

UTT/15/1745/NMA (Saffron Walden)

PROPOSAL:	Non Material Amendment to UTT/14/2514 – Brick detail removed from brick plinth. Columns to porches removed
LOCATION:	Garage site at Catons Lane Saffron Walden
APPLICANT:	Uttlesford District Council
AGENT:	Saunders Boston Limited
EXPIRY DATE:	1 July 2015
CASE OFFICER:	Maria Shoosmith

1. NOTATION

- 1.1 Within Development Limits, and Stansted Airport Safeguarding Zone

2. DESCRIPTION OF SITE

- 2.1 The application site forms a parcel of land which consists of approximately 40 redundant Council garages. The site is in the form of a peculiar 'dog leg' shape.
- 2.2 The site is bound by the gardens of residential properties which are located on Little Walden Road, The Green, Catons Lane and the new affordable dwellings which have been recently constructed in Lime Avenue. The site is accessed through an existing access track to the west of 14 Catons Lane.
- 2.3 The ground levels on the site all away from the houses on Little Walden Road towards the dwellings on Lime Avenue by approximately 1m to 1.5m. The application site being on almost a middle plateau. There are various mature trees within the application site and hedges which form part of the some of the shared boundaries. There is an existing right of way for the residents of 21-29 (odd) Little Walden Road and a public footpath which runs through the site from The Green are both proposed to be retained.

3. PROPOSAL

- 3.1 Planning permission was granted in 17 October 2014 for the demolition of garages and the erection of 6 Local Authority dwellings. This application is for a non-material amendment to that approved scheme by seeking the removal of a projecting brick plinth and the removal of columns on porches to those approved dwellings.

4. APPLICANT'S CASE

- 4.1 N/A

5. RELEVANT SITE HISTORY

- 5.1 UTT/14/2514/FUL -The demolition of existing garages (40 no.) and the erection of residential units. The proposal shows 6 units in total. 4 no. 2 bed house and 2 no. 1 bedroom houses, with associated car parking, and private and shared amenity space – Granted 17 October 2014.

6. POLICIES

6.1 National Policies

- National Planning Policy Framework

6.2 Uttlesford District Local Plan 2005

- Policy GEN2 – Design
- Policy GEN4 - Good Neighbourliness
- Policy S1 - Development Limits for Main Urban Areas

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)

- 10.1 The principle of this development has been established in the approval of application UTT/14/2514/FUL. This application relates to alterations to that application as approved.
- 10.2 The removal of a projecting brick plinth but still maintaining a brick plinth detail of the dwelling is considered to be acceptable and would make little difference to the overall appearance of the dwellings.
- 10.3 The proposed removal of porch columns and their replacement with canter lever brackets is also considered to be a minor amendment which would material

change the appearance of the dwellings.

- 10.4 It has also been noted within the amended plans that there would also be an amendment to the design and location of a down pipe, where an additional down pipe has been placed near the porches on Plots 1, 2, 5 & 6. Whilst not ideal in appearance this is also considered to be a non-material amendment.
- 10.5 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.
- 10.6 The proposed amendments are considered to be acceptable and accord with relevant Local Plan Policies.

11. CONCLUSION

11.1 The proposed amendments consisting of the following:-

- Removal of projecting brick plinth
- Removal of porch columns
- Additional/amended down pipe

are considered minor enough to be minor amendments and would not have any adverse impact on visual or residential amenity which would require the submission of a formal planning application and its consultation. The application is therefore recommended for approval.

RECOMMENDATION – APPROVE MINOR AMENDMENTS

Application No. : UTT/15/1745/NMA

Address: Catons Lane
Saffron Walden



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Organisation: Uttlesford District Council

Department: Planning

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