



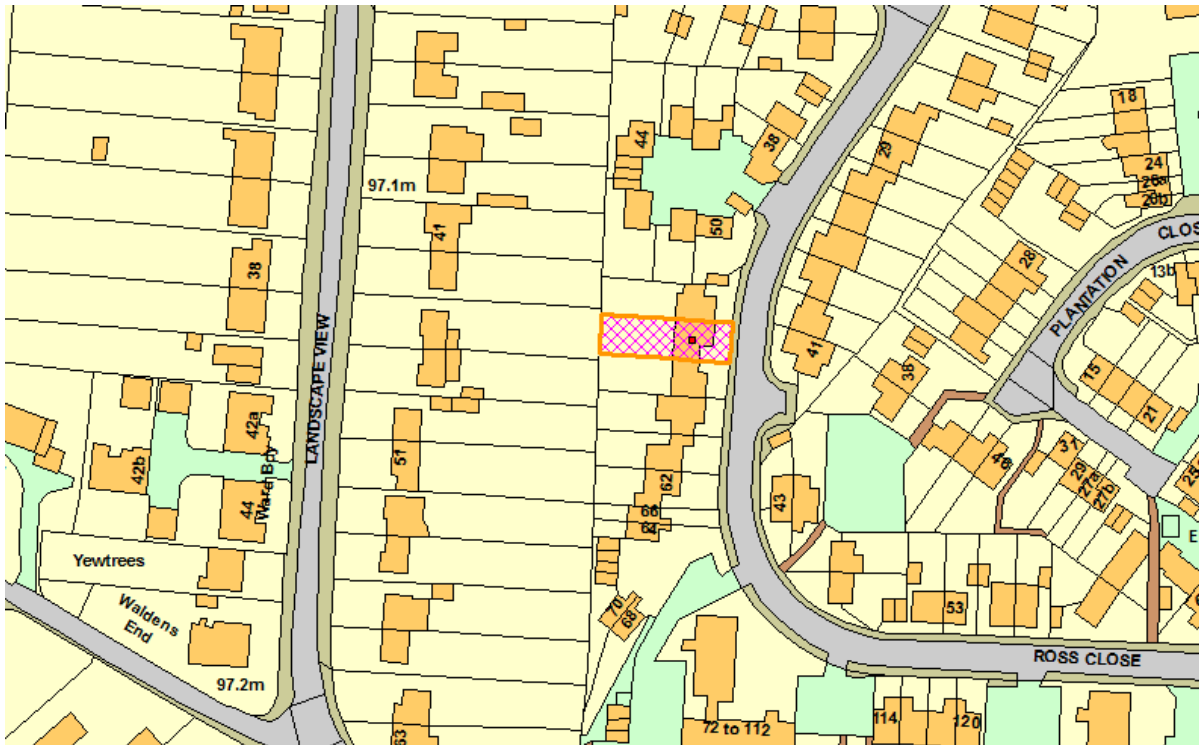
**ITEM NUMBER:** 8

**PLANNING COMMITTEE DATE:** 11 May 2022

**REFERENCE NUMBER:** UTT/22/0798/HHF

**LOCATION:** 54 ROSS CLOSE, SAFFRON WALDEN

**SITE LOCATION PLAN:**



© Crown copyright and database rights 2021 Ordnance Survey 0100018688  
Organisation: Uttlesford District Council      Date: 25.4.22

**PROPOSAL:** Single storey rear extension

**APPLICANT:** Mr and Mrs D Archibald

**AGENT:** Mr A F Weaver

**EXPIRY DATE:** 16 May 2022

**EOT Expiry Date:** N/A

**CASE OFFICER:** Rosemary Clark

**NOTATION:** Within Development limits

**REASON THIS APPLICATION IS ON THE AGENDA:** Uttlesford District Council Staff Member

---

**1. EXECUTIVE SUMMARY**

- 1.1** Planning permission is sought by the applicant for the construction of a single storey rear extension to the dwelling known as 54 Ross Close, Saffron Walden.
- 1.2** The application site is situated within the Development Limits of Saffron Walden whereby Uttlesford Local Plan Policy S1 is relevant.
- 1.3** The single storey extension complies with the relevant National and Local Plan Policies representing a modest addition that respects the size, scale and form of the original dwelling.
- 1.4** Due to the location of the proposed extension and its single storey nature there are no concerns regarding neighbouring residential amenity.

**2. RECOMMENDATION**

|   |
|---|
| <p>That the Interim Director of Planning and Building Control be authorised to <b>GRANT</b> permission for the development subject to those items set out in section 17 of this report –</p> <p>A) Conditions</p> |
|---|

**3. SITE LOCATION AND DESCRIPTION:**

3.1 The application site comprises a two-storey semi-detached dwelling situated on a residential development to the south of Saffron Walden town centre.

3.2 The property has a single garage attached to the side. There is a driveway to the front of the garage.

**4. PROPOSAL**

4.1 This application relates to the proposed construction of a single storey rear extension.

4.2 The proposal will extend from the rear of the existing garage and part of the rear of the property with a depth of 4.2m and a width of 5.2m. The overall height would be 3m to the top of the flat roof. The garage will be converted to part habitable accommodation and part storage.

