

## UTT/19/2613/NMA – BARNSTON

(Referred to committee as application relates to at Councillor)

**PROPOSAL:** Non Material Amendment to UTT/18/1695/HHF - removal of proposed chimney and replacement with matching window. Change to gully.

**LOCATION:** Little Garnetts, Bishops Green, High Easter Road, Barnston

**APPLICANT:** Mr & Mrs Barker

**AGENT:** N/A

**EXPIRY DATE:** 18/11/2019

**CASE OFFICER:** Alishba Emanuel

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### 1. NOTATION

- 1.1 Protected Lane: High Easter Road
- 1.2 Listed Building: Grade II
- 1.3 Archaeological Site
- 1.4 Within 500M of S.S.S.I
- 1.5 Within 2KM of S.S.S.I
- 1.6 Outside Development Limits

### 2. DESCRIPTION OF SITE

- 2.1 The site comprises of a Grade II, double storey detached dwelling with off white rendered walls under a pitched roof. To the front of the property, is a porch with a pitched roof and paved parking area. To the rear of the property is a single storey conservatory set in an extensive garden.
- 2.2 It is located in the open countryside of Bishops Green, located between High Roding and Onslow Green.

### 3. PROPOSAL

- 3.1 This application relates to a non-material amendment to UTT/18/1695/HHF - Removal of the proposed chimney and replacement of it with a matching window. Change to gully

### 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.

### 5. APPLICANT'S CASE

- 5.1 Applicant has supplied drawings illustrating the window replacement

## **6. RELEVANT SITE HISTORY**

- 6.1 UTT/18/1695/HHF - Demolition of existing garden room and erection of replacement garden room, replace glazing to rear elevation of house and alterations to entrance porch including enclosing with glazing, infill panel and adding an external door and replacement of area of roof covering (APPROVED).

## **7. POLICIES**

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

- GEN2

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

- Not Applicable

### **National Policies**

- National Planning Policy Framework

### **Other Material Considerations**

#### Uttlesford Emerging Local Plan

The following policies are relevant regarding this proposal, however until the plan adopted little weight can be given to them.

- D1 – High Quality Design

## **8. PARISH/TOWN COUNCIL COMMENTS**

- 8.1 Not applicable. Consultations are not undertaken with Non Material Amendment Applications

## **9. CONSULTATIONS**

- Not applicable. Consultations are not undertaken with Non Material Amendment Applications

## **10. REPRESENTATIONS**

- 10.1 Not applicable. Consultations are not undertaken with Non Material Amendment Applications

## **11. APPRAISAL**

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

- A **Where the proposed amendments are minor in nature and would not have an adverse impact on the character of the surrounding buildings or any neighbouring amenity (ULP Policy GEN2)**

- 11.1 The principle of this development has been established in the approval of application UTT/18/1695/HHF. This application relates to alterations to that application as approved.
- 11.2 The removal of the proposed chimney and replacement matching window and change to gully of the side elevation of the property is considered acceptable as it will align symmetrically with the windows proposed on the side elevation on the replacement garden room. Due to the nature of the replacement window and its locality, the amended design removing the chimney will not have an adverse impact on the main dwellinghouse or the locality's surrounding. The materials used for the window will match those of the other proposed windows of the garden room.

The proposed amendments are considered to be acceptable and accord with relevant Local Plan Policies. The proposals are a small amendment to the previously approved scheme and constitute a non-material amendment.

## **12. CONCLUSION**

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

**A** The proposed amendments consisting of the following:

- Removal of proposed chimney
- Replacement of chimney with a matching window
- Change to gully

Are considered minor enough to be non-material amendments and would not have any adverse impact on visual or residential amenity and the application is therefore recommended for approval.

## **RECOMMENDATION – APPROVE NON MATERIAL AMENDMENTS**