

UTT/14/1111/HHF (SAFFRON WALDEN)

(Referred to Committee as Applicant is a UDC Employee)

PROPOSAL: **Demolition of conservatory. Proposed alterations and conversion of loft to form first floor accommodation.**

LOCATION: **31-33 Thaxted Road, Saffron Walden CB11 3AA.**

APPLICANT: **Ms Swain and Mr Harvey.**

AGENT: **Tony Weaver**

EXPIRY DATE: **2 July 2014**

CASE OFFICER: **Samantha Heath**

1. NOTATION

1.1 Within development limits.

2. DESCRIPTION OF SITE

2.1 The application site is situated on the west side of Thaxted Road and comprises a 1930s bungalow positioned within a continuous line of frontage dwellings with associated land to the rear. The rear part of the site is irregular shaped and contains a garage outbuilding with established hedging to rear boundaries. The site is located within a residential area amongst dwellings of varying sizes and designs, with a bungalow to the north and two storey dwellings to the south and east.

3. PROPOSAL

3.1 The application proposes the demolition of the conservatory and the conversion of the loft to form first floor accommodation with four bedrooms. There is no proposed increase in footprint however the ridge height will increase from 6.8m to 8.5m with two first floor windows on the front elevation, two to the rear, two velux windows on the north (side) elevation and one dormer to the south (side) elevation. Matching materials are proposed with the addition of render. Two parking spaces are proposed to the front of the dwelling with an additional (third) parking space to the rear.

4. APPLICANT'S CASE

4.1 None.

5. RELEVANT SITE HISTORY

5.1 Planning permission granted in the 1960s for sub-division of the existing bungalow into two units. Application withdrawn in early 2013 for the demolition of the existing bungalow and the erection of three dwellings (including replacement) with garaging due to the failure by the applicant to submit a detailed ecology report to show whether the

proposal would have a harmful impact on biodiversity/protected species and as ECC Highways had objected to the proposal on highway safety grounds as the applicant could not demonstrate sufficient visibility splays at the point of access onto Thaxted Road (UTT/13/0062/FUL). Application refused September 2013 for two detached dwellings (including replacement) due to harm to residential amenity and impact on trees (UTT/13/2043/FUL).

6. POLICIES

6.1 National Policies

National Planning Policy Framework (2012)

6.2 Uttlesford District Local Plan 2005

Policy S1 – Development limits for the Main Urban Areas

Policy GEN2 - Design

Policy GEN7 – Nature Conservation

Policy GEN8 – Vehicle Parking Standards

Policy H8 – Home Extensions

UDC Parking Standards

SPD Home Extensions

7. TOWN COUNCIL COMMENTS

- 7.1 No objections.
Expired 14.05.14

8. CONSULTATIONS

- 8.1 ECC Ecology – No objections.
Expired 28.05.14.

9. REPRESENTATIONS

- 9.1 10 Neighbours were notified. Consultation expired 07.05.14.
1 letter of objection received from 35 Farmadine – information on form is incorrect and misleading, the plans are for conversion of bungalow to a two storey house. Work has already started, conservatory demolished and ground clearance. Property will overlook private gardens at end of Farmadine.

10. APPRAISAL

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

- A Whether the proposed works would be of appropriate design and scale respecting the character and appearance of the area. (ULP Policies S1, GEN2, H8 and SPD Home Extensions).
- B Whether the proposal would adversely affect amenity values of neighbouring residents (ULP Policies GEN2 and H8).
- C Impact of the proposal on Protected Species (ULP Policy GEN7)
- D Whether parking provision is satisfactory (ULP Policy GEN8)

