

## UTT/15/1561/NMA - GREAT CHESTERFORD

(Application by Councillor)

**PROPOSAL:** Non-material amendment to UTT/14/1709/FUL – Modifications to rear elevation, omit sash window in rear elevation and replace with two horizontal slot windows, omit chimney stack, replace lean-to roof to side with parapet walls and lead roof, raise dormer windows to garage and introduce flint panels in garage brickwork.

**LOCATION:** The Delles, Carmen Street, Great Chesterford.

**APPLICANT:** Mr & Mrs Redfern.

**AGENT:** J.A.P. Architects.

**EXPIRY DATE:** 12 June 2015

**CASE OFFICER:** Mr C Theobald.

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### 1. NOTATION

1.1 Outside Development Limits / Within Conservation Area.

### 2. DESCRIPTION OF SITE

2.1 The site comprises part of the extensive grounds of The Delles which contains a large non-listed Victorian dwelling fronting onto Carmen Street within close proximity of the junction with Jackson's Lane. The site is enclosed along its frontage boundary onto Carmen Street and along its north-eastern boundary with Jacksons Lane by flint curtilage walling and is further screened along these boundaries by an extensive tree belt. The majority of the site beyond the dwelling footprint and associated courtyard is set to lawn.

### 3. PROPOSAL

3.1 This proposal seeks non-material amendments to approved planning application UTT/14/1709/FUL for a new two storey four bedroomed detached dwelling with basement with detached triple bay garage block to the front to be erected within the grounds of The Delles between the existing dwelling and Jacksons Lane as an alternative dwelling design scheme to approved application UTT/1615/12/FUL.

3.2 The design amendments sought by this Non-Material Amendment (NMA) application are as follows:

- Reduction in level of glazed elements to first floor master bedroom to rear elevation of dwelling;
- Omission of first floor traditional sash window to cross-wing section to rear elevation and introduction by way of replacement of 2 No. horizontal narrow module (slot) windows;
- Omission of double chimney stack to south-east flank elevation and replacement with single chimney stack;
- Omission of lean-to roof to utility room to south-east flank elevation and replacement with flat lead roof with parapets;

- Raise height of 2 No. dormer windows to principal elevation of detached garage block by 300mm from eaves line to represent practical dormer height;
- Introduction of brick quoins and flint panels into garage brickwork for rear and side elevations;
- Handing of position of internal staircase leading to attic space above and introduction of side service door.

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

- 4.1 It is stated within the NMA submission that aesthetic improvements are sought to the approved dwelling design to omit flush eaves and barge detailing, that apex glazing is not required and that practical improvements to the approved garage accommodation are required to raise dormer windows off internal floor level.

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

- 5.1 Planning permission granted by the Council in 2012 for the erection of a two storey cross-winged detached dwelling in period style with forward positioned detached triple garage block within the grounds of The Delles (UTT/1615/12/FUL) following refusal of permission for the same development earlier in that year (UTT/0579/12/FUL). Permission subsequently granted in 2014 for design changes to the dwelling as approved, including the interchanging of the principal and rear elevations (UTT/14/1709/FUL) – Note: the design of the approved ancillary garage block remained unaltered from the 2012 approved scheme (i.e., it would have a gabled roof with small front dormers in the roofspace).

#### **6. APPRAISAL**

The sole issue to consider in the determination of this NMA application is whether the design modifications now sought would represent non-material amendments to approved planning application UTT/14/1709/FUL for the erection of a new dwelling with detached garage block at this location.

- 6.1 The design amendments proposed as shown on submitted drawings 15007-10 and 15007-11 accompanying the application as itemised above are considered both individually and collectively to be minor in nature as they do not materially alter the design of the new dwelling and associated garage block as approved and as no neighbouring residential amenity issues would arise from the changes sought. In the circumstances, the changes proposed represent non-material amendments to approved planning application UTT/14/1709/FUL and a further grant of planning permission from the local planning authority is not required for the changes.

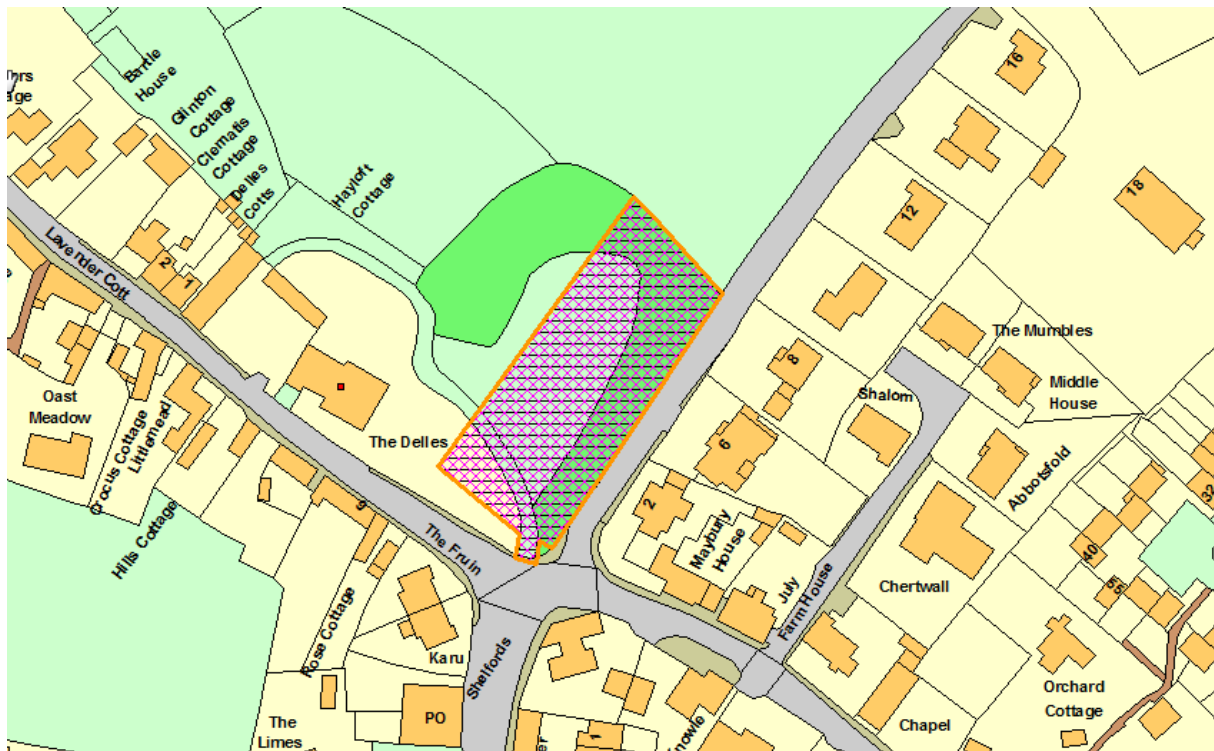
#### **7. CONCLUSION**

- 7.1 The design changes proposed represent non-material amendments to approved planning application UTT/14/1709/FUL.

**RECOMMENDATION** – Issue Non Material Amendment (NMA) decision notice.

Application number: UTT/15/1561/NMA

Location: The Delles Carmen Street Great Chesterford



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