

UTT/19/0043/FUL (Saffron Walden)  
(Applicant UDC Employee)

**PROPOSAL:** Proposed erection of single dwelling and access (alternative to previously approved application UTT/16/1691/FUL)

**LOCATION:** 25 Loompits Way, Saffron Walden

**APPLICANT:** Neil Harvey and Helen Swain

**AGENT:** Mr Peter Purkiss

**EXPIRY DATE:** 12<sup>th</sup> April 2019

**CASE OFFICER:** Chris Tyler

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**1. NOTATION**

1.1 Within Development Limits,

**2. DESCRIPTION OF SITE**

2.1 The application site is located to the east of Loompits Way and comprises detached one and-a-half storey dwellinghouse facing the road. There is a large garden area, much of which is to the north side of the dwellinghouse. The site has been cleared, however some closed board fencing remains to the boundary of the site.

The total site area is approximately 0.07 hectares. A single-storey bungalow (number 23 Loompits Way) adjoins the site to the northeast and a two-storey house (number 27 Loompits Way) adjoins the site to the southeast.

**3. PROPOSAL**

3.1 This planning application is for the proposed erection of a single detached dwelling and access. The dwelling will be two storey and will have a width of 10.5m and overall ridge height of 7m. The proposal amends the previously approved scheme UTT/16/1691/FUL incorporating a reduced roof height and revised design.

**4. ENVIRONMENTAL IMPACT ASSESSMENT**

4.1 Town and Country Planning (Environmental Assessment):  
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.

And

Human Rights Act considerations:

There may be implications under Article 1 and Article 8 of the First Protocol regarding the right of respect for a person's private and family life and home, and to the peaceful enjoyment of possessions; however, these issues have been taken into account in the determination of this application

**5. APPLICANT'S CASE**

- 5.1 The applicant has provided a design and access statement in support of the planning application to illustrate the process that has led to the development proposal and to explain and justify the proposal in a structured way.

Also submitted is a completed biodiversity checklist

## **6. RELEVANT SITE HISTORY**

- 6.1 Planning permission (reference number UTT/12/5607/FUL) was granted for extensions to the existing detached dwellinghouse; the permitted scheme included an increase in the height of the roof. This planning permission was not implemented and has now expired.

A revised planning permission (reference number UTT/14/1232/FUL) was granted for similar extensions to the existing detached dwellinghouse, but did not include an increase in the height of the roof. This planning permission was implemented, however it is noted that this was not done exactly in accordance with the approved plans.

Planning permission (reference number UTT/13/1204/FUL) was granted for the demolition of a garage that was attached to the existing detached dwellinghouse and the erection of a new detached dwellinghouse. This planning permission was not implemented and has now expired.

A non-material amendment (reference number UTT/16/0920/NMA) to the approved scheme for a new detached dwellinghouse (planning permission reference number UTT/13/1204/FUL) was approved. This comprised an additional ground-floor window, additional roof lights and the raising of the roof valley,

UTT/16/1691/FUL- Provision of a two storey dwelling with integral garage in existing side garden and provision of a new vehicular crossover. (Renewal of approved scheme: UTT/13/1204/FUL) approved 12/12/2016

## **7. POLICIES**

- 7.1 National Policies

- 7.2 National Planning Policy Framework (2019)

### **7.3 Uttlesford Local Plan (2005)**

Policy S1 – Development limits for Main Urban Areas

Policy GEN2 – Design

Policy GEN4- Good Neighbourliness

Policy GEN7 - Nature Conservation

Policy GEN1- Access

Policy GEN8 - Vehicle Parking Standards

### **7.4 Supplementary Planning Documents/Guidance**

Uttlesford Local Residential Parking Standards (2013)

Supplementary Planning Document- Accessible homes and play space homes

Essex Design Guide

## **8. PARISH COUNCIL COMMENTS**

8.1 No objections

## 9.0 CONSULTATIONS

The Highways Authority

9.1 From a highway and transportation perspective the impact of the proposal is acceptable to the Highway Authority, subject to the following measures:

1. Prior to the first occupation of the development the access arrangements, vehicle parking and turning area as indicated on DWG no. 1837.03 (Proposed site plan) shall be provided. The access parking and turning areas shall be retained at all times for their intended purpose. Reason: To ensure that appropriate access, parking and turning is provided.

2. No unbound material shall be used in the surface treatment of the vehicular access within 6 metres of the highway boundary. Reason: To avoid displacement of loose material onto the highway in the interests of highway safety.

The above conditions are required to ensure that the development accords with the Highway Authority's Development Management Policies, adopted as County Council Supplementary Guidance in February 2011 and Uttlesford Local Plan Policy GEN1.

## 9.2 ECC Ecology

No objections or recommendation received.

