

UTT/20/0707/HHF (SAFFRON WALDEN)

(Applicant UDC Employee)

PROPOSAL: **Erection of single storey rear extension.**

LOCATION: **6 Farmadine, Saffron Walden, Essex CB11 3HP**

APPLICANT: **Mr & Mrs B Jones**

AGENT: **Mr A F Weaver**

EXPIRY DATE: **Extension of time (agreed): 01 June 2020**

CASE OFFICER: **Mr Avgerinos Vlachos**

1. NOTATION

- 1.1 Within Development Limits (Original Dwelling).
- 1.2 Setting of Listed Building (46 Farmadine House – Grade II).
- 1.3 Conservation Area 50m Buffer Zone (The Site and the Property Are Outside the Conservation Area Boundaries).
- 1.4 Tree Preservation Order (Ref. No. 24/93/38, Category 2 - Pine).

2. DESCRIPTION OF SITE

- 2.1 The application site comprises a two storey detached dwelling located within the development limits in Saffron Walden. The dwelling has benefited in the past from extensions and alterations. The neighbouring properties include mainly two storey detached dwellings of a similar type. There is a large driveway to the front (east) elevation of the property that could accommodate at least 3 no. parking spaces of appropriate dimensions (without including the garage, as it has smaller dimensions than prescribed by the standards). The rear garden sits on elevated ground and the boundaries of the site to the south, north and west include sizeable wooden fences; in addition, close to the western boundary there is dense vegetation and a tree row.

3. PROPOSAL

- 3.1 The proposal includes the erection of a single storey rear extension (4.8m wide and 3m deep) with a pitched roof and a small rooflight on top of it, as well as a smaller window on the rear (west) elevation than the existing ones in the dwelling. The proposed materials will match the existing, including face brick, concrete pantiles and PVC.

4. ENVIRONMENTAL IMPACT ASSESSMENT

- 4.1 The development does not constitute 'EIA development' for the purposes of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017.

5. APPLICANT'S CASE

- 5.1 The application includes the following document(s):
 - Biodiversity checklist.

6. RELEVANT SITE HISTORY

- 6.1 • UTT/0898/88 – Single storey rear extension.
Approved with conditions.
- 6.2 • SWB/0139/66 - Alterations and additions to existing garage to form study and addition to form new garage.
Unconditional approval.

7. POLICIES

- 7.1 S70(2) of the Town and Country Planning Act 1990 (as amended) requires the local planning authority, in dealing with a planning application, to have regard to:
(a) the provisions of the development plan, so far as material to the application,
(aza) a post-examination draft neighbourhood development plan, so far as material to the application,
(b) any local finance considerations, so far as material to the application, and
(c) any other material considerations.
- 7.2 S66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the local planning authority, or, as the case may be, the Secretary of State, in considering whether to grant planning permission (or permission in principle) for development which affects a listed building or its setting, to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
- 7.3 S72(1) of the Town and Country Planning Act 1990 (as amended) requires the local planning authority, in dealing with an planning application, in the exercise, with respect to any buildings or other land in a conservation area, of any functions under or by virtue of any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.
- 7.4 S38(6) of the Planning and Compulsory Purchase Act 2004 requires that, if regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise.

7.3 Uttlesford Local Plan (2005)

S1 – Development limits for the main urban areas
ENV2 – Development affecting listed buildings
GEN2 – Design
H8 – Home extensions
GEN8 – Vehicle parking standards

7.4 Supplementary Planning Documents/Guidance

SPD1 – Home Extensions

7.5 National Policies

Para 127 of the NPPF

7.6 Other Material Considerations

Uttlesford Local Residential Parking Standards (2013)
Essex County Council Parking Standards: Design and Good Practice (2009)

8. PARISH COUNCIL COMMENTS

8.1 The Parish Council has raised no objections to this application.

9. CONSULTATIONS

9.1 N/A

10. REPRESENTATIONS

10.1 The Council has received no letters of representation for this application.

11. APPRAISAL

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

- A Whether the scale, design and materials of the proposal respect the character of the area and of the original building (ULP Policies S1, ENV2, H8, GEN2, SPD Home Extensions, and the NPPF);
- B Whether the proposal would harm the amenity of neighbouring occupiers by way of overlooking, overshadowing or overbearing effects (ULP Policies H8, GEN2 and the SPD Home Extensions);
- C Parking standards (ULP Policy GEN8).

