

UTT/18/2642/HHF (Saffron Walden)
(UDC Planning Application)

PROPOSAL: Erection of single storey front/side extension

LOCATION: 28 Tukes Way, Saffron Walden

APPLICANT: Uttlesford District Council

AGENT: N/A

EXPIRY DATE: 27th November 2018

CASE OFFICER: Chris Tyler

1. NOTATION

1.1 Within Development Limits,

2. DESCRIPTION OF SITE

2.1 The application site relates to an end of terrace property located in the residential development of Tukes Way in the town of Saffron Walden. The property is a two storey end of terrace building and includes an integral garage and external materials of brick facing walls under a concrete tiled roof. To the front of the site is off street parking.

3. PROPOSAL

3.1 This planning application is for the erection of a single storey front and side extension. The extension will infill the front of the property and will introduce a single storey front and side section. The extension will be of a flat roof design and include external materials that will match the existing dwelling.

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 The property is for a family who have specific needs for disability adaption. The family are currently tenants of the Council in another house in Saffron Walden which is considered unsuitable for disability adaption as per the family needs either now or

for the future. The Tukes Way property was identified as potentially suitable to meet their needs and the plans for its adaption have been drawn up with the family's Occupational Therapist. There are currently no alternative options for this family and this adaptation will be the quickest way to get them accommodation that meets their needs.

6. RELEVANT SITE HISTORY

6.1 There are no previous planning applications linked to this site.

7. POLICIES

7.1 National Policies

7.2 National Planning Policy Framework (2018)

7.3 Uttlesford Local Plan (2005)

Policy S1 – Development limits for Main Urban Areas

Policy H8 – Home Extensions

Policy GEN2 – Design

Policy GEN7 - Nature Conservation

Policy GEN8 - Vehicle Parking Standards

Policy ENV12 – Protection of Water Resources

7.4 Supplementary Planning Documents/Guidance

SPD "Home Extensions"

Uttlesford Local Residential Parking Standards (2013)

8. PARISH COUNCIL COMMENTS

8.1 No Objection

9 REPRESENTATIONS

9.1 The neighbouring properties have been consulted of the application. No objections or further comments received.

10 APPRAISAL

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

A Whether the scale, design and external materials of the proposed extension respect those of the original building and whether the character and appearance of the host dwelling would be protected (ULP Policies S1, H8, GEN2 and the NPPF)

B Whether the proposal would result in harm to the amenity of the neighbouring properties by way of overlooking, overshadowing or overbearing effects and noise (ULP Policies GEN2, GEN4)

C Nature Conservation (ULP Policy GEN7)

D Vehicle Parking Standards (ULP Policy GEN8)

E Protection of Water Resources (ULP Policy ENV12)

A Whether the scale, design and external materials of the proposed extension

respect those of the original building and whether the character and appearance of the host dwelling would be protected (ULP Policies S1, H8, GEN2 and the NPPF)

- 10.1 ULP Policy S1 advises development within the existing built up areas of the settlement, if compatible with the character of the settlement will be permitted. In addition Local Plan Policies GEN2 and H8 to ensure that development will be of an appropriate design and mitigate any potential harm to neighbouring properties.
- 10.2 The proposal includes the introduction of a single storey side and front extension and will infill the area between the garage and the front of the dwelling. Although of a large scale it is considered the extension will not be overly dominant or intrusive in the context of the original dwelling or its surroundings. The flat roof design will be compatible with the existing garage, other neighbouring properties have also benefitted from similar extensions to the front elevation and as such this actively contributes to the overall mix and character of the area.
- 10.3 The extension will include external materials that will match the existing dwelling; this is considered appropriate in this urban location. The extension is of a large scale, however due to the end of terrace location of the plot and extensive corner garden it is not considered to be harmful to the character of the site.
- 10.4 As such the proposed extension will respect the appearance and character of the existing building, host dwelling, character of the existing street scene and visual amenities of the locality. The proposal therefore accords with ULP Policies H8, GEN2 and the NPPF.

B Whether the proposal would result in harm to the amenity of the neighbouring properties by way of overlooking, overshadowing or overbearing effects and noise (ULP Policies GEN2, GEN4)

- 10.5 ULP Policies GEN2 and H8 consider the impact to neighbouring properties in regard to any material adverse effect of loss of daylight, loss of privacy, overbearing or overshadowing.
- 10.6 The proposal does not include the raising of the roof or a significant extension height. Due to the single storey nature of the extension it is not considered the development will result in any loss of privacy, overlooking or overshadowing. The extension will be of a sufficient distance from neighbouring properties to not have an overbearing impact.
- 10.7 In regards to the increase in noise from the proposed extension, the extension will not create a material level of noise that shall result in a significant harmful impact to neighbouring residential occupiers. Therefore the proposal accords with ULP Policies H8, GEN2 and the NPPF.

C Nature Conservation (ULP Policy GEN7)

- 10.8 Policy GEN7 of the Local Plan states that development that would have a harmful effect on wildlife will not be permitted unless the need for the development outweighs the importance of the feature of nature conservation. Where the site includes protected species, measures to mitigate and/or compensate for the potential impacts of development must be secured.
- 10.9 The applicants submitted a biodiversity questionnaire as part of the proposal. The

proposal as demonstrated on the plans and details as set out in the biodiversity questionnaire does not give rise to the requirement of further ecology surveys or consultation. As such it is considered the proposal is not considered to have a harmful impact to protected species and biodiversity and accords with ULP Policy GEN7

D Vehicle Parking Standards (ULP Policy GEN8)

- 10.10 The proposal will result in the additional habitable space and increase of bedrooms from three to four. The off street parking requirement as set out in the Uttlesford Local Residential Parking Standards (2013) states a four bedroom property requires three of street parking spaces.

