

## **UTT/14/2461/NMA – SAFFRON WALDEN**

Reason – UDC employee

**PROPOSAL:** Non Material Amendment to UTT/14/1111/HHF – Widening of 1 no. ground floor and 1 no. 1<sup>st</sup> floor window

**LOCATION:** 31-33 Thaxted Road Saffron Walden Essex

**APPLICANT:** Ms Swain and Mr Harvey

**AGENT:** Mr A Weaver

**EXPIRY DATE:** 12 September 2014

**CASE OFFICER:** Samantha Heath

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### **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 This application relates to a Non Material Amendment to application UTT/14/1111/HHF in respect of the approval to demolish the conservatory and to convert the loft to form first floor accommodation, the applicant wishes to widen the ground floor utility room window and the first floor stairwell window.

### **4. APPLICANT'S CASE**

4.1 To improve appearance of front elevation.

### **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 Application withdrawn in early 2013 for the demolition of the existing bungalow and the erection of three dwellings (including replacement) with garaging due to the failure by the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).

UTT/14/1111/HHF – The demolition of conservatory. Proposed alterations and conversion of loft to form first floor accommodation. – Approved 25.06.14

## **6. POLICIES**

### **6.1 National Policies**

- National Planning Policy Framework

### **6.2 Uttlesford District Local Plan 2005**

- GEN2

## **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)**

The principle of this development has been established in the approval of application UTT/14/1111/HHF. This application relates to alterations to that application as approved.

The widening of two of the windows on the front elevation of the dwelling is considered to be acceptable as they will give a more symmetrical and balanced appearance to the dwelling. The proposed windows due to their locality and design would not have an adverse impact on the locality's surroundings or the visual amenity of neighbouring residential occupiers.

The proposed amendments are considered to be acceptable and accord with relevant Local Plan Policies.

## **11. CONCLUSION**

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

- A The proposed amendments consisting of the following:-

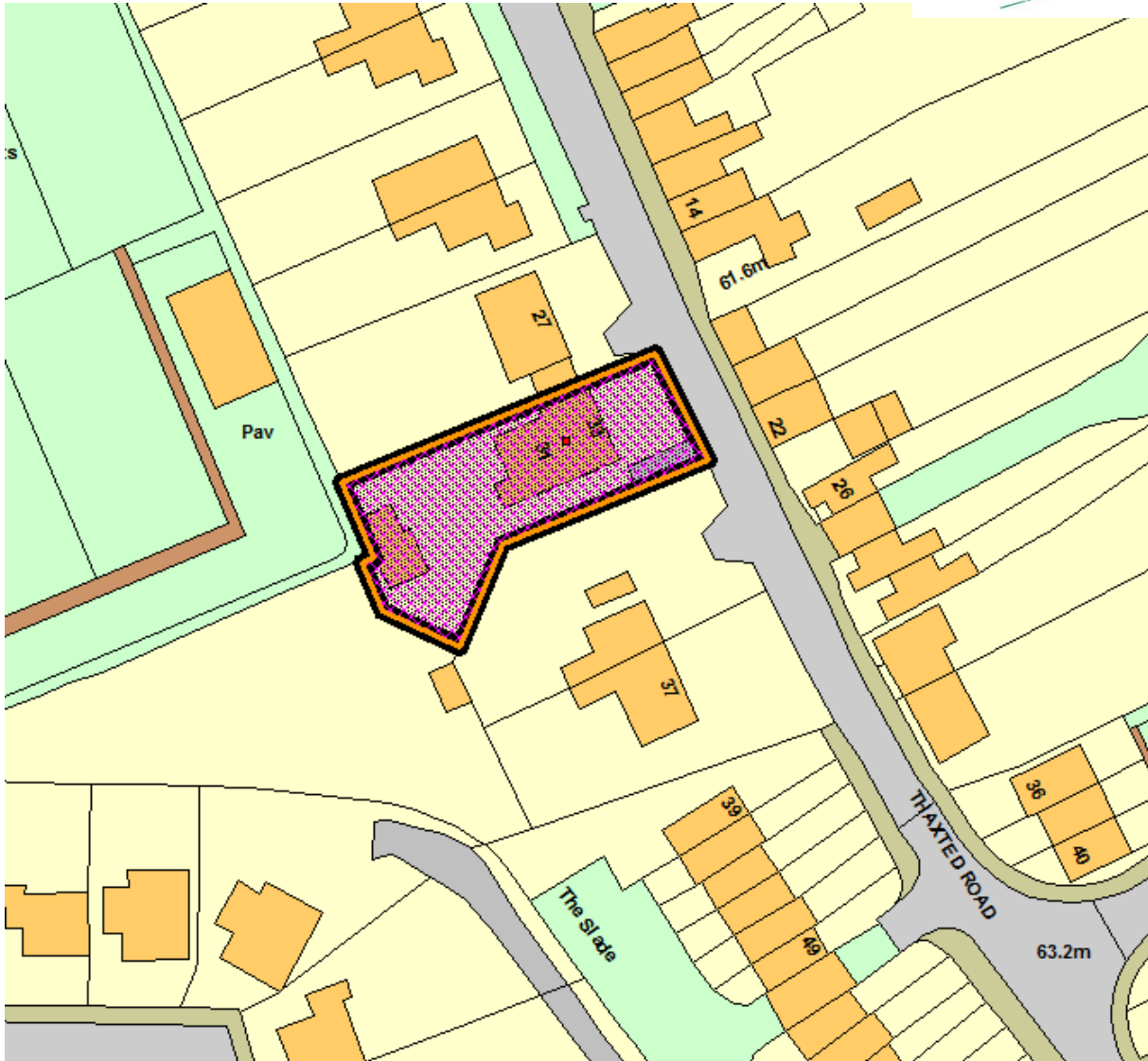
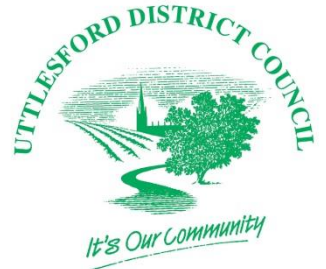
- Widening of ground floor window to utility room
- Widening of first floor window to stairwell

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

**RECOMMENDATION – APPROVE MINOR AMENDMENTS**

Application no.: UTT/14/2461/NMA

Address: 31 - 33 Thaxted Road  
Saffron Walden



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