

UTT/14/3121/NMA – SAFFRON WALDEN

(Applicant Employee of UDC)

PROPOSAL: Non Material Amendment to UTT/14/1111/HHF – All elevations changed to render, existing window to study (south elevation) blocked up, lean to roof front and side elevations reduced in height and separated from main roof on north side

LOCATION: 31-33 Thaxted Road Saffron Walden Essex

APPLICANT: Ms Swain and Mr Harvey

AGENT: Mr A Weaver

EXPIRY DATE: 17 November 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

3.1.1 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 change all elevations to render (previously a mix of brick and render), existing window to study (south elevation) blocked up, lean to roof front and side elevations reduced in height and separated from main roof on north side.

4. APPLICANT'S CASE

4.1 To improve appearance of the building.

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 Application withdrawn in early 2013 for the demolition of the existing bungalow and the erection of three dwellings (including replacement) with garaging due to the failure by the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

UTT/14/2461/NMA - Non Material Amendment to UTT/14/1111/HHF - Widening of 1no. ground floor and 1 no. 1st floor window. – Approved 25.09.14.

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 proposed alterations are considered to be acceptable, render was already proposed as a material and there are other residential dwellings in the near vicinity that utilise render. The proposal to block up an existing ground floor window on the south elevation causes no amenity issues. The lowering in height of the lean-to roof on the front and side elevations again is considered to be acceptable and will not have a detrimental impact to the appearance of the dwelling. The proposed alterations 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:-

- All elevations changed to render
- Existing window to study (south elevation) blocked up
- Lean to roof front and side elevations reduced in height and separated from main roof on north side

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/14/3121/NMA

Address: 31 -33 Thaxted Road Saffron Walden



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