

**Committee:** Planning

**Agenda Item**

**Date:** 5 June 2019

**[?]**

**Title:** UTT/19/0043/FUL; 1 Dwelling and New Access (alternative to previously approved application UTT/16/1691/FUL)

**Author:** Nigel Brown  
Development Manager

---

### Summary

1. The above planning application was reported to Planning Committee on 10 April 2019. The Committee resolved to approve planning permission and a decision notice has been issued.
2. It has transpired that due to an administrative error the neighbouring properties to the site were not notified.
3. This matter has now been rectified by a bespoke notification of neighbours. This notification included clarification of the situation, an apology as well as the standard information regarding the application.
4. The expiry date for this consultation is 28 May 2019; at the time of writing no representations have been received. Any representations received since the writing of this report will be reported verbally to the meeting.

### Recommendations

**That Planning Committee confirm the resolution from Committee of 10 April 2019 to approve planning application reference UTT/19/0043/FUL subject to the following 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. 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),

## **Financial Implications**

1. None. There are no costs associated with the recommendation.

## **Background Papers**

Planning Application Reference UTT/19/0043/FUL; Planning Committee Report 10  
April 2019

## Impact

1.

Communication/Consultation	None
Community Safety	None
Equalities	None
Health and Safety	None
Human Rights/Legal Implications	None
Sustainability	None
Ward-specific impacts	None
Workforce/Workplace	None

## Risk Analysis

1.

Risk	Likelihood	Impact	Mitigating actions
1	1	1	None

1 = Little or no risk or impact

2 = Some risk or impact – action may be necessary.

3 = Significant risk or impact – action required

4 = Near certainty of risk occurring, catastrophic effect or failure of project.