

**UTT/14/0910/DC (Thaxted)**

(MINOR Uttlesford District Council Planning Application)

**PROPOSAL:**                **Retrospective application of external cladding to provide insulation**

**LOCATION:**                **4 Mayes Place, Thaxted**

**APPLICANT:**            **Uttlesford District Council**

**EXPIRY DATE:**        **20 May 2014**

**CASE OFFICER:**        **Chris Tyler**

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**1. NOTATION**

1.1 Outside Development Limits

**2. DESCRIPTION OF SITE**

2.1 The application site comprises of a semi-detached dwelling located in a small cul-de-sac within Monk Street, Thaxted. The Mayes includes three pairs of dwellings of which each pair has different external materials, these comprise of; of brick, wooden cladding and rendered walls. The dwelling includes off street parking and is bound by hedgerow.

**3. PROPOSAL**

3.1 This retrospective application is in relation to the installation of external cladding to provide thermal insulation. The insulation has been applied directly to the existing timber cladded facade. The finish of the cladding has been rendered and painted to match the existing.

**4. APPLICANT'S CASE**

4.1 None

**5. RELEVANT SITE HISTORY**

5.1 None

**6. POLICIES**

**6.1 National Policies**

- National Planning Policy Framework

**6.2 Uttlesford District Local Plan 2005**

- Policy GEN2- Design

**6.3 Uttlesford District DRAFT Local Plan**

None

## **7. PARISH COUNCIL COMMENTS**

7.1 None Received- Expiry date 25/04/2014

## **8. CONSULTATIONS**

**Uttlesford District Council Conservation Officer**

8.1 No objections

## **9. REPRESENTATIONS**

9.1 Seven neighbouring properties notified. Expiry date 18/04/2014- no comments received.

## **10. APPRAISAL**

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

A Whether the design respect those of the character original building, whether the character and appearance of the host dwelling and street scene would be protected ULP Policy GEN2

### **A Whether the proposal would respect the design of the original building**

10.1 The retrospective external cladding has been installed to all the exterior walls of the dwelling. Due to the design and materials used it is not considered that the development has an adverse impact to the character of the dwelling and street scene. It is considered that the proposal accords with policy GEN2.

## **11. CONCLUSION**

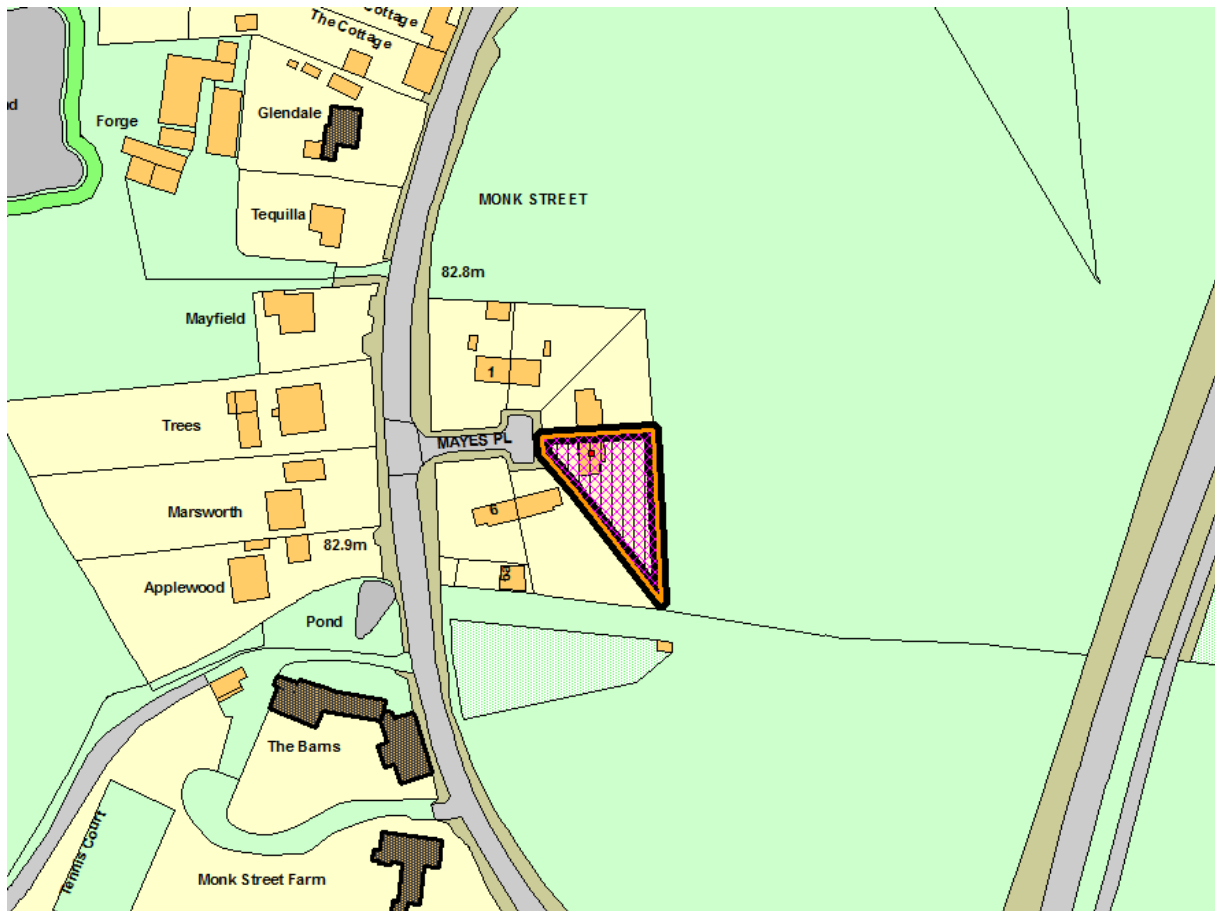
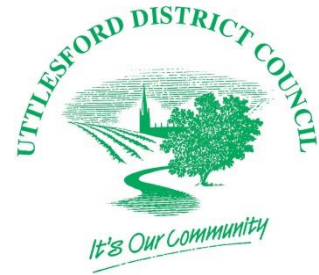
The following is a summary of the main reasons for the recommendation:

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

**RECOMMENDATION UNCONDITIONAL APPROVAL**

Application no.: UTT/14/0910/DC

Address: 4 Mayes Place Thaxted



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Organisation: Uttlesford District Council

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