

UTT/16/3687/HHF – SAFFRON WALDEN)

Reason: Applicant UDC employee

PROPOSAL: **Erection of single storey front extension and loft conversion including rear dormer window and rooflights to front elevation**

LOCATION: **7 Brooke Avenue Saffron Walden Essex CB10 2BU**

APPLICANT: **Mr and Mrs S Robinson**

AGENT: **Mr J Ryan**

EXPIRY DATE: **22 February 2017**

CASE OFFICER: **Rosemary Clark**

1. NOTATION

1.1 Within Development Limits

2. DESCRIPTION OF SITE

2.1 The application site comprises a two storey semi-detached dwelling situated on a residential street to the north of Saffron Walden town. The street consists of mainly pairs of semi-detached properties of varying styles and sizes. No. 7 benefits from a two storey front extension and rear conservatory extension along with the garage building that has been converted to living accommodation. The dwelling is situated on a large plot with a garden that slopes gently downwards towards the rear gardens of the dwellings on Walden Road.

3. PROPOSAL

3.1 This application relates to a proposed single storey front extension, box dormer to rear facing roofslope and rooflights to the front roofslope

4. APPLICANT'S CASE

4.1 N/a

5. RELEVANT SITE HISTORY

5.1 UTT/13/2971/HHF – Proposed first floor extension – approved 10.2.14
UTT/1824/06/FUL - Replacement conservatory and raised deck area – approved 14.12.06

6. POLICIES

6.1 National Policies

- National Planning Policy Framework

6.2 Uttlesford Local Plan (2005)

- S1 – Development Within Development Limits
- GEN2 – Design
- H8 – Home extensions
- Supplementary Planning Document 1 – Home Extensions
- GEN8 – Highway Safety
- Uttlesford Local Parking Standards

7. TOWN COUNCIL COMMENTS

- 7.1 Expired 1.2.17 - Noted, no objections

8. CONSULTATIONS

Fisher German:

- 8.1 Expires 25.1.17 – no response

9. REPRESENTATIONS

- 9.1 5 Neighbours consulted – Expired 25.1.17 – No responses as at 24.1.17

10. APPRAISAL

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

- A Whether the proposal would be appropriate, respecting the size, scale and form of the existing dwelling (ULP Policy S1, GEN2 and H8)
- B Whether the proposal would adversely affect the neighbouring residential amenity (ULP Policy GEN2 and H8)
- C Whether the proposal would adversely impact on Highway Safety and parking provision (ULP Policy GEN8 and Uttlesford Local Parking Standards)

- A** Whether the proposal would be appropriate, respecting the size, scale and form of the existing dwelling (ULP Policy S1, GEN2 and H8)

- 10.1 The property has previously been extended and altered as described above. This current proposal is for a modest single storey front extension that would infill the area between the two storey front element and the side elevation of the main dwellinghouse. This is a modest increase in footprint and is considered to be a subservient proposal that would respect the size and scale of the existing dwelling.

The application also includes the insertion of a large box dormer to the rear roofslope to provide additional accommodation in the loft space. Whilst this will increase the amount of usable floorspace in this dwelling, the dormer could be constructed under Permitted Development and therefore it would be futile to refuse it as being over-development of the site. The materials will be a combination of matching materials where appropriate and ship-lap boarding which are acceptable in this location. It is therefore considered that the proposal complies with the Local Plan Policies GEN2 and H8.

- B** Whether the proposal would adversely affect the neighbouring residential amenity (ULP Policy GEN2 and H8)

- 10.2 Due to the location and nature of the proposals there are no concerns regarding neighbouring residential amenity. The properties in this locality do vary in styles and many have porch and small front extensions. It is acknowledged that the property the subject of this application has already been altered to the front elevation thus the addition of this small extension to the front would not be unduly harmful to the street scene as a whole. It is therefore considered that the proposal complies with the Uttlesford Local Policies GEN2 and H8.

C Whether the proposal would adversely impact on Highway Safety and parking provision (ULP Policy GEN8 and Uttlesford Local Parking Standards)

- 10.3 The resultant dwelling should this proposal be approved will become a 4 bedroomed dwelling. There is currently a parking area to the front of the dwelling. Whilst the size of this area only provides one parking space with the dimensions recommended in the Uttlesford Local Parking Standards, two small vehicles could be accommodated within the site. There is a lay-by to the north-east on the opposite side of the road which is used for public parking. Whilst it would be preferred if additional parking could be provided, it is not possible in this instance and the additional bedroom could be achieved under Permitted Development whereby there is no opportunity to address parking provisions. Therefore on balance it is considered that it would be unreasonable to refuse the application on this basis.

