

UTT/16/3659/HHF (SAFFRON WALDEN)

Reason: Applicant is related to a Council employee

PROPOSAL: **Erection of single storey rear extension**

LOCATION: **17 Plantation Close, Saffron Walden CB11 4DS**

APPLICANT: **Mr D Scraggs & Miss K Goose**

AGENT: **Mr A Weaver**

EXPIRY DATE: **16 February 2017**

CASE OFFICER: **Luke Mills**

1. NOTATION

1.1 Within Development Limits.

2. DESCRIPTION OF SITE

2.1 The site is located off Plantation Close, Saffron Walden. It accommodates a terraced house and its curtilage.

3. PROPOSAL

3.1 The application is for planning permission to erect a single storey rear extension.

4. APPLICANT'S CASE

4.1 No case has been submitted.

5. RELEVANT SITE HISTORY

5.1 No recent, relevant history.

6. POLICIES

6.1 S70 of The Town and Country Planning Act 1990 requires the local planning authority, in dealing with a planning application, to have regard to the provisions of the development plan, so far as material to the application, and to any other material considerations.

6.2 S38(6) of the Planning and Compulsory Purchase Act 2004 requires that, if regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise.

Uttlesford Local Plan (2005)

6.3

- S1 – Development Limits for the Main Urban Areas
- GEN2 – Design
- H8 – Home Extensions

Supplementary Planning Documents/Guidance

- 6.4 • The Essex Design Guide (2005)

National Policies

- 6.5 • National Planning Policy Framework (NPPF) (2012)
Paragraphs 14, 17 & 58

7. TOWN COUNCIL COMMENTS

- 7.1 No objections.

8. CONSULTATIONS

- 8.1 None.

9. REPRESENTATIONS

- 9.1 Neighbours were notified of the application by letter. No representations have been received.

10. APPRAISAL

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

- A Character and appearance (S1, GEN2, H8 & 58)
B Amenity (GEN2, H8 & 17)

A Character and appearance (S1, GEN2, H8 & 58)

- 10.1 The proposed single storey extension would have a lean-to form which would tie-in with the adjacent extension at 15 Plantation Close. It would not affect the character and appearance of the surrounding area due to its modest scale and discreet position to the rear of the property. Taking into account the proposed external finishes, which include cement weatherboarding and concrete roof tiles, it is considered that the extension would appear as a suitable, subservient addition to the host building.

B Amenity (GEN2, H8 & 17)

- 10.2 Taking into account the 45 degree rule in The Essex Design Guide, it is considered that the proposed extension would not cause a significant loss of daylight to the adjacent window at 19 Plantation Close. Overall, it is considered that there would be no harmful effects on the living conditions of neighbours from a loss of privacy or daylight, or from overbearing impacts.

11. CONCLUSION

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

- A The proposal accords with the development and the NPPF, and no material considerations indicate that planning permission should be refused. It is therefore recommended that permission be granted.

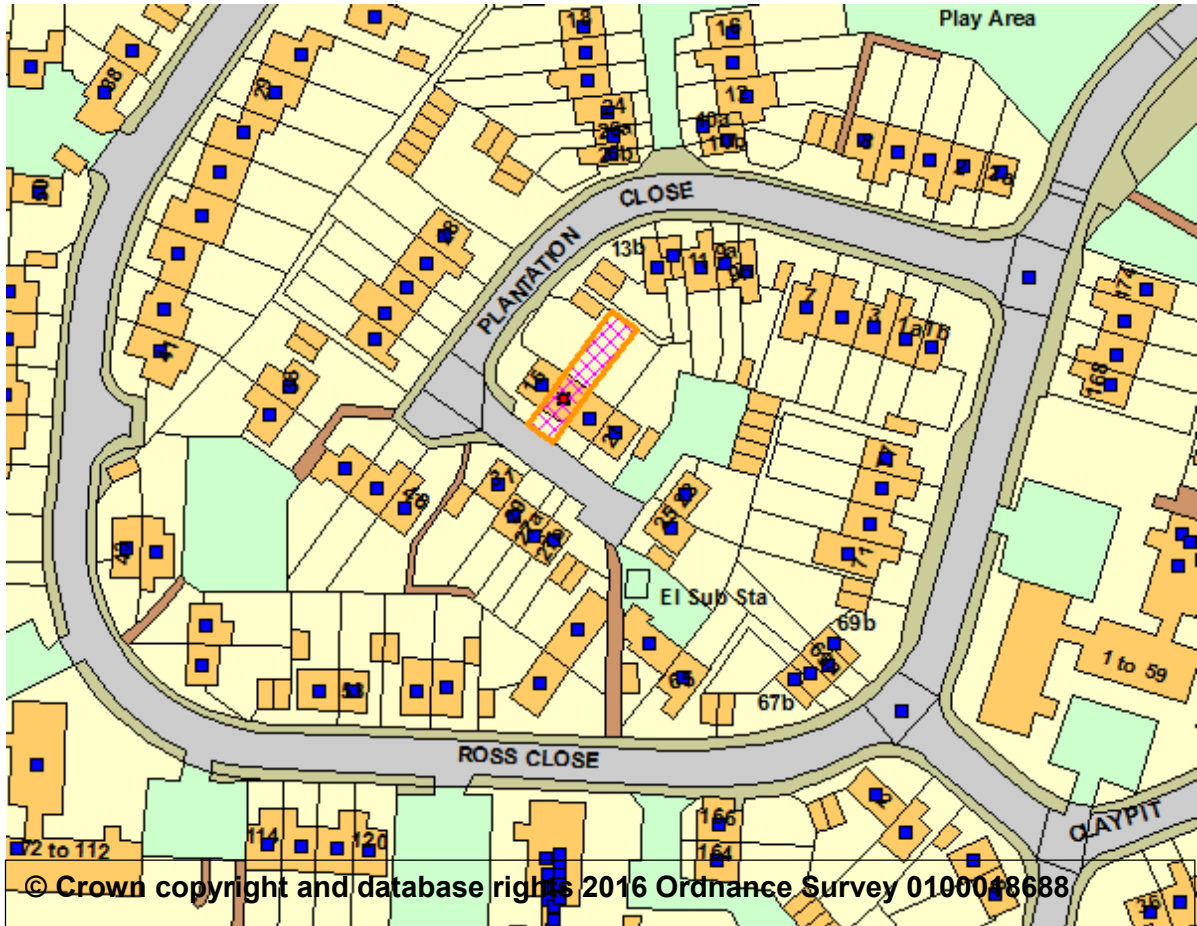
RECOMMENDATION – APPROVAL WITH CONDITIONS

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.

Application number: UTT/16/3659/HHF
Address: 17 Plantation Close Saffron Walden



Organisation: Uttlesford District Council
Department: Planning
Date: 25 January 2017