

UTT/18/0763/HHF – (THAXTED)

(Householder Application. Committee Referral Reason: The applicant is a Council employee)

PROPOSAL: **Erection of first floor side extension**

LOCATION: **25 Weaverhead Close, Thaxted, Dunmow, Essex, CM6 2PW**

APPLICANT: **Mr and Mrs A Pedder**

AGENT: **Mr A F Weaver**

EXPIRY DATE: **10 June 2018**

CASE OFFICER: **Peter McEvoy**

1. NOTATION

- 1.1 The following planning constraints apply to the application site:
- within Thaxted's development limits;
 - within 2km of a SSSI consultation area;
 - general aerodrome directions, including a 16h LEQ (equivalent continuous sound level) weighting of 57dB.

2. DESCRIPTION OF SITE

- 2.1 Weaverhead Close is a mid-twentieth century housing estate to the south east of Thaxted. There is a variety of house types, but they all have a common design theme of coloured rendered walls and dark brown tiles.
- 2.2 The application site is outlined in red on the location plan attached to the end of this report. The dwelling forms the westernmost property of a short row of terrace dwellings with a parking courtyard to the front.

3. THE PROPOSAL

- 3.1 The applicants are requesting planning permission to build a first floor side extension (over the existing side extension) to provide an additional bedroom, with en-suite and a dressing room.
- 3.2 All measurements may be scaled from the submitted plans.

4. APPLICANTS' CASE

- 4.1 The applicants have submitted a biodiversity checklist in support of their proposal.

5. RELEVANT PLANNING HISTORY

- 5.1 UTT/0526/99/FUL Ground floor side extension (approved on 30 June 1999).

6. POLICIES

National Policies

- National Planning Policy Framework

Uttlesford Local Plan (2005)

- Policy S3 – Other Development Limits
- Policy GEN1 – Access
- Policy GEN2 – Design
- Policy GEN7 – Nature Conservation
- Policy GEN8 – Vehicle Parking Standards
- Policy H8 – Home Extensions

Other documents

- SPD Parking Standards Design & Good Practice September 2009
- SPD Essex Design Guide
- SPD Home Extensions
- Thaxted Design Guide

7. PARISH COUNCIL COMMENTS

- 7.1 Resolved to support.

8. CONSULTATIONS

- 8.1 None.

9. REPRESENTATIONS

- 9.1 The LPA notified by letter six nearby occupiers, but the LPA had not received any replies on the date this report was prepared.

10. APPRAISAL

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

- A The principle of development (NPPF, Local Plan Policy S3)
- B Design and amenity (NPPF, Local Plan Policies, GEN2 and H8, and SPD1)
- C Site biodiversity (Local Plan Policy GEN7)
- D Access and parking (Local Plan Policies GEN1 and GEN8, Uttlesford Parking Standards, and Uttlesford Parking Standards)

A The principle of development

- 10.1 The Local Plan identifies the site as being within Thaxted's settlement limits and so Policy S3 applies to this application. The NPPF encourages sustainable development in such areas and the Local Plan will also permit applications within settlement limits if they are compatible with the character of the settlement. Providing the proposal satisfies all other relevant planning policies, then the principle of the development at this location is met.

B Design and amenity

- 10.2 Both national and local planning policy, together with the associated design guidance, such as the Thaxted Design Guide, expect developments to be constructed to a high standard in terms of appearance. For householder extensions, this is usually taken to mean that the development's scale, appearance and choice of materials are sympathetic to the host dwelling. Side extensions should be subordinate to the house.
- 10.3 The existing dwelling, including its existing extension, is simple in its execution, with few architectural flourishes. The proposal's appearance reflects this theme and the applicants state that the proposed materials would be the same as those found on the existing dwelling. There are some elements of subordination as the extension's ridge height would be slightly lower than the house with a small degree of set back from the dwelling's principle elevation.
- 10.4 The cumulative effect of all the property's extensions would be to lead to a notable increase in floor area when compared to the house's original dimensions, but on balance, given the large size of the curtilage and the fact it effectively forms a corner development, on balance, the scale is just within the limits of acceptability.

C Residential amenity

- 10.5 Local Plan Policy GEN2 requires developments to not create an unacceptable impact on the amenity of nearby occupiers in terms of shadowing, visual dominance or loss of privacy. The extension's location means that it would be a sufficient distance away from its immediate neighbours to ensure that any impact on residential amenity would not be material.

D Site biodiversity

- 10.6 Local Plan Policy GEN7 requires applicants to show that the development would not have a harmful effect on wildlife or geological features unless the need for the development outweighs the importance of the feature to nature conservation. Applicants also have a legal duty towards legally protected species or habitats. The applicant has submitted a biodiversity questionnaire which has not identified any potential issues.

E Access and parking

- 10.7 Applicants are required to show that their development would not compromise the safety of the highway by ensuring that any additional traffic generated by the development can easily be accommodated within the existing highway network (Policy GEN1) and by providing a commensurate level of parking that is appropriate for the development (Policy GEN8).
- 10.8 An extension which only adds an additional bedroom is not expected to create any further traffic flows.
- 10.9 The LPA's requirements for parking for residential properties depends, in part, on the number of bedrooms in the dwelling. Although the proposal would convert the house from a two to a three bedroom dwelling, Uttlesford's parking standards do not require any additional parking bays for this type of scheme.