**5. ENVIRONMENTAL IMPACT ASSESSMENT**

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

**6. RELEVANT SITE HISTORY**

6.1 UTT/21/2440/PDE - Proposed single storey rear extension - extending 4.m from rear wall, maximum height 3m and height to eaves 2.7m - Withdrawn

**7. PREAPPLICATION ADVICE AND/OR COMMUNITY CONSULTATION**

7.1 No Pre-App advice given

**8. SUMMARY OF STATUTORY CONSULTEE RESPONSES**

8.1 N/A

**9. TOWN COUNCIL COMMENTS**

9.1 SWTC – No objection

**10. CONSULTEE RESPONSES**

10.1 N/A

**11. REPRESENTATIONS**

11.1 7 notifications letters were sent to nearby properties

11.2 No responses received

## 12. **MATERIAL CONSIDERATIONS**

12.1 In accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004, this decision has been taken having regard to the policies and proposals in the National Planning Policy Framework. The Development Plan and all other material considerations identified in the “Considerations and Assessments” section of the report. The determination must be made in accordance with the plan unless material considerations indicate otherwise.

12.2 Section 70(2) of the Town and Country Planning Act 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.

## 12.3 **The Development Plan**

12.3.1 Essex Minerals Local Plan (adopted July 2014)  
Essex and Southend-on-Sea Waste Local Plan (adopted July 2017)  
Uttlesford District Local Plan (adopted 2005)  
Felsted Neighbourhood Plan (made Feb 2020)  
Great Dunmow Neighbourhood Plan (made December 2016)  
Newport and Quendon and Rickling Neighbourhood Plan (made June 2021)  
Thaxted Neighbourhood Plan (made February 2019)

## 13. **POLICY**

### 13.1 **National Policies**

13.1.1 National Planning Policy Framework (2021)

### 13.2 **Uttlesford District Plan 2005**

13.2.1 Policy S1 – Development within development limits  
Policy GEN2 – Design Policy  
Policy H8 – Extensions  
Policy GEN8 – Parking Provision  
Policy GEN7 – Nature Conservation

### 13.3 **Supplementary Planning Document or Guidance**

- 13.3.1 Uttlesford Local Residential Parking Standards (2013)  
Essex County Council Parking Standards (2009)  
Supplementary Planning Document- Home Extensions SPD1  
Essex Design Guide

14. **CONSIDERATIONS AND ASSESSMENT**

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

- 14.2 **A) Principle of Development**  
**B) Character and design**  
**C) Neighbouring amenity**  
**D) Parking**  
**E) Ecology**

14.3 **A) Principle of development**

14.3.1 The application site is situated within the development limits of Saffron Walden, therefore the principle of modest extensions and alterations is acceptable in accordance with ULP Policy S1.

14.4 **B) Character and Design**

14.4.1 Local Plan Policies GEN2 and H8 as well as the Supplementary Planning Document (SPD) - Home Extensions indicate that development should respect the appearance of the existing dwelling with regard to size, design and appearance, in addition the SPD required that all development should respect the scale, height and proportions of the original house.

14.4.2 The proposed extension represents a modest addition to this property to provide a family room. The proposed extension will be finished in materials to match the existing dwelling where appropriate. There would remain adequate amenity space to serve a property of this size.

14.5 **C) Neighbouring Amenity**

14.5.1 Local Plan Policies GEN2 And H8 state that development should not have materially adverse impact on the reasonable occupation and enjoyment of any nearby property as a result of loss of privacy, loss of daylight, overbearing impact or overshadowing.

14.5.2 Due to the nature and location of the proposal there are no concerns regarding neighbouring residential amenity. The proposal has been set away from the shared boundary with no 52 and given the single storey nature there would be no unacceptable adverse impact, by way of residential or visual amenities, on the reasonable enjoyment of that property.

**14.5.3** The extension would not be visible from the public realm being positioned to the rear of the property. Therefore the character and appearance of the street scene would not be harmed.

#### **14.6 D) Parking**

**14.6.1** The existing garage is currently not used for the parking of motor vehicles due to its restricted size. There will remain sufficient parking on the existing driveway and to the front of the property to serve a property of this size.

**14.6.2** It should also be noted that the garage could be converted to habitable accommodation under the Permitted Development Rights of the property without requiring planning permission or additional parking provision to be provided.

#### **14.7 E) Ecology**

**14.7.1** Policy GEN2 of the Local Plan applies a general requirement that development safeguards important environmental features in its setting whilst Policy GEN7 seeks to protect wildlife, particularly protected species and requires the potential impacts of the development to be mitigated.

**14.7.2** A biodiversity questionnaire has been completed and submitted as part of the application. Due to the nature of the proposal no issues arise in this respect. Therefore the scheme is acceptable under Policy GEN7 and NFFP.

### **15. ADDITIONAL DUTIES**

#### **15.1 Public Sector Equalities Duties**

**15.1.1** The Equality Act 2010 provides protection from discrimination in respect of certain protected characteristics, namely: age, disability, gender reassignment, pregnancy and maternity, race, religion or beliefs and sex and sexual orientation. It places the Council under a legal duty to have due regard to the advancement of equality in the exercise of its powers including planning powers.

**15.1.2** The Committee must be mindful of this duty inter alia when determining all planning applications. In particular, the Committee must pay due regard to the need to: (1) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Act; (2) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; and (3) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

**15.1.3** Due consideration has been made to The Equality Act 2010 during the assessment of the planning application, no conflicts are raised.

**15.2 Human Rights**

**15.2.1** There may be implications under Article 1 (protection of property) and Article 8 (right to respect for private and family life) 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

**16 CONCLUSION**

**16.1** The proposed works are acceptable in terms of size, scale and design respecting the original dwellinghouse. The proposal therefore complies with ULP Policies S1, GEN2, H8, SPD1 and NPPF.

**16.2** The proposed works would not result in harm to neighbouring residential amenity or visual amenity therefore complying with ULP Policies GEN2, H8, SPD1 and NPPF.

**16.3** The scheme is in accordance with regards to parking provision and ecology.

**16.4** As such taking into consideration the assessment of the proposed development the application is recommended for approval subject to conditions.

**17. CONDITIONS**

**17.1** 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.