

UTT/17/0167/HHF - SAFFRON WALDEN

(Referred to Committee Reason: UDC Employee)

PROPOSAL: Replacement of peg tiles with Marley cement board cladding to front elevation

LOCATION: 12 Cromwell Road Saffron Walden

APPLICANT: Mr A Scraggs

EXPIRY DATE: 07 March 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 end of terrace dwelling situated on a residential development to the south of Saffron Walden town. The dwelling is located on a slightly elevated site from the road with hardstanding to the front. The property benefits from a small porch extension to the front. The dwelling is finished in part hanging tiles, white cladding and red brick with a concrete tiled roof. The dwellings in this vicinity are predominately two storey semi-detached or terraced dwellings finished in a variety of materials that have evolved over the years.

3. PROPOSAL

3.1 This application relates to the proposed change of materials to the front (north elevation) at first floor level. The existing hanging tiles will be replaced with Marley cement board cladding.

4. APPLICANT'S CASE

4.1 N/a

5. RELEVANT SITE HISTORY

5.1 N/a

6. POLICIES

6.1 National Policies

- National Planning Policy Framework

6.2 Uttlesford Local Plan (2005)

- S1 – Development within settlement limits
- GEN2 - Design
- H8 – Home extensions and alterations

7. TOWN COUNCIL COMMENTS

7.1 Parish consulted – No objection

8. CONSULTATIONS

9. REPRESENTATIONS

9.1 4 Neighbours consulted – No responses received

10. APPRAISAL

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

A Whether the proposal would respect the size, scale and appearance of the original dwelling (ULP Policies S1, GEN2 and H8)

B Whether the proposal would adversely affect the visual amenity of the locality (ULP Policies GEN2 and H8)

A Whether the proposal would respect the size, scale and appearance of the original dwelling (ULP Policies S1, GEN2 and H8)

10.1 The dwelling is situated within the development limits of Saffron Walden; therefore the principle of modest extensions and alterations is acceptable in accordance ULP Policy S1.

Local Plan Policies H8 and GEN2 indicate that development should respect the appearance of the existing dwelling with regard to size, design and appearance. The proposal put forward here relates to the replacement of the existing hanging tiles to the first floor front (north) elevation with cement board cladding. Whilst this proposal obviously would change the outward appearance of the dwelling, it needs to be assessed whether this would be unduly harmful to the overall appearance of the dwellings within the locality. The properties in this area are predominately typical 1970/1980's style dwellings that have been altered and extended over the years. The materials used vary greatly in this locality. On balance it is considered that the proposed changes would not be harmful to the appearance and setting of the dwelling and would therefore comply with the relevant policies.

B Whether the proposal would adversely affect the visual amenity of the locality (ULP Policies GEN2 and H8)

10.2 As mentioned above, the proposed change of materials would alter the appearance of the dwelling. However, it is considered that the changed would not be unduly harmful to the street scene as a whole as they represent a popular material that is currently being widely used on properties of this era. It is considered that the proposal complies with ULP Policies GEN2 and H8.

11. CONCLUSION

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

A In terms of design the proposed changes would not adversely affect the appearance of the dwelling and therefore comply with Uttlesford Local Plan Policies S1, GEN2 and H8

- B The nature and location of the proposals would not have an adverse impact on the street scene as a whole and therefore the visual amenity of the area would not be harmed as a result of this proposal, thus complying with Uttlesford Local Plan Policies GEN2 and H8.

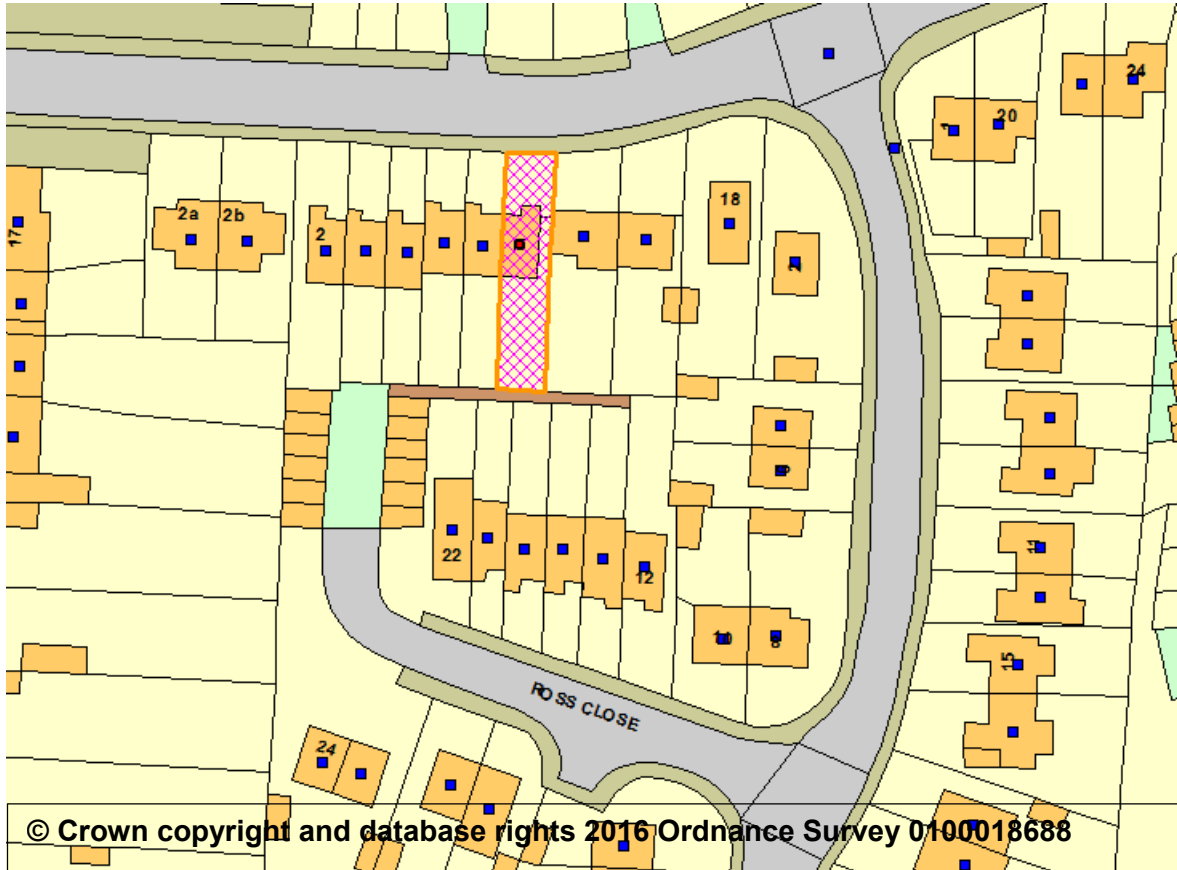
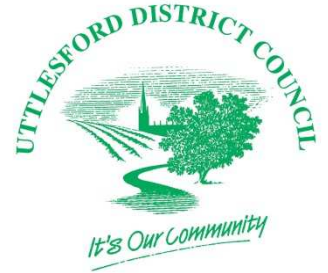
RECOMMENDATION – APPROVE WITH CONDITIONS

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/17/0167/HHF
Address: 12 Cromwell Road, Saffron Walden



Organisation: Uttlesford District Council
Department: Planning
Date: 21 March 2017