11. CONCLUSION

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

- A** The principle of the development is deemed to be appropriate in that it would be of a sustainable development in accordance with the National Planning Policy Framework and Local Plan.
- B** The cumulative effect of the extensions would be to create a notable increase in floor area, but this is considered to be within acceptable limits. The design and choice of materials would ensure that the proposal would not be incongruous to the general street scene.
- C** The proposal would not adversely affect the biodiversity on site.
- D** The proposed development would not compromise the safety of the highway and there is no requirement for the applicants to provide any additional parking spaces.

RECOMMENDATION – APPROVAL SUBJECT TO CONDITIONS

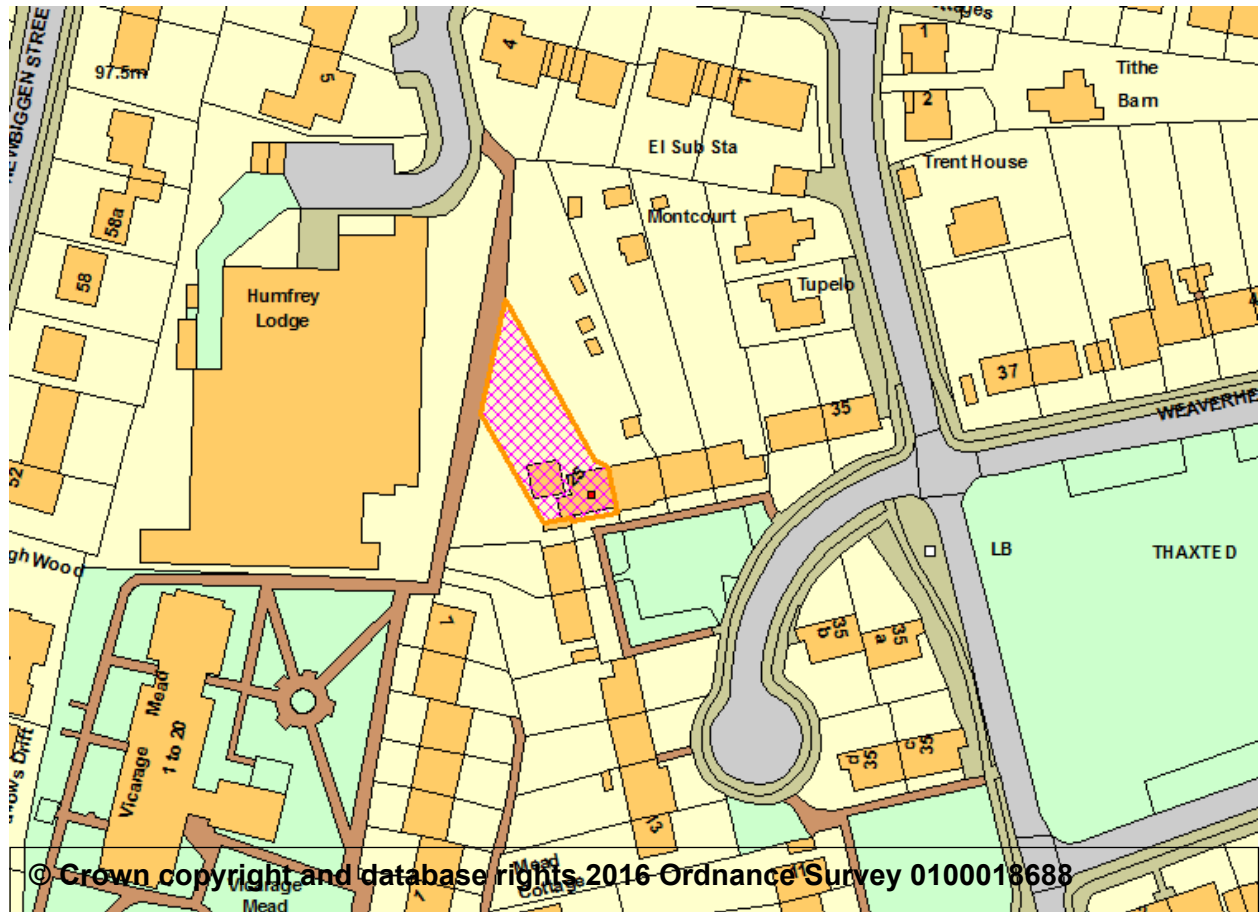
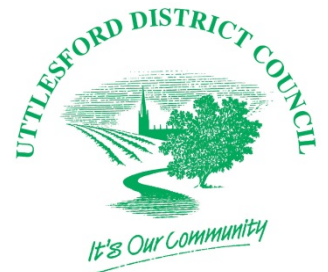
Condition

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/18/0763/HHF

Address: 25 Weaverhead Close, Thaxted, Dunmow



Organisation: Uttlesford District Council

Department: Planning

Date: 24 May 2018