

UTT/15/0546/HHF (SAFFRON WALDEN)

(Application by Cllr. A Ketteridge)

PROPOSAL: Partial demolition of existing rear addition and demolition of existing front porch. Erection of two storey rear extension and single storey front extension. New rooflight to existing single storey roof to rear and new side door and windows with obscured glazing to side elevation.

LOCATION: 53 Landscape View, Saffron Walden

APPLICANT: Mr A Ketteridge

AGENT: Mr C Cumbers

EXPIRY DATE: 29 April 2015

CASE OFFICER: Samantha Stephenson

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 This application seeks planning permission for the partial demolition of the rear extension and front porch and the erection of two storey rear extension and single storey front extension. Materials are to match existing. There would also be 2 no. obscure glazed windows at first floor on the north elevation and a rooflight to the existing single storey roof to rear.

3.2 The dimensions of the single storey front extension are 4.6m x 2.2m and 3.8m to the pitch with a lean-to roof. This would provide a hall.

3.3 The two storey element to the rear measures 4m x 4.9m and 7m to the pitch with matching eaves height but lower ridgeline. This will extend the living space at ground floor and provide an additional bedroom at first floor.

4. APPLICANT'S CASE

4.1 None.

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.
- 5.3 UTT/14/3181/NMA 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. Approved 17.11.14.

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 H8 – Home Extensions
- Policy GEN2 – Design
- Policy GEN7 - Nature Conservation
- Policy GEN8 - Vehicle Parking Standards
- SPD Home Extensions
- Uttlesford Local Parking Standards 2013

7. PARISH/TOWN COUNCIL COMMENTS

- 7.1 No objection.

8. CONSULTATIONS

ECC Ecology

- 8.1 Thank you for consulting us on the above application. I have no objections. The property to be affected is modern, appears tightly sealed and is unlikely to support bats. There will be no impact on other habitats within the garden.

Landscape Officer

- 8.2 Verbal comments; No objection subject to condition requiring details of protective measures.

9. REPRESENTATIONS

- 9.1 6 Neighbours were notified.
1 response to the application was received – 55 Landscape View - I have no objections to the proposed extension provided the walnut tree which carries a TPO and its roots are protected throughout the building process.
Comment received from Cllr Perry - I would like to see a condition placed on this application as follows; In order to protect the TPO Tree at this location a root sleeve

condition is attached. A no dig condition is OTT. I can find support in the NPPF and TPO legal grounds to protect.

10. APPRAISAL

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

- A Whether the proposed extensions would be of an appropriate design and scale, respecting the original dwelling (ULP Policies H8 and GEN2);
- B Whether access and parking arrangements would be satisfactory (ULP Policies GEN1 and GEN8, UDC Parking Standards);
- C Impact on adjacent residential amenity (ULP Policy GEN2).
- D Impact on trees (ULP Policy ENV3)
- E Nature Conservation (ULP Policy GEN7)

A Whether the proposed extensions would be of an appropriate design and scale, respecting the original dwelling

10.1 Local Plan Policies H8 and GEN2 as well as the Supplementary Planning Document (SPD) -Home Extensions indicate that extensions should respect the appearance of the existing dwelling with regard to design and appearance, in addition the SPD requires that all extensions should respect the scale, height and proportions of the original house.

10.2 The floor area of the existing dwelling is approximately 74m² and the proposed extensions represent an increase in ground floor footprint of approximately 19m², this is approximately 7m² smaller than the previously approved extensions. This application differs from that already approved in that the front extension is no longer two storeys but single and the rear two storey extension has been reduced in width. This revised proposal has been designed to minimise impact on neighbouring properties. It is considered that the proposal is of acceptable proportionate scale.

10.3 In addition the proposed appearance is considered to be appropriate as it mirrors the existing design and the rear extension has a lower ridge height than the existing dwelling indicating that it is visually subordinate to the main dwelling. The neighbouring property, No. 51, has a single storey front extension and it was noted from the Officers' site visit that other properties along this road have altered the appearance of their properties so that there is no longer a uniformity of appearance.

10.4 The SPD indicates that the choice of materials is important, as they match the existing dwelling they are considered to be acceptable

10.5 It is considered that given the scale of the existing dwelling and the size of its curtilage that it is capable of accommodating the proposed extensions whilst leaving sufficient amenity land.

B Whether access and parking arrangements would be satisfactory

10.6 The proposed development does not alter the existing access arrangement and the applicant has demonstrated that there is off road parking provision for 3 vehicles in line with adopted standards. The proposal would therefore comply with ULP Policy GEN8 and UDC Parking Standards.

C Impact on adjacent residential amenity (ULP Policy GEN2, ULP Policy ENV2).

10.7 Both the front and rear extensions have been designed to minimise the impact on the attached neighbour, they are both single storey on the boundary, therefore there are no concerns regarding overbearing or overshadowing impact. There are no additional first floor windows on the rear elevation so overlooking is not a concern.

10.8 With regard to the amenity of the unattached neighbour, it is considered that due to the distance of 3.5m between the properties and the existing screening on the boundary that there will be no significant impact with regard to over shadowing or overbearing impact. With regard to overlooking, while 2 no. additional windows are proposed on the side elevation these are bathrooms and are proposed to be obscure glazed.