## 10 REPRESENTATIONS

10.1 Neighbouring properties consultation- expiry 4/2/2019  
No comments received

## 11 APPRAISAL

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

- A The principle of development of the site (NPPF, ULP Policies S1, GEN2 and the NPPF)
- B Design and visual impact (ULP Policy GEN2 and the NPPF)
- C Impact on residential amenity (ULP Policy GEN2 and the NPPF);
- D Access and Vehicle Parking Standards (ULP Policies GEN1 and GEN8, UDC Parking Standards)
- E Nature Conservation (ULP Policy GEN7)
- F Any other material considerations

### **A The principle of development of the site (NPPF, ULP Policies S1, GEN2, and the NPPF)**

11.1 The principle of development of the site (ULP Policies S1, GEN2 and the NPPF)  
The application site lies within the development limits of Saffron Walden ULP Policy S1 where development compatible with the character of the settlement and countryside setting will be permitted within these boundaries.

- 11.2 The principle of the development of the site and introduction of a dwelling on this site has been made through the approval of previous planning applications. The surrounding character of the site mainly consists of detached two storey and single storey dwellings of a linear layout along the highway. The mix of design and scale of dwellings actively existing contributes to the character of the street scene; the proposed dwelling will be sited along the existing development line and layout of the neighbouring property and will result in the introduction of a dwelling that is considered compatible with the surrounding area.
- 11.3 Taking into consideration the mixture and scale and form of neighbouring properties it is considered the principle of the proposed dwelling is appropriate in the context of the site, the surrounding dwellings and character of the area. Taking into account the pattern of development surrounding the site with neighbouring dwellings and the sustainable position of the site within Saffron Walden, it is considered that there are no material considerations that would warrant refusal of this application. The proposal accords with ULP Policy S1, H4, GEN2 and the NPPF.

#### **B Design and visual impact (ULP Policy GEN2 and the NPPF)**

- 11.4 The scale of the proposed dwelling is a moderate scale comparable with the neighbouring buildings. The dwelling will include a traditional form and the use of traditional vernacular materials that would provide an appropriate transition between the neighbouring properties and would be compatible with the group as a whole and existing street scene.
- 11.5 The development will include a sufficient amount of private rear amenity space; this is consistent with the neighbouring properties. Also the proposal will provide sufficient amenity space for the existing dwelling of 25 Loompits. As such it is considered the overall scale, design, appearance and layout of the proposed dwelling is acceptable under ULP Policy GEN2 and the NPPF.

#### **C Impact on residential amenity (ULP Policy and the NPPF)**

- 11.6 Local Plan Policy GEN2 requires that development does not cause an unacceptable loss of privacy, loss of daylight, overbearing impact or overshadowing to neighbouring residential properties.
- 11.7 The dwelling includes windows to the front and rear elevation, to the front of the site is a public highway and therefore the windows to the front elevation will not have any significant degree of overlooking to neighbouring properties. The windows to the rear elevation could result in some loss of privacy and overlooking, however due to the positioning and angle of the dwelling this will be limited and is not considered of a significant justification to refuse the application. This is consistent with the previously approved planning application. As such it is considered the proposed dwelling due to its positioning will not result in any significant increase in loss of privacy, overlooking or overbearing impacts to neighbouring properties that will be detrimentally harmful.
- 11.8 Appropriate landscape details have been included with the application. The Council's Landscape Officer has been consulted; no objections or further recommendations are made. As such it is considered the proposed landscaping details are appropriate for this urban location and will provide a level of privacy between the neighbouring properties. As such it is considered the development is in accordance with ULP Policy GEN2 and the NPPF.

**D Access and Vehicle Parking Standards (ULP Policies GEN1 and GEN8, UDC Local Residential Parking Standards)**

- 11.9 Policy GEN1 states that development would only be approved when satisfactory safe access can be provided. A new access is proposed for the proposed dwelling and off street parking will be provided. As part of the determination the Highways Authority were consulted, no objections have been made subject to the imposition of conditions.
- 11.10 The proposal will not generate a volume of traffic that would impact on the surrounding transport network, the site is sustainable with regard to the availability of public transport and services within walking distance. It is therefore considered that the proposed development accords with Policy GEN1.
- 11.11 Three parking spaces will be provided to the front of the site, these are in accordance with the aim of the Local Parking Standards. A condition has been recommended by the Highways Authority to ensure the parking and turning area is provided prior to the dwelling being occupied. As such the proposed parking for the development is considered to comply with ULP Policy GEN8 and Uttlesford Local Parking Standards (adopted 2013).

**E Nature Conservation (ULP Policy GEN7)**

- 11.12 The applicants have submitted a biodiversity questionnaire as part of the proposal. Essex County Council ecology officers have been consulted and have not made any objections. As such it is considered the proposal is not considered not to have a harmful impact to protected species and biodiversity and accords with ULP Policy GEN7.

**F Any other material considerations**

- 11.13 The following policies are included in Regulation 23 emerging Draft Local Plan and therefore have been considered in the assessment of the application. However, these policies hold some but limited weight.

SP9- Development within development limits  
D1- High quality design  
TA4- Vehicle parking standards  
TA1- Accessible development  
EN8- Protecting the natural environment.