The proposal includes two off street parking spaces, however at present the three bedroom house only includes one usable off street parking space, as such the proposed development will result in an additional parking space.

Due to the material increase of appropriate off street parking it is considered the proposed development includes acceptable parking standards, and there is not sufficient justification to refuse the planning application on these grounds. Therefore the proposed development does not conflict with ULP Policy GEN8.

E Whether the proposal would be liable to cause contamination of groundwater (ULP Policy ENV12)

- 10.11 Whether the proposal would be liable to cause contamination of groundwater Local Plan Policy ENV12 seeks to resist development that would be liable to cause contamination of groundwater, particularly in Groundwater Protection Zones. Given the small-scale nature of the proposed development and reuse of previously developed land, it is considered that the contamination of groundwater is unlikely. Nonetheless, any construction would need to be in accordance with British standards.

11. CONCLUSION

- 11.1 In conclusion, the proposal is considered an appropriate form development that would represent an acceptable scheme within the development limits and in terms of design, layout, amenity, parking and the impact on protected species and biodiversity. The proposal would comply with national and relevant local plan policy and is acceptable.

RECOMMENDATION – APPROVAL WITH CONDITIONS

Conditions

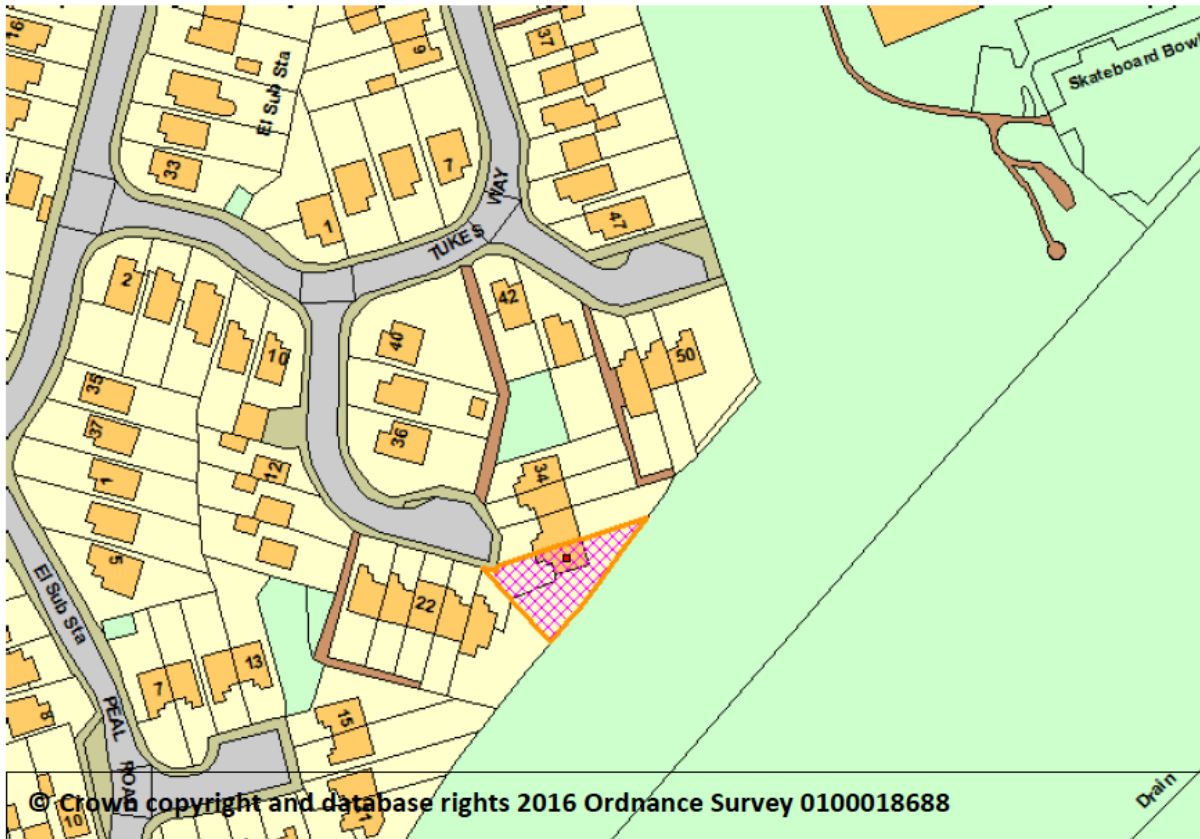
1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this decision.

REASON: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be constructed entirely of the materials

details of which are shown on plan no UDC-820-P02 and as shown on the schedule of materials on the planning application form unless otherwise agreed in writing by the Local Planning Authority.

REASON: In the interests of the appearance of the development, in accordance with Policy GEN2 of the Uttlesford Local Plan (adopted 2005)



Organisation: Uttlesford District Council

Department: Planning

Date: 05 November 2018