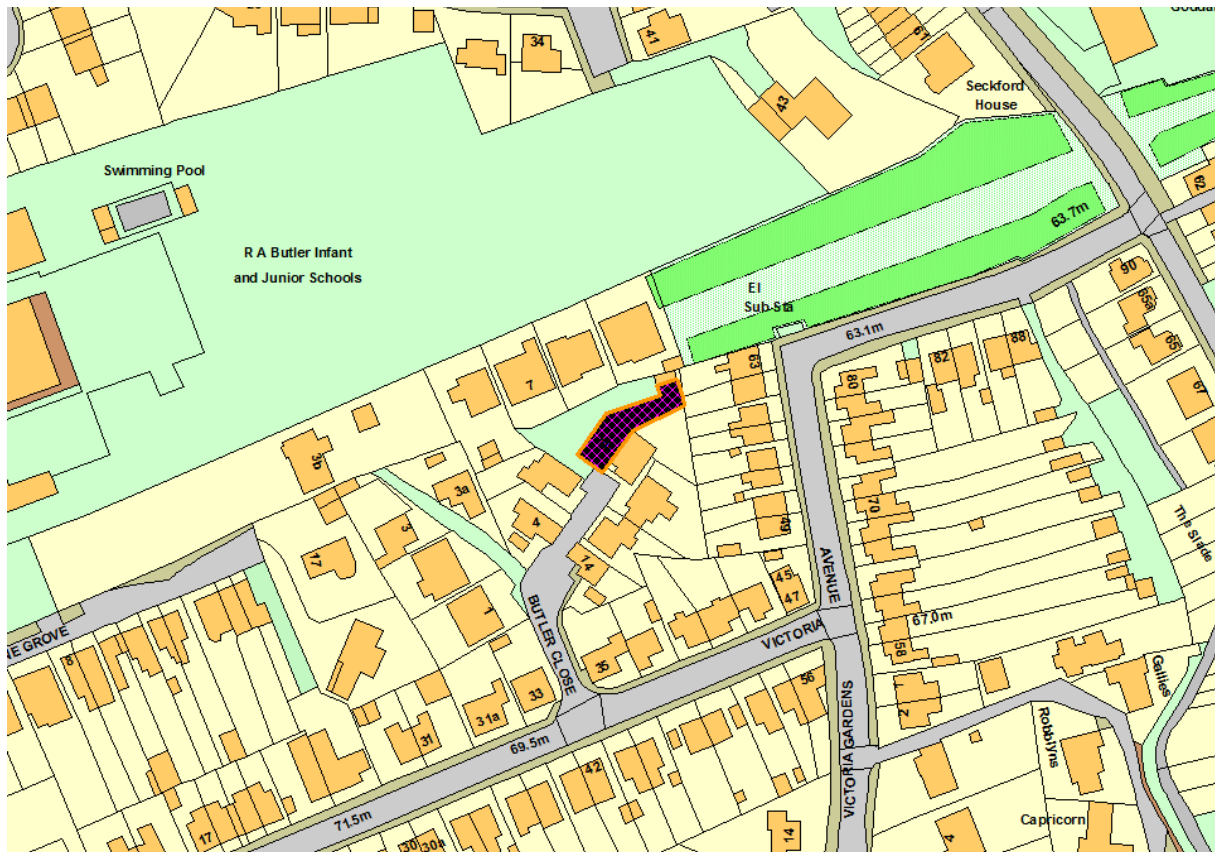
2. Within four weeks of the date of the commencement of the development hereby permitted or other such period as agreed by the local planning authority details of Cost Effective Energy Efficiency Measures to be carried out to the extended dwelling shall be submitted to and approved in writing by the 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.



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Address: 10 Butler Close, Saffron Walden



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