

UTT/14/0844/HHF (WENDENS AMBO)

Reason: Applicant UDC

PROPOSAL: Installation of thermal insulation to be finished in painted render

LOCATION: 25 and 27 Station Road, Wendens Ambo, Essex CB11 4LB

APPLICANT: Uttlesford District Council

EXPIRY DATE: 16 May 2013

CASE OFFICER: Rosemary Clark

1. NOTATION

1.1 Within Development Limits

2. DESCRIPTION OF SITE

2.1 The application site comprises a pair of red brick semi-detached properties set back from Station Road. The properties have hipped roofs with a driveway and gardens to the front and garden area to the rear. There are groups of similar pairs of semi-detached properties either side although these are finished in render and have pitched roofs. To the rear is open countryside.

3. PROPOSAL

3.1 This application relates to the provision of thermal insulation which will be finished in painted render. This is required to thermally insulate the property.

4. APPLICANT'S CASE

4.1 To thermally insulate the property.

5. RELEVANT SITE HISTORY

N/A

6. POLICIES

6.1 National Policies

- National Planning Policy Framework

6.2 Uttlesford District Local Plan 2005

- GEN2 – Design
- SPD1 - Home Extensions
- S3 – Within Development Limits

7. PARISH COUNCIL COMMENTS

7.1 No objection

8. CONSULTATIONS

8.1 N/A

9. REPRESENTATIONS

9.1 7 Neighbours consulted – expires 15.4.14

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 S3 and GEN2)
- B Whether the proposal would adversely affect amenity values of neighbouring residents (ULP Policy GEN2)

A Design, scale and appearance

10.1 Local Plan Policy 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 design and appearance, in addition the SPD required that all development should respect the scale, height and proportions of the original house.

The proposal will result in the property being finished in painted render. Although this is a complete change to the original property, in view of the appearance of the surrounding buildings it is considered that this proposal would not be harmful to the street scene and the design and appearance would comply with ULP Policy GEN2.

B Affect on neighbouring amenity

10.2 Policies H8 and GEN2 of the Local Plan state that development should not have a materially adverse effect on the reasonable occupations and enjoyment of any nearby property as a result of loss of privacy, loss of daylight, overbearing impact or overshadowing.

Due to the nature of the proposal, there would be no adverse impact on the neighbouring residential amenity.

11. CONCLUSION

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

The proposal is acceptable in terms of design and there would be no adverse impact on residential or visual amenity of the locality. It therefore complies with the NPPF and relevant local plan policies.

RECOMMENDATION – CONDITIONAL APPROVAL

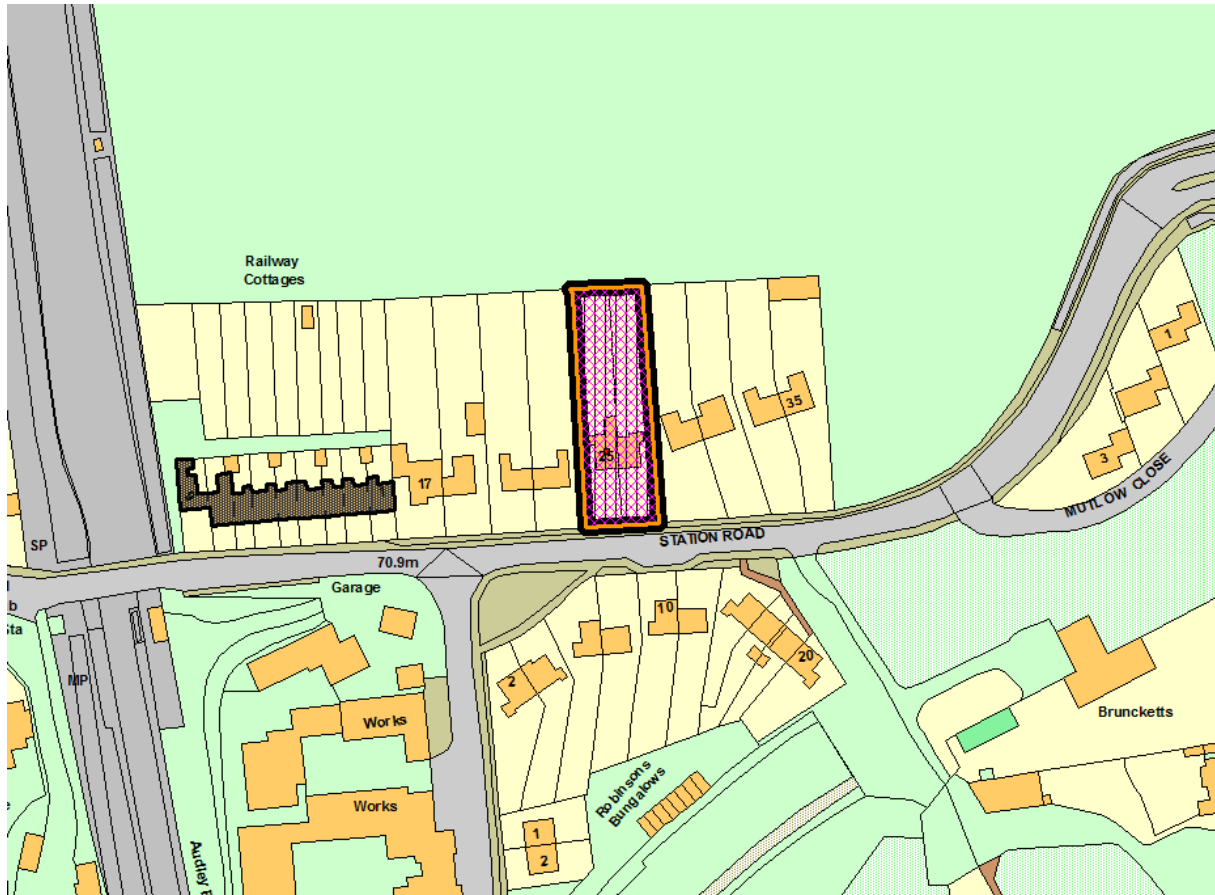
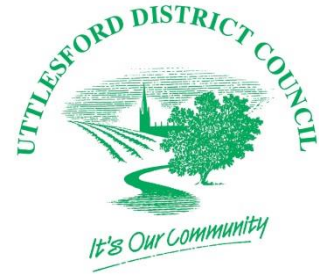
Conditions

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.

Application no.: UTT/14/0844/HHF

Address: 25 And 27 Station Road Wendens Ambo



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Organisation: Uttlesford District Council

Department: Planning

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