A Whether the proposed works would be of an appropriate design and scale

10.1 The site is located within development limits for the town where ULP Policy S1 of the adopted local plan states that development will be permitted within these boundaries providing that it is compatible with the character of the settlement. Similarly, Policy GEN2 states that the proposal must be compatible with the scale, form, layout, appearance and materials of surrounding buildings and development should respect the scale, height and proportions of the original house. While ULP Policy H8 requires the scale, design and external materials of extensions to match those of the original building. Planning permission has been sought under the current proposal to raise the height of the existing dwelling to provide first floor accommodation with four bedrooms. The proposed works do not increase the footprint of the dwelling but will raise the height to 8.5m, the design is in keeping with the existing and would not look out of place within the street scene. Matching materials are proposed with the addition of render which is considered to be acceptable. The existing bungalow is a 1930s build similar to an adjacent bungalow and no objections are raised in policy terms to the proposed works given the site's location within a continuous built up frontage along this section of Thaxted Road and the variation in size and styles of dwellings within the vicinity. In terms of scale, layout, design and appearance, the dwelling would incorporate a good level of design articulation and would have an appropriate use of external materials for their setting, whilst the private amenity area would exceed 100sqm. Therefore, no objections are raised in principle to the increase in height of the dwelling onto the site frontage as replacement for the bungalow.

B Whether the proposal would adversely affect amenity values of neighbouring residents

10.2 The dwelling stands parallel with adjacent dwellings along the site frontage where sufficient space remains between dwellings on both sides so as not to cause any overbearing or overshadowing effect. The roofline of the building has been designed to minimize impact to the adjacent bungalow to the north and velux windows on this elevation, which serve bathrooms, will ensure that there are no overlooking concerns. Sufficient distance of over 20m between rear boundaries will ensure that there is no significant detrimental impact on amenity to the residents of Farmadine. However the proposed dormer window on the side elevation (south) will overlook the private amenity area of No.35 Thaxted Road and will be in-line with an existing first floor window on this property. For this reason a condition will be imposed to ensure that this window is obscure glazed.

C Impact of the proposal on Protected Species (ULP Policy GEN7)

10.3 The proposal is accompanied by a detailed Phase 1 Habitat Survey and Protected Species Scoping Survey and Daytime Bat Inspection Survey. The reports found the following:

The site is considered unsuitable for protected amphibian and reptile species as well as protected mammal species

The habitats at the site are considered to be of low ecological value and likely to be disturbed in any event by site management

The buildings on the site are all considered to have negligible potential to support roosting bats

The report recommends that suitable bird protection measures be observed and that bio-diversity measures be built into the proposed development by way of mitigation.

ECC Ecology has been consulted on the proposal and has commented that it has no ecology objections subject to appropriate ecology conditions. No objections are therefore raised under ULP Policy GEN7.

D Whether parking provision is satisfactory

10.4 The extended dwelling would be four bedroomed and would therefore have a requirement under current parking standards for a minimum of three parking spaces. Three parking spaces have been demonstrated at the required size of 2.9m x 5.5m within the curtilage. No objections are therefore raised under ULP Policy GEN8.

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 – CONDITIONAL APPROVAL

Conditions/reasons

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. Bio-diversity gains including nesting boxes, bat roosting boxes and native planting for the site shall be planted/installed in accordance with the recommendations made in Phase 1 Habitat Survey and Protected Species Scoping Survey and Daytime Bat Inspection Survey prepared by MKA Ecology dated 30 August 2013.

REASON: To encourage enhanced bio-diversity measures for the site in accordance with ULP Policy GEN7 of the Uttlesford Local Plan (adopted 2005).

3. The first floor southern flank window to the dwelling shall be obscure glazed with glass of obscuration level 4 or 5 of the range of glass manufactured by Pilkington plc at the date of this permission or of an equivalent standard agreed in writing by the local planning authority. Glazing of that obscuration level shall thereafter be retained in those windows.

REASON: To avoid overlooking of the adjacent property in the interests of residential amenity in accordance with ULP Policy GEN2 of the Uttlesford Local Plan (adopted 2005).

Application Number: UTT/14/1111/HHF

Address: 31-33 Thaxted Road, Saffron Walden, CB11 3AA



Scale: 1:696

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