

**UTT/20/2486/FUL**

(Not called-in / Council Employee)

**PROPOSAL:**           **Single storey rear/side extension.**

**LOCATION:**           **6 Monks Hill, Saffron Walden, Essex CB11 3BW**

**APPLICANT:**       **Mrs N Roberts**

**AGENT:**             **Mr J Denn**

**EXPIRY DATE:**    **05 Apr 2021 (extension of time agreed to 30 Apr 2021)**

**CASE OFFICER:**   **Mr Avgerinos Vlachos**

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**1.       NOTATION**

- 1.1       Within Development Limits.  
          Within 500m of Pollution Control Site.

**2.       DESCRIPTION OF SITE**

- 2.1       The application site comprises a 2-storey semi-detached dwelling with a mix of brickworks and pebbledash walls under a tiled roof, located within development limits in south-eastern Saffron Walden. There is an old, detached garage to the north-east of the dwelling with similar materials. Boundary treatments include close boarded fencing to the rear. The overall area contains a distinct residential type with dwellings of semi-detached nature, similar architectural styles, materials and sizes. There are neighbouring dwellings to all sides of the property.

**3.       PROPOSAL**

- 3.1       The proposal includes:
- Single storey rear/side extension;
  - Materials (see Application Form and Proposed Elevations): brickworks (to match), tiled roof (to match) and flat roof to the rear, UPVC windows and doors.

**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 documents:

- Photographs
- Cover letter
- Biodiversity checklist.

## 6. RELEVANT SITE HISTORY

- 6.1
- **UTT/21/0408/CLP** – Loft conversion with rear dormer.  
Approved (30.03.2021).

## 7. POLICIES

### National Policies

National Planning Policy Framework (NPPF, 2019)  
S70(2) of the Town and Country Planning Act 1990 (as amended)  
S38(6) of the Planning and Compulsory Purchase Act 2004

### Uttlesford Local Plan (2005)

ULP Policy S1- Development limits for the Main Urban Areas  
ULP Policy H8 – Home Extensions  
ULP Policy GEN1 – Access  
ULP Policy GEN2 – Design  
ULP Policy GEN4 – Good Neighbourliness  
ULP Policy GEN7 – Nature Conservation  
ULP Policy GEN8 – Vehicle Parking Standards

### Supplementary Planning Documents/Guidance

Supplementary Planning Document 'Home Extensions'

### Other Material Considerations

Uttlesford Local Residential Parking Standards (2013)  
Essex County Council Parking Standards: Design and Good Practice (2009)  
Essex Design Guide – Rear Privacy  
Essex Design Guide – Private Amenity Space  
Essex Design Guide – Architectural Details  
Essex Design Guide – Garden Size  
Essex Design Guide – Building Form  
Essex Design Guide – Daylight and sunlight

## 8. PARISH COUNCIL COMMENTS

- 8.1 The Town Council did not provide any comments for this application.

## 9. CONSULTATIONS

9.1 None.

## 10. REPRESENTATIONS

10.1 1 no. representation received. Neighbour consultation expired on 10 Mar 2020.

10.2 Summary of representations:

- Objection.
- Overlooking due to the proposed bi-fold doors to no. 7 Upsheres' kitchen.

## 11. APPRAISAL

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

**A Design and character (S1, H8, GEN2, SPD Home Extensions, Essex Design Guide, and the NPPF);**

**B Amenity (GEN2, H8, GEN4, SPD Home Extensions, and Essex Design Guide);**

**C Access and parking standards (GEN1, GEN8, parking standards, and the NPPF);**

**D Nature conservation and biodiversity (GEN7, and the NPPF).**

**A Design and character (S1, H8, GEN2, SPD Home Extensions, Essex Design Guide, and the NPPF);**

11.1 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 submitted upon request of the Case Officer on 12, 19 Feb 2021 and on 23 Mar 2021. Also, the neighbours and the Parish Council were consulted.

11.2 The proposal is located within development limits, in Saffron Walden, with policy S1 being relevant. It is generally accepted that reasonable extensions and alterations are acceptable insofar as they do not compromise the dwelling's design and the local character.