A Whether the scale, design and materials of the proposal respect the character of the settlement and of the original building (ULP Policies S1, ENV2, H8, GEN2, SPD Home Extensions, and the NPPF);

- 11.1 ULP Policy S1 states that development will be permitted within the existing built up areas, if compatible with the character of the settlement and, in addition, for sites on the edge of the built up area, its countryside setting.
- 11.2 ULP Policies GEN2 and H8, highlights that development should be compatible with the scale, form, layout, appearance and materials of surrounding buildings; also, development shall not have a materially adverse effect on the occupiers of neighbouring dwellings.
- 11.3 According to para 127(c) of the NPPF, development should be sympathetic to the local character, including the surrounding built environment and landscaping setting.
- 11.4 Due to the national pandemic emergency the Case Officer was unable to visit the site, but was confident that an appropriate desktop assessment of the proposal could be carried out using other means and using the applicant's full submission. For this reason, photographs were asked by the applicant and were submitted on 22 April 2020. Also, the neighbours were consulted, raising no objections to the application.
- 11.5 The site is located within the development limits of a main urban area as it is located in the residential development of Farmadine in Saffron Walden, where at this point mainly includes two storey detached properties of a similar type dwellings.
- 11.6 The proposal includes the erection of a single storey rear extension with a pitched roof and a small rooflight on top of it, as well as a smaller window on the rear (west) elevation than the existing ones in the dwelling. The proposed materials will be matching the existing ones, including face brick, concrete pantiles and PVC.
- 11.7 The proposal will amount to a modest increase in the original dwelling's footprint, and therefore it is considered to be in keeping with the character and appearance of the original dwelling and of the area, as a subordinate extension. In addition, it should be noted that the increase in the footprint of the original dwelling is considered modest even by taking into account the 1988 single storey rear extension (under UTT/0898/88). Therefore, the proposal is considered acceptable.
- 11.8 The proposed materials are acceptable as they will match the existing and others in this urban setting.

- 11.9 In addition, it should be noted that the proposal will not be visible from the neighbouring listed building (46 Farmadine House – Grade II), and therefore it will not harm its setting in any way. The proposal is not within the Saffron Walden Conservation Area, sitting at a distance of approximately 30m. Therefore ULP Policies ENV1 and ENV2 are not relevant on this occasion.
- 11.10 Overall, the proposal is of subservient scale, form, layout, design and materials that will not harm the character of the original building nor of the established streetscene, and therefore it accords with ULP Policies S1, GEN2, H8, the SPD Home Extensions, and the NPPF.

B Whether the proposal would harm the amenity of neighbouring occupiers by way of overlooking, overshadowing or overbearing effects (ULP Policies H8, GEN2 and the SPD Home Extensions);

- 11.11 ULP Policies GEN2 and H8, states that development will not be permitted unless it does not have an adverse impact on the reasonable occupation and enjoyment of any nearby property as a result of loss of privacy, loss of daylight, or overbearing impact.
- 11.12 The proposed rear (west) window will be facing an elevated garden, as well as a sizeable wooden fence and mature trees to the west. In addition, the proposed rooflight is of small dimensions with no direct view of any habitable room windows of any neighbouring properties. Therefore, overlooking is not possible.
- 11.13 The small-scaled nature (i.e. single storey and 14.4m² footprint) of the proposal and the existing wooden fences, as well as the location of the proposed extension and its position (as it will not be built right up to the southern boundary of the site) provide clear safeguards that neither overshadowing nor overbearing effects are possible. The 45-degree tests are also adhered to, offering an extra safeguard against overshadowing of any habitable room windows of the neighbouring property to the south.
- 11.14 Overall, the proposal will not harm the residential amenity of neighbouring occupiers, as it does not result in loss of privacy, loss of light nor have an overbearing impact, and thus in accordance with ULP Policies GEN2 and H8, and the SPD Home Extensions.

C Parking standards (ULP Policy GEN8).

