

**UTT/20/1081/NMA (Saffron Walden)
(UDC Planning Application)**

PROPOSAL: Non Material amendment to application UTT/18/2820/FUL for Proposed erection of 14 dwellings comprising of 7 no. one bed flats, 3 no. 2 bed flats, 2 no. three bed houses and 2 no. 4 bed houses including associated external works with all dwellings provided as affordable housing.
All internal layouts updated to suit A.D. Part M4(2)

LOCATION: Land at Thaxted Road, Saffron Walden, Essex

APPLICANT: Uttlesford District Council

AGENT: Mrs Gemma Lawrence, The Design Partnership (Ely) Ltd

EXPIRY DATE: 3 June 2020

CASE OFFICER: Rosemary Clark

1. NOTATION

- 1.1 Outside Development Limits
Within Development Limits (Southgates)
Contaminated Land Historical Land Use Area

2. DESCRIPTION OF SITE

- 2.1 The site relates to land approximately 1.5km south east of the town centre of Saffron Walden on the north-eastern side of the B184 Thaxted Road, between a recent residential development of 10 dwellings located on Tiptoft Lane and an Aldi Supermarket Store.

3. PROPOSAL

- 3.1 Non Material Amendment to UTT/18/2820/FUL – All internal layouts updated to suit A.D. Part M4(2)

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 N/a

6. RELEVANT SITE HISTORY

6.1 UTT/18/2820/FUL - Proposed erection of 14 dwellings comprising of 7 no. one bed flats, 3 no. 2 bed flats, 2 no. three bed houses and 2 no. 4 bed houses including associated external works with all dwellings provided as affordable housing.

7. POLICIES

7.1 National Policies

7.2 National Planning Policy Framework (2019)

7.3 Uttlesford Local Plan (2005)

8. PARISH COUNCIL COMMENTS

8.1 N/a

9.0 CONSULTATIONS

N/a

10 REPRESENTATIONS

10.1 N/a

10.2 All material planning merits will be considered in the following report.

11 APPRAISAL

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

- A Whether the proposed amendments result in any material difference to the character and appearance of the scheme as a whole (ULP S7 and S1)
- B Whether the proposed amendments would result in harm to neighbouring residential amenity (GEN2)

A The principle of the amendments (NPPF, ULP Policies S1, S7, GEN2, NPPF)

11.1 This application is for non-material amendments to the previously approved scheme under reference UTT/18/1820/FUL.

11.2 The changes relate to predominately internal alterations, with some doors omitted and replaced with windows. The layouts have been updated to meet M4(2) Standards – resulting in window and door locations to be amended to suit new layouts and to make aesthetically balancing elevations. The first floor staircase window has been updated due to a clash with the staircase.

11.3

- The full details of the amendments are as follows:-

Plot 1

- Rear door omitted, replaced with window

Plot 2

- French doors omitted, single rear door added
- Additional windows to east and west elevations

Plot 3 & 4

- Dormer window to rear changed from 3 light to 2 light (same as dormer to front)
- Window added to east and west elevation, door omitted
- Doors off the sitting room have been changed from bifolding to French windows with side lights
- Small windows to WC omitted from the front elevation and front door repositioned.

Plots 5-10 & 11-14

- The blocks have both been widened (through the communal stairs) by 225mm
- First floor windows to communal stairs on front elevations have been blacked out and blocked up internally.

Plot 10

- Small window within bedroom on floor plan omitted.

- 11.4 These minor alterations would not materially change the overall character and appearance of the development.