11.3 In terms of heritage impacts, no harm is considered as there are no heritage assets in the vicinity.

11.4 In terms of size and scale, the proposal will amount to a reasonable increase in the dwelling's footprint and in the built form on site, being subservient and subordinate to the host dwelling. In terms of design, form and layout, the 'Placing of Openings' Section of the Essex Design Guide (EDG) states that symmetry in the front elevation and focus on the front door are important. The proposal will be in keeping with the local character, as it will benefit the appearance of the dwelling, following the gabled roof pattern on the side elevation as per the main roof of the building and adding uniformity and interest on the dwelling's

appearance by relocating the main entrance onto the front elevation facing the road (instead of the side elevation) and by breaking down the building's massing. In addition, the gabled part of the proposal will be visible from the public realm, enhancing the established streetscene, whereas the flat roof part of the scheme will be mostly screened from public realm. Therefore, the proposal is acceptable due to its reasonable scale and as it appears to be a "natural" addition to the property.

11.5 The proposed materials are acceptable as they will either match or visually resemble or upgrade the existing ones that are common within an urban setting.

11.6 Overall, the proposal is acceptable and of subservient size, scale, form, design, layout and materials, and thus it accords with ULP Policies S1, H8, GEN2, the SPD Home Extensions, the Essex Design Guide, and the NPPF.

**B Amenity (GEN2, H8, GEN4, SPD Home Extensions, and Essex Design Guide);**

11.7 In terms of the residential amenity of the occupants, there will be no material loss of private amenity space, as not more than half the garden would be covered by structures and sufficient garden space would remain.

11.8 In terms of noise, dust and other disturbances, there will be no material increase on site, as the proposal will not involve any significant surface treatments.

11.9 In terms of the amenity of neighbouring occupiers, due to the scale, siting and position of the proposal in relation to the neighbouring properties, as well as after applying the remoteness and design tests (see 'Rear Privacy' EDG Section), and after applying the 45-degree tests (see SPD Home Extensions), plus considering the existing boundary treatments to the rear, no material overshadowing, overlooking (actual or perceived) and overbearing effects are considered. More specifically, it should be noted that the rear elevation window of the semi-detached neighbouring property is a kitchen window (not a habitable room window, i.e. living room or bedroom), according to the applicant, and therefore no material loss of light is considered. Also, the 'Rear Privacy' EDG Section states that "*Where the rears of neighbouring properties face each other at an angle of more than 30°, the minimum spacing may be reduced [from 25m] to 15m from the nearest corner*"; on this occasion, the angle is 33° to no. 7 Upsheres and the distance from the nearest corner is 19.1m. Therefore, given the appropriate back-to-back distance, the intervening close boarded fencing, the 33° angle and that no. 7 Upsheres sits on elevated ground (meaning no direct views to any habitable room windows), no material overlooking is considered.

11.10 Overall, the proposal will not materially harm the amenity of neighbouring occupiers nor of current occupants, and thus it accords with ULP Policies GEN2, H8, GEN4, the SPD Home Extensions, and the Essex Design Guide.

**C Access and parking standards (GEN1, GEN8, parking standards, and the NPPF);**

11.11 No new access or alterations to the existing access are proposed, and therefore Highways were not consulted.

11.12 Existing parking arrangements include 2 no. off-street parking spaces of appropriate dimensions (i.e. 5.5m x 2.9m each) to the side (east) driveway on

site. Bedroom numbers remain intact and, according to local parking standards, there is no requirement for additional parking spaces and parking standards are met.

- 11.13 A condition to implement the new parking arrangements is necessary to avoid on-street parking and to safeguard highway and pedestrian safety.
- 11.14 Overall, the proposal is acceptable in terms of access and parking, and thus it accords with ULP Policies GEN8, GEN1, parking standards, and the NPPF.

**D Nature conservation and biodiversity (GEN7, and the NPPF).**

- 11.15 A biodiversity questionnaire has been submitted with the application, triggering no further consultations with the Ecology Officer. Under the assumption that the submitted information within the biodiversity checklist are correct and accurate, the proposal would not materially harm protected and priority species and habitats.
- 11.16 Overall, the proposal is acceptable in nature conservation terms, and thus it accords with ULP Policies GEN7, and the NPPF.

