

**UTT/21/1147/HHF**

(Council-owned property)

**PROPOSAL:** Proposed removal of existing outbuildings and erection of single storey extension.

**LOCATION:** 15 Mount Drive, Stansted CM24 8NY

**APPLICANT:** Ms J Devaney / Uttlesford District Council, Norse Group

**AGENT:** Mr M Payne / Hamson Barron Smith Ltd

**EXPIRY DATE:** 07 Jun 2021

**CASE OFFICER:** Mr Avgerinos Vlachos

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**1. NOTATION**

- 1.1 Within Development Limits.  
Within 6km of Airport.

**2. DESCRIPTION OF SITE**

- 2.1 The application site comprises a 2-storey, semi-detached, Council-owned dwelling with brickworks under a tiled roof, located within development limits in southern Stansted. Boundary treatments include close boarded fencing to the rear. There are neighbouring dwellings to the north, south and east of the site, along with an open space (sports facility and play area) across the road to the west. The overall area contains pairs of semi-detached dwellings of similar architectural styles, materials and sizes. Existing parking arrangements include 3 no. parking spaces to the front of the property, plus an old garage to the rear. The neighbouring property to the north is also Council-owned.

**3. PROPOSAL**

- 3.1 The proposal includes:
- Removal of outbuildings;
  - Single storey rear extension to accommodate the needs of a person with reduced mobility;
  - Materials (see Application Form and Planning, Design and Access Statement).

**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
- Planning, design and access statement
- Biodiversity checklist.

## 6. RELEVANT SITE HISTORY

6.1 

- None.

## 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  
ULP Policy ENV8 – Other Landscape Elements of Importance for Nature Conservation

### Supplementary Planning Documents/Guidance

Supplementary Planning Document 'Home Extensions'

### Other Material Considerations

Uttlesford District Council – Interim Climate Change Policy  
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 – Appropriate Use of Materials  
Essex Design Guide – Balance and Windows  
Essex Design Guide – Building Form  
Essex Design Guide – Daylight and sunlight

## 8. PARISH COUNCIL COMMENTS

8.1 The Town Council provided the following comments (summary):

- **No comment.**

## 9. CONSULTATIONS

9.1 None.

## 10. REPRESENTATIONS

10.1 1 no. representation received. Neighbour consultation expired on 11 May 2021.

10.2 Summary of representations:

- **In support:**

- Confirmation if changes in the existing shared path between nos. 15 and 17 Mount Drive will be altered impacting access to no. 17 Mount Drive due to the proposed ramp access to 15 Mount Drive.

## 11. APPRAISAL

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

**A Design and character (S1, H8, GEN2, Interim Climate Change Policy, 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 (GEN1, GEN8, parking standards, and the NPPF);**

**D Ecology (GEN7, ENV8, and the NPPF).**

**A Design and character (S1, H8, GEN2, Interim Climate Change Policy, 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 23 Apr 2021. Also, the neighbours were consulted.

11.2 The proposal is located within development limits, in Saffron Walden, with policy S1 being relevant. The property is Council-owned.

11.3 In terms of heritage impacts, there are no heritage assets in the vicinity.

11.4 In terms of size and scale, although not ideal, the proposal will amount to a reasonable increase in the dwelling's footprint and built form on site. However, the extension will be subservient and subordinate to the host dwelling, as it will be single storey and it will replace 2 no. sizeable outbuildings to the rear. The applicant confirmed in writing on 18 May 2021 that "*reducing the depth will impact upon the wheelchair turning circles*". For context, the proposal would be only 1.7m deeper than what would be allowed via Permitted Development rights (fallback position). In terms of form and layout, the proposal will be physically discerned from the main dwelling and given its single storey nature it will mostly go unnoticed from the public realm, complying with the SPD Home Extensions. In

addition, the site and the neighbouring site to the north are owned by the Council, and thus the slight encroachment into the garden of no. 13 Mount Drive is acceptable. In terms of design, 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 located to the rear and side, without compromising the front elevation, and it will be in keeping with the local character and the building's appearance. Therefore, the proposal will not be visually obtrusive, hence appearing as a "natural" addition to the property.

- 11.5 The applicant also confirmed on 18 May 2021 that the proposed ramp access will not impact the existing shared path between the nos. 15 and 17 Mount Drive and it will not alter the entrance to the neighbouring property to the south in any material way.
- 11.6 In terms of climate change, the recently adopted Interim Climate Change Policy 2021 states in 5.31 that "*Where appropriate, daylighting can be increased by orientating windows toward the sun (south), enlarging windows and incorporating a shallow plan design*"; as such, the proposed windows and door on the rear elevation will contribute to solar gain and daylighting, in accordance with Interim Policy 11.
- 11.7 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.
- 11.8 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 Interim Climate Change Policy, the SPD Home Extensions, the Essex Design Guide, and the NPPF.