**12. CONCLUSION**

- 12.1 In conclusion, the proposal is considered an appropriate form development that would represent an acceptable scheme within the development limits and in terms of design, layout, amenity, parking and the impact on protected species and biodiversity. The proposal would comply with national and relevant local plan policy and is acceptable.

**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 proposed development shall not be occupied until such time as the vehicle parking area on DWG 1837.03 has been provided. Thereafter the vehicle parking area shall be retained in this form at all times.

REASON: To ensure that on street parking of vehicles in the adjoining streets does not occur in the interests of highway safety and that appropriate parking is provided. In accordance with ULP Policy GEN1

3. Prior to commencement of works above slab level, details of the following external finishes (including samples and/or photographs as appropriate) must be submitted to and approved in writing by the local planning authority:

- Walls
- Roof
- Windows
- Doors

The development must be carried out in accordance with the approved details.

REASON: To ensure compatibility with the character of the area, in accordance with Policy S1 and Policy GEN2 of the Uttlesford Local Plan (adopted 2005) and the National Planning Policy Framework. This condition is to ensure that the development is only carried out in accordance with the above details.

4. The dwelling hereby permitted must be built in accordance with Optional Requirement M4(2) (Accessible and adaptable dwellings) of the Building Regulations 2010 Approved Document M, Volume 1 2015 edition.

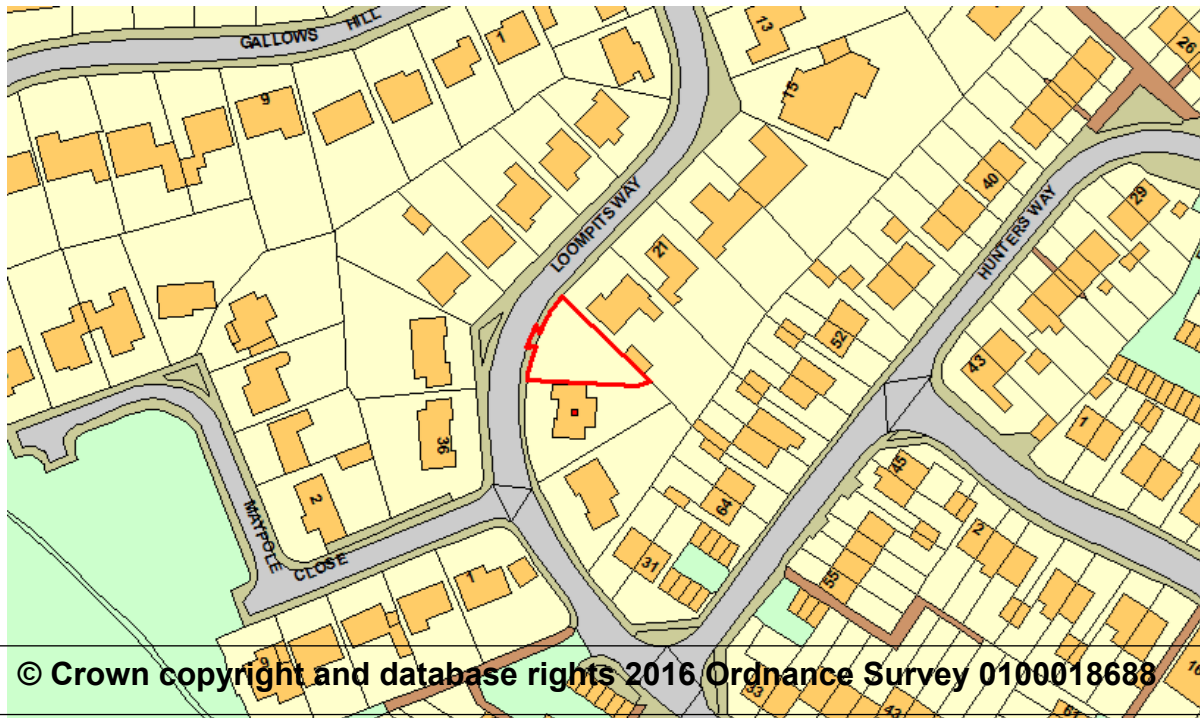
REASON: To ensure compliance with Policy GEN2 of the Uttlesford Local Plan 2005 and the SPD on Accessible Homes and Playspace.

5. Within 6 months of the approval date of this planning application details of all hard and soft landscaping (including planting, hard surfaces and boundary treatment) shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

All planting, seeding or turfing and soil preparation comprised in the above details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings, the completion of the development, or in agreed phases whichever is the sooner, and any plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation. All landscape works shall be carried out in accordance with the guidance contained in British Standards, unless otherwise agreed in writing by the local planning authority.

REASON: To ensure compatibility with the character of the area in accordance with

Policies S7 and GEN2 of the Uttlesford Local Plan (adopted 2005),



Organisation: Uttlesford District Council

Department: Planning

Date: 22 March 2019