**12. CONCLUSION**

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

- A** The proposal will be of subservient size, scale, form, design, layout and materials
- B** The proposal will not harm residential or visual amenities of neighbouring occupiers.
- C** The proposed parking arrangements will meet parking standards.
- D** The proposal will not harm protected and priority species and habitats.

**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 s91 of the Town and Country Planning Act 1990 as amended by s51 of the Planning and Compulsory Purchase Act 2004.

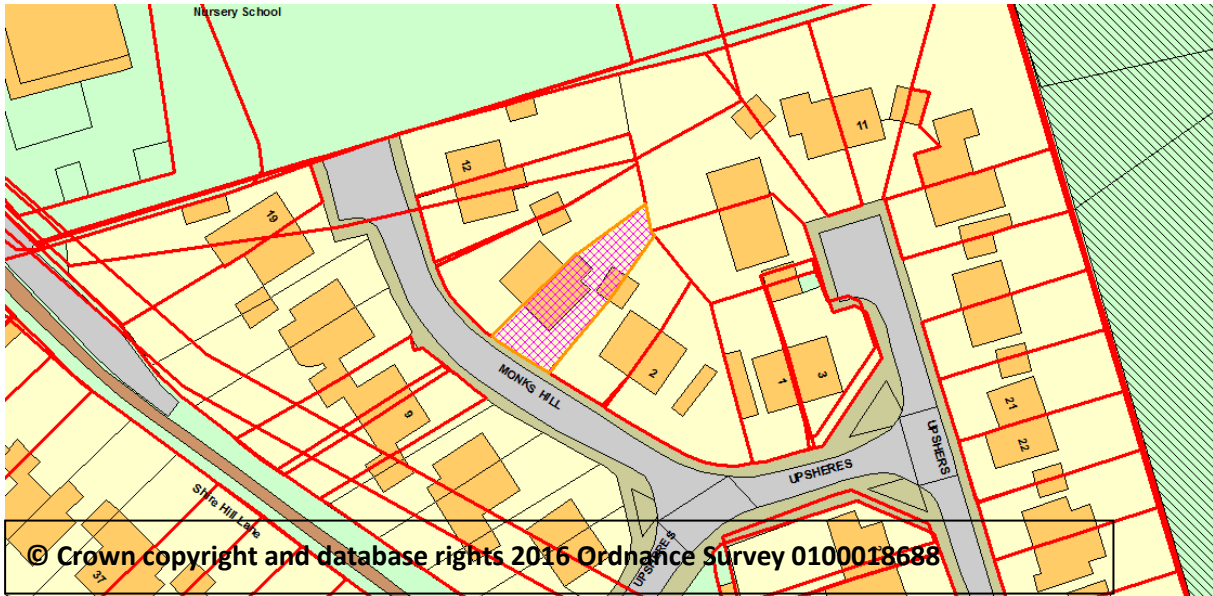
2. The development hereby permitted shall be carried out in accordance with the approved plans as set out in the Schedule.

REASON: For the avoidance of doubt as to the nature of the development hereby permitted, to ensure development is carried out in accordance with the approved application details, to ensure that the development is carried out with the minimum harm to the local environment, in accordance with the Policies of the Uttlesford Local Plan (adopted 2005) as shown in the Schedule of Policies.

3. Prior to occupation of the development hereby permitted, the 2 no. vehicle parking spaces (5.5m x 2.9m each) shall be constructed as indicated on the approved plans with hard standing and dropped kerb. Thereafter, the parking

spaces shall be retained as such in perpetuity. Any amendments in the future shall be submitted to and approved in writing by the local planning authority.

REASON: To avoid on-street parking and to ensure that appropriate parking is provided in the interest of highway and pedestrian safety, in accordance with the adopted Uttlesford Local Plan Policies GEN1, GEN8, the adopted Uttlesford Local Residential Parking Standards (2013), the adopted Essex County Council Parking Standards: Design and Good Practice (2009), and the National Planning Policy Framework (2019).



Organisation: Uttlesford District Council

Department: Planning

Date: 29 Mar 2021