D Impact on trees (ULP Policy ENV3)

10.9 The walnut tree in the rear garden of 53 Landscape View has been made the subject of a TPO. The existence of the TPO is a material consideration in the determination of this planning application. However the Landscape Officer has stated that the proposed rear extension to the house would not have an adverse effect on the mature walnut situated in the rear garden of the property and has no objection subject to the imposition of a condition requiring details of protective measures.

E Nature Conservation (ULP Policy GEN7)

10.10 Policy GEN7 seeks to ensure that development would not have a harmful effect on wildlife. As part of the application a Biodiversity Questionnaire was submitted and as part of the determination of the application the County Ecologist was consulted. The County Ecologist commented that the property to be affected is modern, appears tightly sealed and is unlikely to support bats and that there will be no impact on other habitats within the garden. The proposal complies with Policy GEN7.

11. CONCLUSION

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

- A The proposed extensions are acceptable and comply with all relevant Development Plan policies.

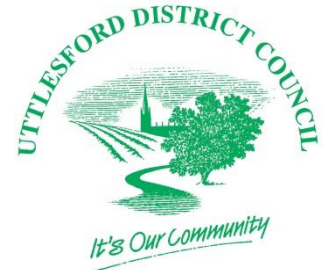
RECOMMENDATION – APPROVAL WITH CONDITIONS

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.

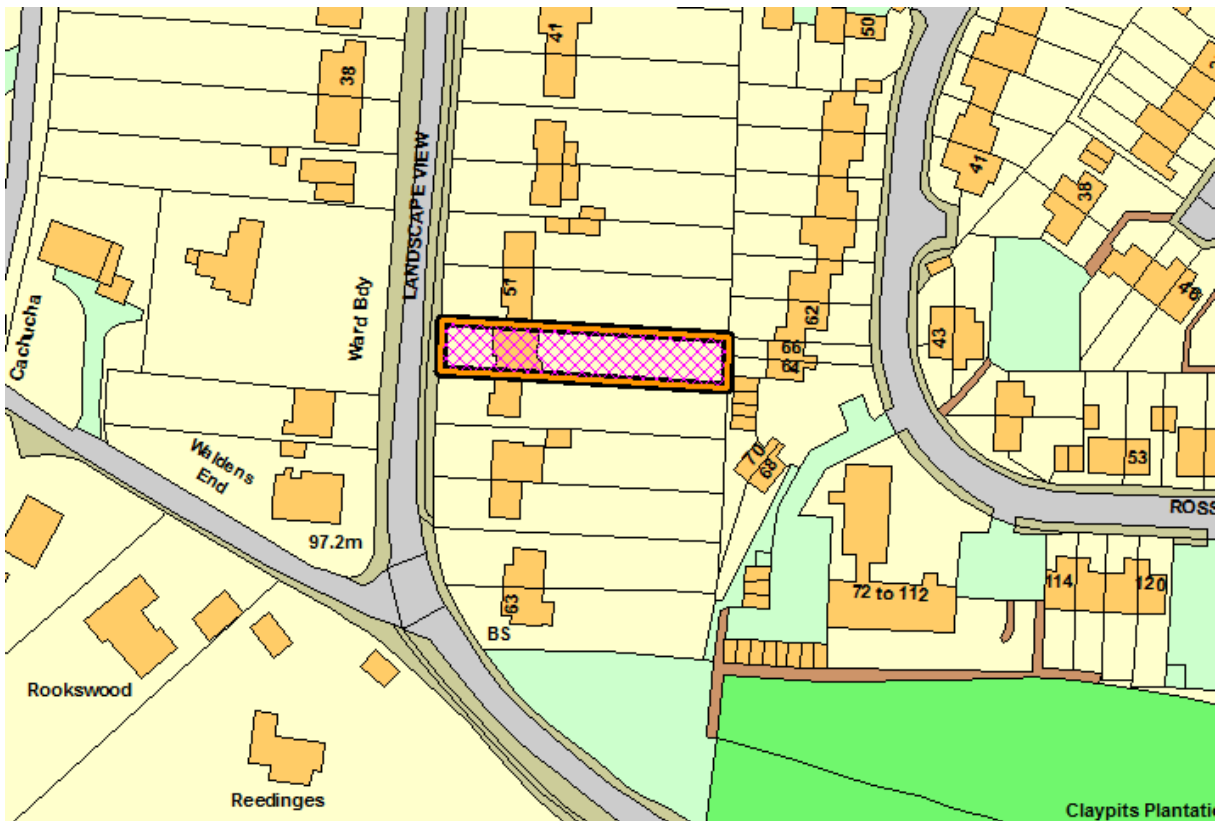
2. Prior to commencement of the development hereby permitted, details of tree protection measures in relation to the Walnut Tree to the east of the site shall be submitted to and approved in writing by the Local Planning Authority and the approved details implemented prior to the work commencing.

REASON: In order to protect the existing tree that is covered by a Tree Protection Order in the interest of visual amenity in accordance with Policy GEN2 and ENV8 of the Uttlesford Local Plan (adopted 2005)



Application no.: UTT/15/0546/HHF

Address: 53 Landscape View Saffron Walden



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