11. CONCLUSION

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

- A In terms of design the proposal are acceptable and meet the criteria of Uttlesford Local Plan Policies GEN2 and H8
- B Due to the nature and location of the proposals there are no concerns regarding neighbouring residential amenity or harm to the visual amenity of the locality. Therefore the proposals accord with Uttlesford Local Plan Policies GEN2 and H8
- C The nature and location of the proposals would not have an adverse impact on highway safety in accordance with ULP Policy GEN8 and Uttlesford Local Parking Standards (February 2013)

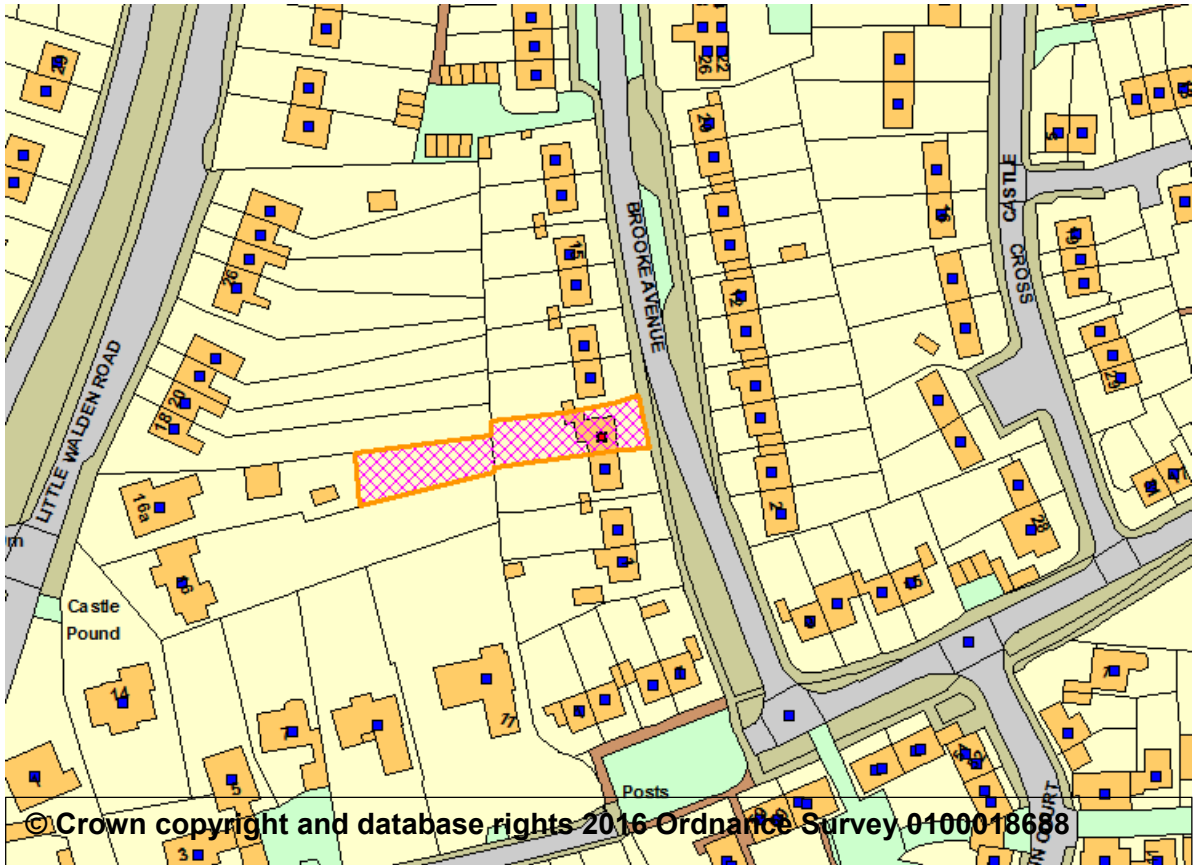
RECOMMENDATION – APPROVAL WITH CONDITIONS

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/16/3687/HHF
Address: 7 Brooke Avenue Saffron Walden



Organisation: Uttlesford District Council

Department: Planning

Date: 25 January 2017