

## UTT/14/3181/NMA – SAFFRON WALDEN

(Applicant UDC Cllr)

**PROPOSAL:** Non Material Amendment to UTT/1633/12/FUL - Additional window to ground floor front elevation, removal of internal wall in kitchen and installation of RSJ to support. Installation (Temporarily prior to rear extension) of a velux window to current, rear extension, kitchen roof

**LOCATION:** 53 Landscape View Saffron Walden Essex

**APPLICANT:** Mr Ketteridge

**EXPIRY DATE:** 18 November 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 comprises a two storey semi-detached dwelling with enclosed front porch located amongst similar dwellings, on the eastern side of Landscape View. There are semi-detached dwellings to the north and south and the land is level with neighbouring properties. There is a rear single storey extension that covers the width of the rear elevation and tall hedging to both side boundaries. Also in the rear garden is a walnut tree that has been made the subject of a TPO. There is off road parking to the frontage of the dwelling for 2 cars.

### **3. PROPOSAL**

3.1.1 This application relates to a Non Material Amendment to application UTT/1633/12/FUL in respect of the approval to demolish the rear extension and erect single storey and two storey front and rear extensions. The applicant wishes to install an additional window to the front elevation, remove an internal wall and install a RSJ and install a velux window in the existing kitchen roof.

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

4.1 To allow better use of the ground floor living space.

### **5. RELEVANT SITE HISTORY**

5.1 UTT/0175/95 FUL Erection of front porch and single storey rear extension. Approved 31.03.95.

5.2 UTT/1633/12/FUL Demolition of rear extension. Erection of single storey and two storey front and rear extensions. Approved 19.10.12.

### **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).**
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The principle of this development has been established in the approval of application UTT/1633/12/FUL. This application relates to alterations to that application as approved.

The proposed additional window to the front elevation is considered to be acceptable, a single three paned window was originally approved on this elevation and the applicant wishes to replace this with one single paned window and one double paned window. This causes no amenity issues and is in keeping with the existing dwelling and neighbouring residential dwellings. It will not be detrimental to the appearance of the dwelling and will not have an adverse impact on the locality's surroundings or the visual amenity of neighbouring residential occupiers.

The proposal to remove an internal wall and install a RSJ is not a minor amendment to the approved application but is a Building Control matter.

The proposal to install a velux window in the existing kitchen roof is not a minor amendment to the approved application; this is acceptable under the applicants' permitted development rights and does not require planning consent.

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 amendment consisting of the following:-

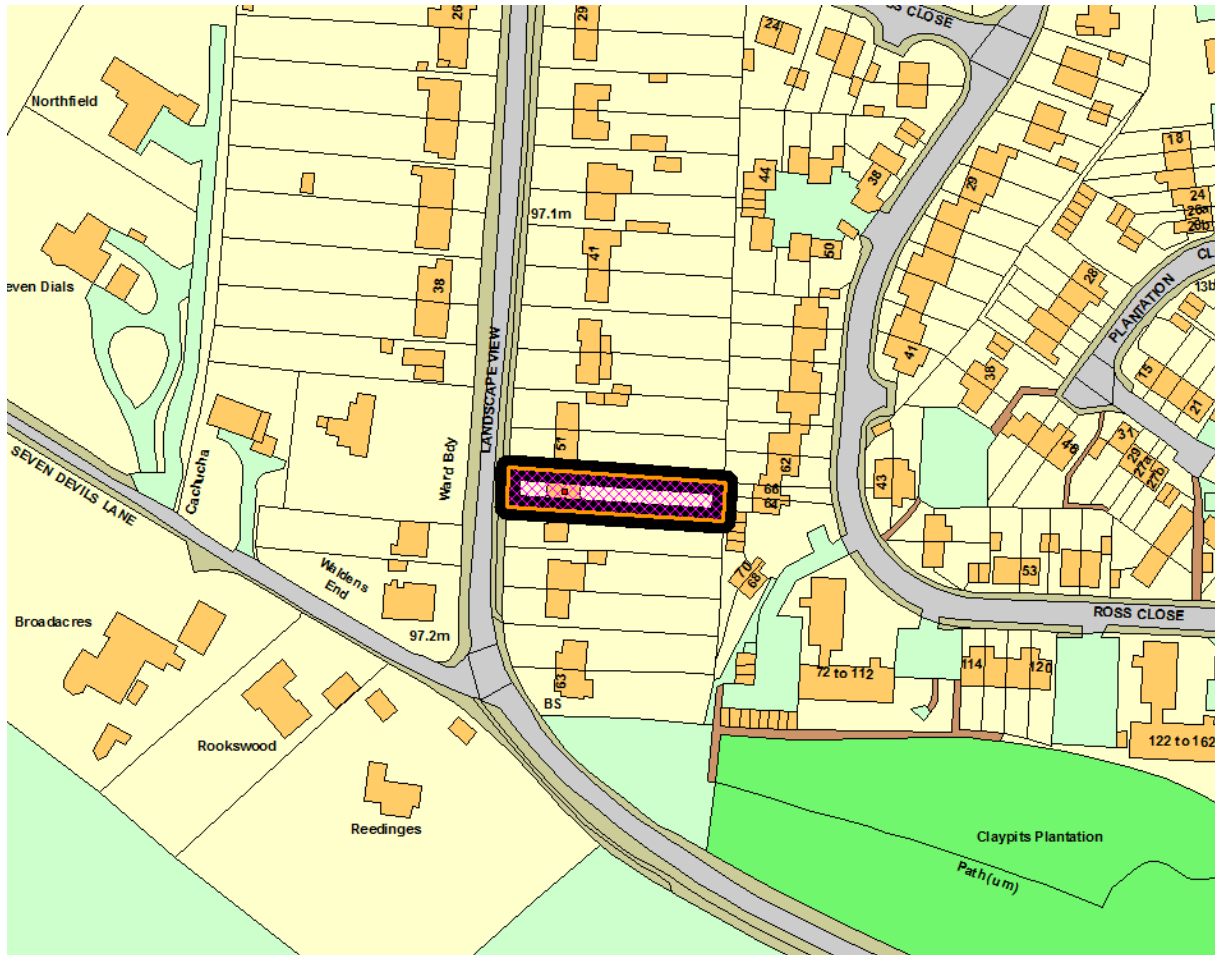
- Install an additional window to the front elevation

is considered minor enough to be a minor amendment 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/14/3181/NMA

Address: 53 Landscape View Saffron Walden



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