

UTT/18/3451/HHF – Saffron Walden

(Referred to Committee by Cllr Freeman. Reason: Impact of development on neighbouring properties, locality and street scene)

PROPOSAL:	Erection of a single storey side and rear extension and loft conversion
LOCATION:	3 Little Walden Road Saffron Walden, CB10 2DZ
APPLICANT:	Mr and Mrs Allwood
AGENT:	Miss Zoe Newton
EXPIRY DATE:	11.2.19 – extension of time 22.2.19
CASE OFFICER:	Rosemary Clark

- 1. NOTATION**
 - 1.1 Within development Limits, Conservation Area
- 2. DESCRIPTION OF SITE**
 - 2.1 The application site comprises a two storey end of terrace cottage situated adjacent to Little Walden Road to the north of the town centre of Saffron Walden. The property is finished in red brick under a tiled roof. To the rear is a garden area bordered with a combination of brick walls and fencing. To the side is a parking area.
- 3. PROPOSAL**
 - 3.1 This application relates to the proposed construction of a single storey rear extension with a 1.2m addition to the side. It is proposed to convert the loft space and insert two rear facing dormers with rooflights to the front facing roofslope. Changes to internal layout.
- 4. ENVIRONMENTAL IMPACT ASSESSMENT**
 - 4.1 The proposal is not a Schedule 1 development, nor does it exceed the threshold criteria of Schedule 2, and therefore an Environmental Assessment is not required.
- 5. APPLICANT'S CASE**
 - 5.1 N/A
- 6. RELEVANT SITE HISTORY**
 - 6.1 None

7. POLICIES

7.1 Uttlesford Local Plan (2005)

S1 – Development within Development Limits
GEN2 – Design
ENV1 – Development affecting character and appearance of Conservation Area
GEN8 – Highway Safety and parking provision

7.2 Supplementary Planning Documents/Guidance

Supplementary Planning Document 1 – Home Extensions

7.3 National Policies

National Planning Policy Framework

7.4 Other Material Considerations

Emerging Local Plan Policies –
SP9 – Development within Development Limits
D3 – High Quality Design
EN2 – Design of development within Conservation Areas
TA3 – Vehicle Parking Standards

8. TOWN COUNCIL COMMENTS

8.1 Town Council consulted – expired – Objection – loss of off road parking; and possible impact on street scene of velux windows in conservation area

9. CONSULTATIONS

None

10. REPRESENTATIONS

10.1 4 neighbours consulted – expired 17.1.19 – 2 responses received – main points –

- Overlooking from dormer windows, loss of privacy
- Over development of site, impact on neighbouring properties and Conservation Area
- Concerns regarding boundary wall
- Parking

11. APPRAISAL

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

- A Whether the proposal would respect the size, scale and form of the original dwelling (ULP Policy S1, GEN2 and H8)
- B Whether the proposal would be harmful to the character and appearance of the Conservation Area
- C Whether the proposal would adversely impact neighbouring

- D residential amenity (ULP Policy GEN2 and H8)
Whether the proposal would adversely impact highway safety and parking provision
- A** **Whether the proposal would respect the size, scale and form of the original dwelling**
- 11.1 The property is situated within the development limits of Saffron Walden, therefore the principle of modest extensions and alterations are acceptable in accordance with ULP Policy S1.
- The property is also situated within the Conservation Area of Saffron Walden, whereby ULP Policy ENV1 would apply. This policy aims to allow development that would enhance or preserve the character and appearance of the Conservation Area.
- Local Plan Policies H8 and GEN2 as well as the Supplementary Planning Document (SPD) - Home Extensions indicate that development should respect the appearance of the existing dwelling with regard to size, design and appearance, in addition the SPD requires that all development should respect the scale, height and proportions of the original house.
- The proposed rear/side extension represents a modest addition to this dwellinghouse. The contemporary design of the proposal clearly identifies this as a more modern addition. The side element would be set back from the front elevation by 3.5m and using matching materials would not look out of place in this location. The dormer windows to the rear roof slope, whilst slightly larger than would be preferred are not considered to be sufficiently harmful to refuse the application.
- B** **Whether the proposal would be harmful to the character and appearance of the Conservation Area**
- 11.2 The bulk of the development is to the rear of the property and therefore would not be visible from the street scene. It is therefore considered that the character and appearance of the Conservation Area would not be unduly harmed as a result of this proposal. A condition would be attached to any approval to ensure that the rooflights to the front facing roof slope are of Conservation Area range.
- C** **Whether the proposal would adversely impact the residential amenity of neighbouring properties**
- 11.3 Due to the location and nature of the rear/side extension there are no concerns regarding neighbouring residential amenity. Whilst it is acknowledged that the addition of the two rear facing dormers may give the impression of an increase in the potential for overlooking, one would serve an ensuite and in reality the potential for any increase in loss of privacy is minimal. It is therefore considered that the proposal complies

with ULP policies GEN2 and H8.