- 11.15 According to ULP Policy GEN8, development will not be permitted unless the number, design and layout of vehicle parking spaces proposed is appropriate for the location, whilst Uttlesford Local Residential Parking Standards (2013) and Essex County Council Parking Standards: Design and Good Practice provide further guidance and good practice.
- 11.16 Existing parking arrangements include at least 3 no. parking spaces of appropriate dimensions to the front (east) elevation of the dwelling (the existing garage is not included in the existing parking arrangements as it is not of appropriate dimensions); the proposal will not negatively impact existing parking arrangements. Bedroom numbers remain intact, triggering no requirement for additional parking provision, and the existing parking arrangements would suffice in any case.
- 11.17 Overall, the proposal is in accord with ULP Policy GEN8, and with local and regional parking standards.

12. CONCLUSION

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

- A** In conclusion the proposal is acceptable and complies with all relevant ULP Policies and the NPPF.

RECOMMENDATION – APPROVAL WITH CONDITIONS

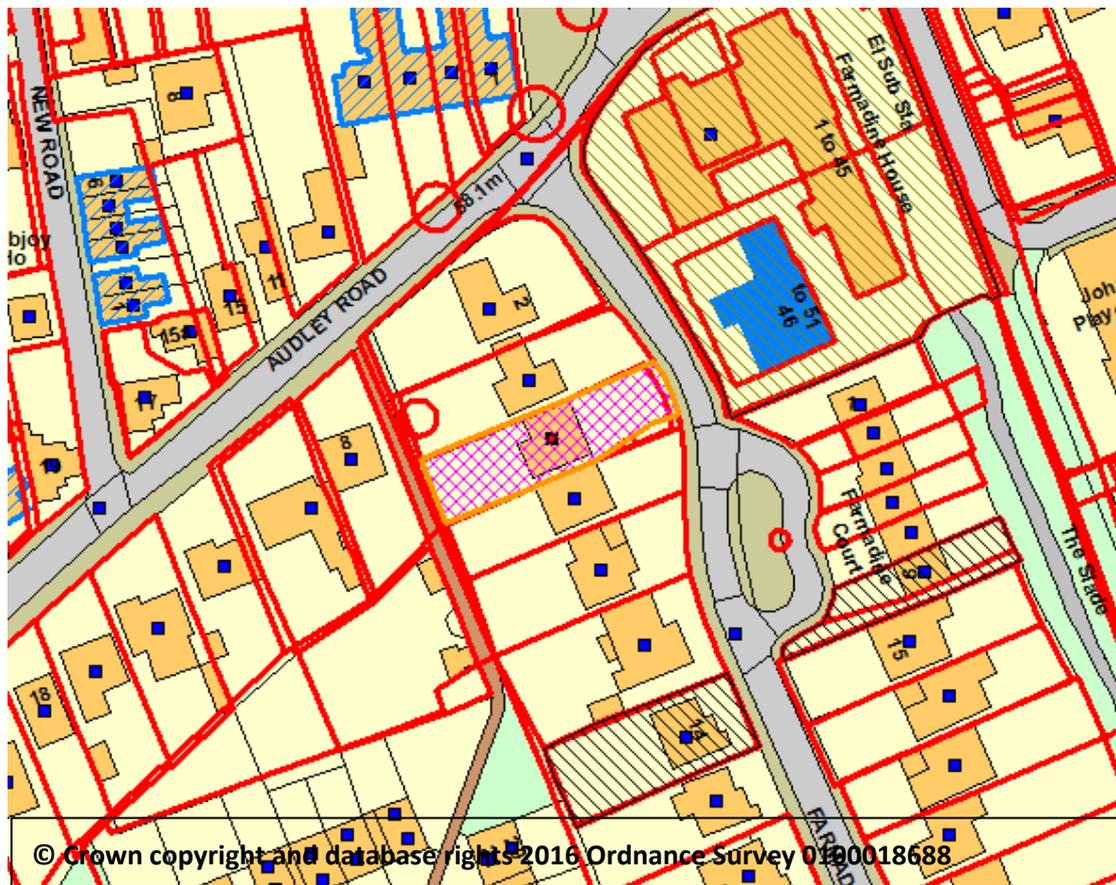
Conditions

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.

Application: UTT/20/0707/HHF

Address: 6 Farmadine, Saffron Walden, Essex CB11 3HP



Organisation: Uttlesford District Council

Department: Planning

Date: 04 May 2020