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

- 11.9 In terms of the residential amenity of the occupants, there will be no material loss of private amenity space and the ideal Essex Design Guide (EDG) threshold is met.
- 11.10 In terms of noise, dust and other disturbances, there will be no material increase on site that could harm the amenity of neighbouring occupiers.
- 11.11 With regards to the amenity of neighbouring occupiers, due to the scale, design and position of the proposal in relation to the neighbouring properties, and after applying the remoteness and design tests (see 'Rear Privacy' EDG Section) and the 45-degree tests (see SPD Home Extensions), no material overshadowing, overlooking (actual or perceived) and overbearing effects are considered.
- 11.12 Overall, the proposal will not materially harm amenities, and thus it accords with ULP Policies GEN2, H8, GEN4, the SPD Home Extensions, and the Essex Design Guide.

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

- 11.13 No new vehicle access or alterations to the existing access are proposed.
- 11.14 Existing parking arrangements include 3 no. parking spaces to the front of the property (including 2 no. spaces of maximum dimensions as per the parking

standards and 1 no. space of minimum dimensions). There is also an old garage to the rear. The proposal will not harm existing parking arrangements. Bedroom numbers increase from 3 no. to 4 no. and, according to local parking standards, there is no need for additional parking spaces and parking standards are met. In addition, there are bus stops in the immediate vicinity.

- 11.15 Overall, the proposal is acceptable in terms of access and parking, and thus it accords with ULP Policies GEN8 and GEN1, Essex Parking Standards, Uttlesford Residential Parking Standards, and the NPPF.

**D Ecology (GEN7, ENV8, and the NPPF).**

- 11.16 A biodiversity questionnaire has been submitted, triggering no consultations with the Ecology Officer. Under the assumption the submitted information is correct and accurate, the proposal would not harm protected and priority species and habitats.
- 11.17 Overall, the proposal is acceptable in nature conservation and biodiversity terms, and thus it accords with ULP Policies GEN7, ENV8, 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 proposal will not harm parking arrangements and it will meet parking standards.
- D** The proposal will not harm protected and priority species and habitats.

**RECOMMENDATION: APPROVAL WITH CONDITIONS**

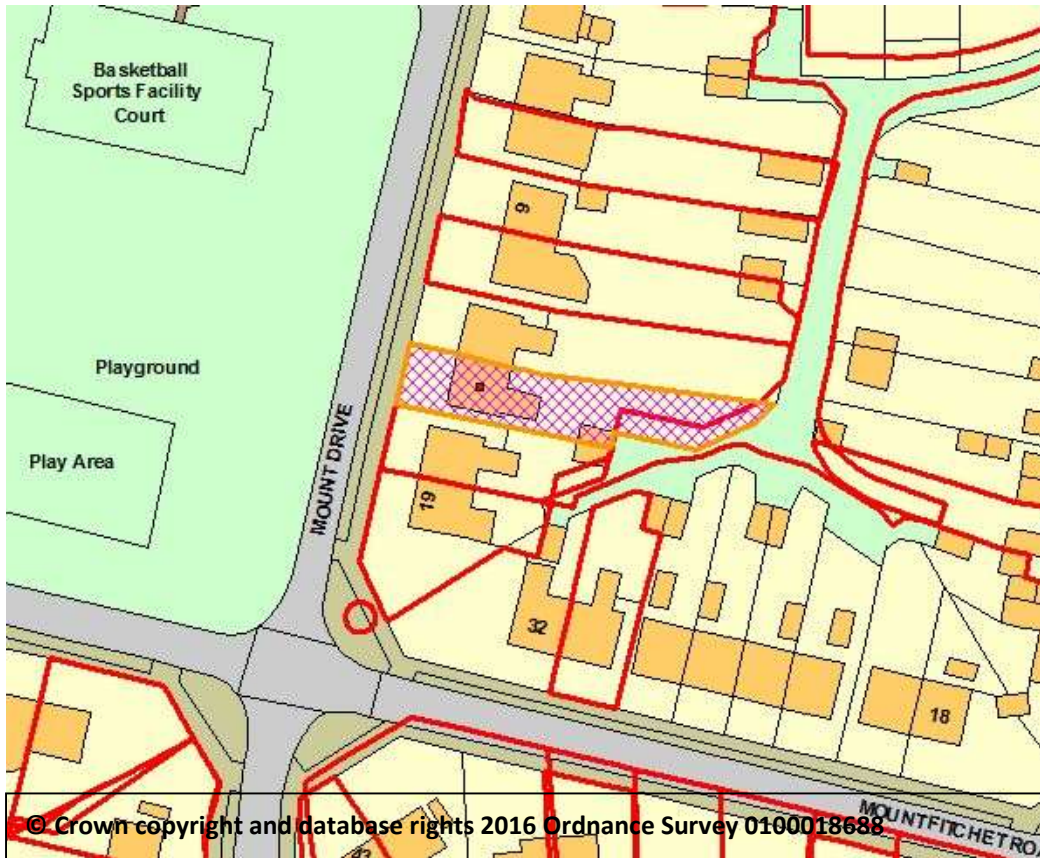
**Conditions**

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.



Organisation: Uttlesford District Council

Department: Planning

Date: 25 May 2021