- D** Whether the proposal would adversely impact highway safety and parking provision
- 11.4 There is currently no parking provision within the site. The dimension of the area to the side currently does not meet the minimum requirements for parking provision as detailed in Uttlesford Local Parking Standards (February 2013). It is acknowledged that an additional bedroom is being provided with the conversion of the loft, however, given the central, town centre location of the property it is considered unreasonable to insist upon additional parking provision being provided, due to the proximity to Saffron Walden town centre and its amenities.

12. CONCLUSION

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

- A** The proposed development is acceptable in terms of design, size and scale and would comply with the NPPF, ULP Policies GEN2, H8 and SPD1
- B** The proposed development would not be harmful to the character and appearance of the Conservation Area given the nature and location of the proposals. The proposals therefore comply with the NPPF and ULP Policy ENV1
- C** The proposed development would not adversely harm the residential amenities of the neighbouring properties given the nature and location of the proposals and therefore complies with the NPPF and ULP Policies GEN2 and H8.
- D** The proposed development would not adversely affect Highway Safety and parking provision within the site would not be altered as a result of this proposal.

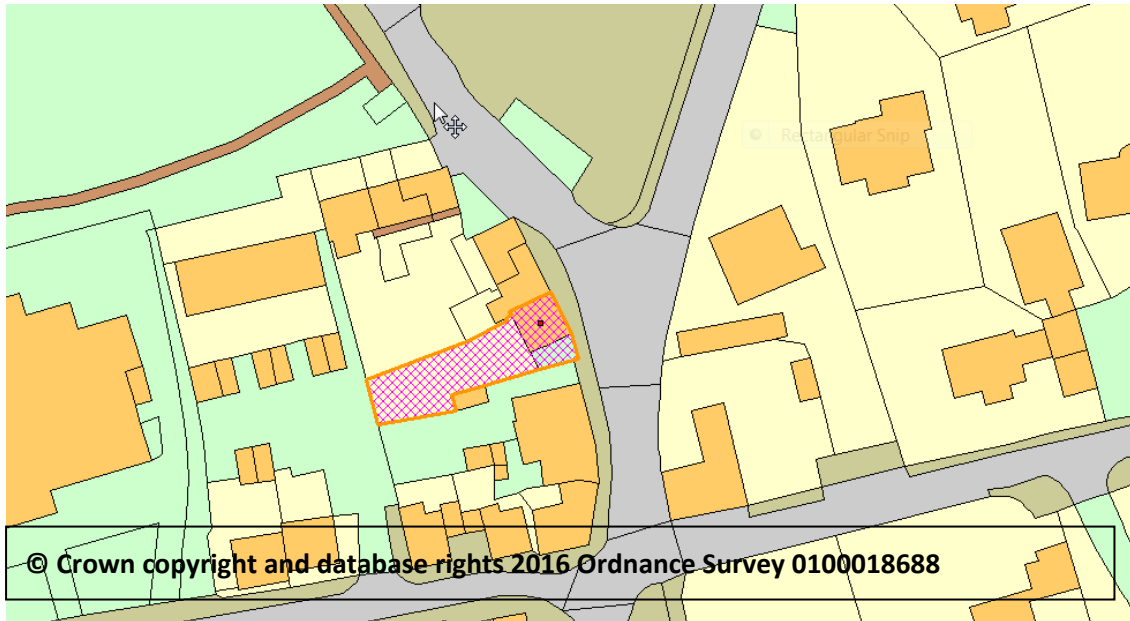
RECOMMENDATION – APPROVAL WITH CONDITIONS

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.
2. The rooflights shall be of conservation range.
REASON: In the interest of the appearance of the development in accordance with ULP Policy GEN2 and ENV1

Application: UTT/18/3451/HHF

Address: 3 Little Walden Road, Saffron Walden
Essex cb10 2DZ



Organisation:	Uttlesford District Council
Department:	Planning
Date:	7.2.19