

UTT/15/2738/NMA – SAFFRON WALDEN

(Application relates to a Council building)

PROPOSAL: Non Material Amendment to UTT/13/0263/DC – Insertion of 3 no. windows to end elevation of workshop – this application proposed the insertion of 6 no. windows to end elevation in different locations to those approved under previous application

LOCATION: Council Depot, Shire Hill, Saffron Walden

APPLICANT: Uttlesford District Council

AGENT: Mr Stephen Friend

EXPIRY DATE: 21 October 2015

CASE OFFICER: Rosemary Clark

1. NOTATION

Within Settlement Boundary

2. DESCRIPTION OF SITE

The application site is an industrial building located within Shire Hill Industrial Estate. The site is located off the main Saffron Walden to Thaxted road. The surrounding area consists of a range of industrial and commercial building all of differing styles and sizes.

3. PROPOSAL

- 3.1 The applicant seeks to amend the previously approved application UTT/13/0263/DC which allowed the insertion of 3 no. windows to the ground floor, end elevation of the building to enable creation of office space. This application relates to the insertion of 6 no. windows in total, 3 at ground floor level and 3 at first floor level.

4. APPLICANT'S CASE

- 4.1 N/A

5. RELEVANT SITE HISTORY

UTT/13/0263/DC – Insertion of 3 no. windows in the northern elevation of the building - approved 14.3.13

UTT/13/0266/DC – Erection of steel framed storage building – approved – 14.3.13

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/13/0263/DC for the insertion of 3 no. windows in the northern elevation of the building.

- 6.1 The proposal involves the re-location of the windows on the end elevation of the building. There will still be 6 no. windows in total on this elevation but will be arranged differently to previously approved.
- 6.2 The proposed changes would not detract from the character of the building and would not be considered to be harmful to the character of the wider industrial estate. It would therefore be considered acceptable.
- 6.3 In terms of the amenity of the neighbouring land users, the site is surrounded by other commercial and industrial buildings. The change of location of the proposed windows would not lead to a significant loss of amenity through direct overlooking. It is therefore considered that in terms of amenity, the development is considered acceptable.

7. CONCLUSION

- 7.1 The proposed amendments to the window locations are considered to be minor amendments and will not have an adverse impact on the character of the building or any neighbouring buildings

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

Application number: UTT/15/2738/NMA

Location: Council Depot Shire Hill Saffron Walden



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Organisation: Uttlesford District Council

Department: Planning

Date: 5 October 2015

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