

## **UTT/14/3228/HHF (SAFFRON WALDEN)**

(Referred to Committee as Applicant related to Council employee)

**PROPOSAL:** Proposed demolition of existing garage and erection of two store extension and garden store.

**LOCATION:** 3 Linton Close, Saffron Walden

**APPLICANT:** Mr & Mrs Leach

**AGENT:** Mr Weaver

**EXPIRY DATE:** 19 December 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 semi- detached two storey three bedroom dwelling with detached single garage and off road parking provision for two vehicles. It is located within a residential area amongst dwellings of similar size and design. The land rises from west to east with the dwelling set at a higher level compared to the road. Neighbouring dwellings in the immediate vicinity have been extended.

### **3. PROPOSAL**

3.1 The application proposes the demolition of the existing garage and the erection of a two storey side extension and garden store. The extensions will provide an enlarged kitchen and dining room at ground floor and an additional bedroom at first floor level. The dimensions of the extension are approximately 3.8m x 7.4m and 8.1m in height, set lower than the existing ridge height. The proposed garden store is approximately 3.5m x 1.8m and 3.6m to the ridge with sloping lean-to style roof, this is proposed to be located adjacent to the side elevation. Materials are to match existing.

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

4.1 None.

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

5.1 N/A.

### **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 H8 - Home Extensions
- SPD Home Extensions
- Uttlesford Local Parking Standards 2013

## 7. TOWN COUNCIL COMMENTS

7.1 No objection. Expired 25.11.14

## 8. CONSULTATIONS

8.1 ECC Ecology - Thank you for consulting us on the above application. I have no objections. Expired 18.11.14.

## 9. REPRESENTATIONS

9.1 6 Neighbours were notified. Consultation expired 18.11.14.  
2 responses received – concerns regarding parking provision

## 10. APPRAISAL

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

**A Whether the proposed works would be of an appropriate design and scale (ULP Policies S1, H8, and GEN2).**

**B Whether the proposal would adversely affect amenity values of neighbouring residents (ULP Policy H8 and GEN2)**

**C Whether the proposal meets the required parking standards (Uttlesford Local Parking Standards 2013)**

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

10.1 Policy H8 of the adopted Local Plan states that extensions will be permitted if their scale and design respects the original building. 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.

10.2 The principle of development in this location is accepted and the proposed extension has been designed to be subservient to the host dwelling. This subordinate extension would be in keeping with the character of the dwelling and will not have a dominating or detrimental impact on the character of the dwelling or surrounding buildings. In addition, the scale is considered to be acceptable, given the scale of the existing dwelling and the size of its curtilage; it is capable of accommodating the proposal whilst leaving sufficient amenity land. The SPD indicates that the choice of materials is important, as the existing property utilises these materials already, the proposed materials are considered to be acceptable.

10.3 Neighbouring dwellings, No.1 and No.2 have been extended in this way, therefore the proposal would not be out of keeping in the street scene.

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

10.4 With regard to neighbouring amenity, while the proposed extension will move the dwelling closer to its unattached neighbour, no windows are proposed on the side elevation and the additional windows to the rear will have no significant impact compared to what already exists on the site. Therefore it is considered that there is no significant detrimental impact on amenity with regard to overlooking. In addition, the distance remaining between the two dwellings and the fact that the application site is set at an oblique angle compared to the neighbouring dwelling, will ensure that there will be no overshadowing or overbearing impact and no detrimental impact on amenity.

**C Whether the proposal meets the required parking standards**

10.5 The Uttlesford Local Parking Standards 2013 state that a four bedroom dwelling should have three parking spaces and while this proposal aims to demolish the garage and utilise part of the existing driveway, the applicant has demonstrated that three parking spaces (at the required dimensions) will be provided within the curtilage of the dwelling.

**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.

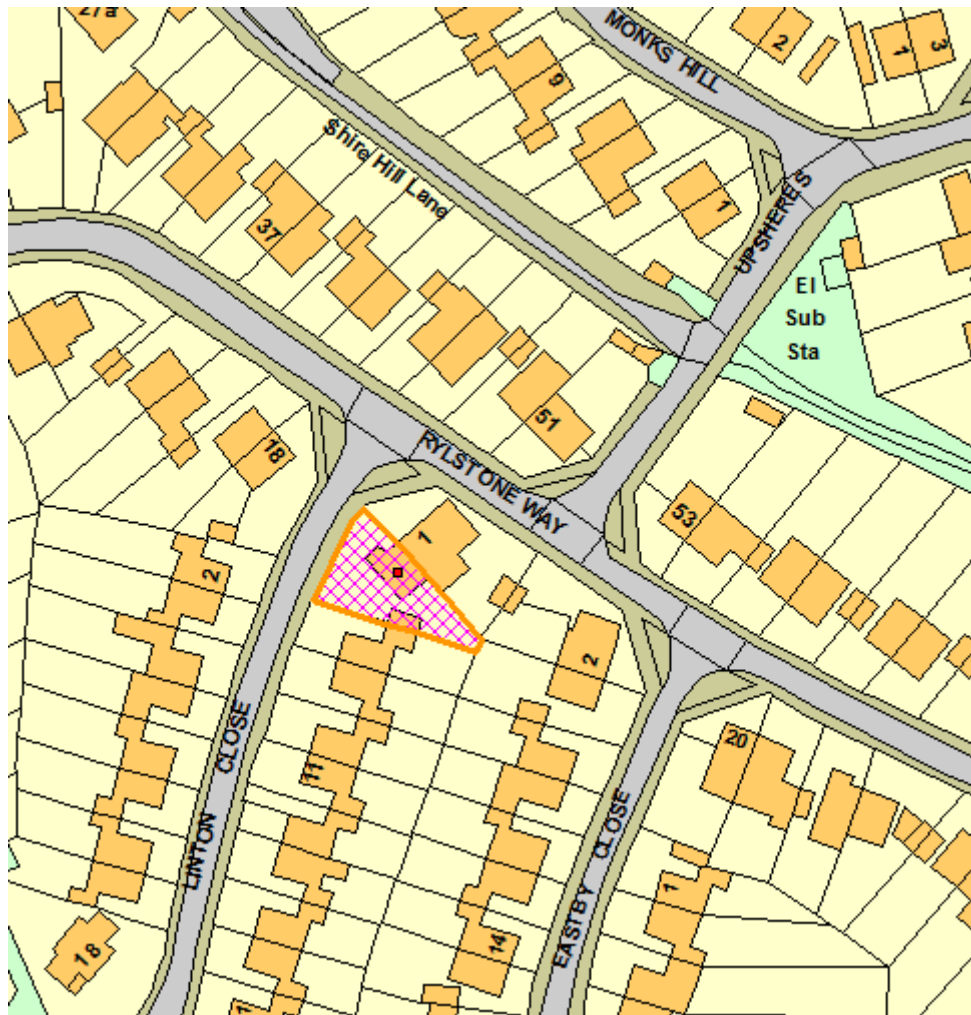
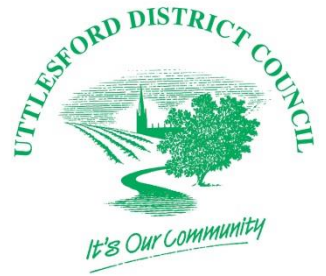
REASON: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building unless otherwise agreed in writing by the Local Planning Authority.

REASON: In the interests of the appearance of the development in accordance with Policy GEN2 of the Uttlesford Local Plan (adopted 2005).

Application no.: UTT/14/3228/HHF

Address: 3 Linton Close, Saffron Walden



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