B Whether the proposal would have a detrimental impact on neighbouring residential amenity

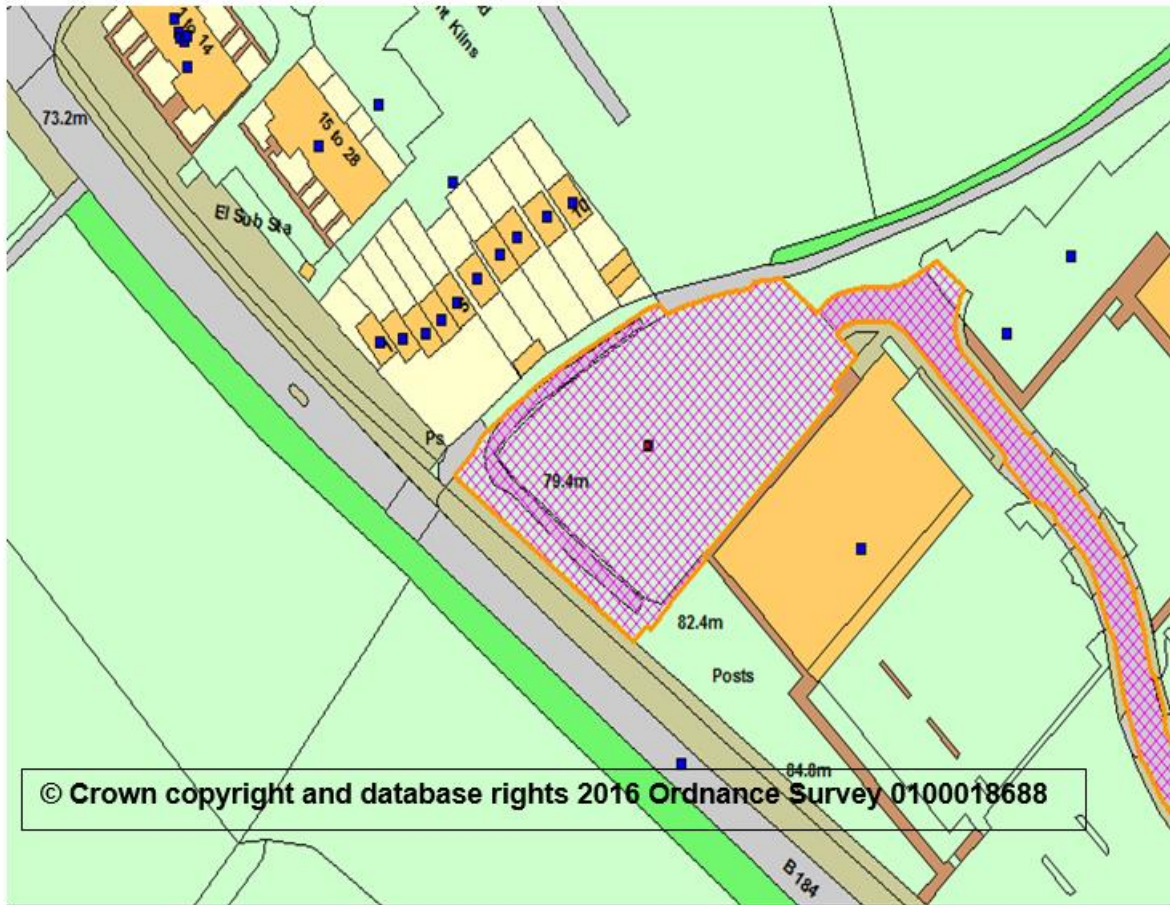
- 11.5 The minor changes to the proposals would not result in any adverse harm to the residential amenity of the neighbouring properties.

12. CONCLUSION

- 12.1 In conclusion, the proposal is considered to be acceptable as Non Material Amendment resulting in no adverse harm to the character and appearance of the proposals or harm to residential amenity. Nor does the proposal materially deviate from the core scheme. The proposal therefore complies with ULP Policy S1, S7 and GEN2, and is in accordance with Section 96A of the Town and Country Planning Act 1990 (as amended).

RECOMMENDATION – APPROVAL

UTT/20/1081/NMA – Land at Thaxted Road



Organisation: Uttlesford District Council

Department: Planning

Date: 18 May 2020