

UTT/18/2426/NMA (NEWPORT)

(Uttlesford District Council has an interest in the land)

PROPOSAL: **Non Material Amendment to UTT/17/2611/FUL - Plots 1 & 2, 3 & 4 increase footprint by half a brick to rear elevations to achieve gross internal floor area. Sitting room window on front elevation, sill lowered by 4 brick courses and amend windows to comply with Building Regulations Approved Document Part M4 Category 2.**

LOCATION: **Land to the East of Frambury Lane, Newport**

APPLICANT: **Foster Property Maintenance Ltd**

AGENT: **The Design Partnership (Ely) Ltd**

EXPIRY DATE: **9 October 2018**

CASE OFFICER: **Luke Mills**

1. NOTATION

1.1 Within Development Limits.

2. DESCRIPTION OF SITE

2.1 The site is located off Frambury Lane, Newport. It comprises a former garage ground rent site.

3. PROPOSAL

3.1 The application is for a Non-Material Amendment to a planning permission for the erection of four dwellings, which was granted in November 2017 (UTT/17/2611/FUL). The proposed amendments include a negligible increase in the building footprints and changes to some window designs.

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 No case submitted.

6. RELEVANT SITE HISTORY

6.1 Planning permission was granted for the erection of four dwellings in November 2017 (UTT/17/2611/FUL).

7. POLICIES

- 7.1 S96A(1) of The Town and Country Planning Act 1990 confirms that a local planning authority may make a change to any planning permission relating to land in their area if they are satisfied that the change is not material. S96A(2) requires that, in deciding whether a change is material, a local planning authority must have regard to the effect of the change, together with any previous changes made under this section, on the planning permission as originally granted.
- 7.2 The original planning permission was granted on the basis of the development plan policies and material considerations listed below.

Uttlesford Local Plan (2005)

- 7.3 S3 – Other Development Limits
GEN1 – Access
GEN2 – Design
GEN3 – Flood Protection
GEN6 – Infrastructure Provision to Support Development
GEN7 – Nature Conservation
GEN8 – Vehicle Parking Standards
ENV8 – Other Landscape Elements of Importance for Nature Conservation
ENV14 – Contaminated Land
H1 – Housing Development
H3 – New Houses within Development Limits
H4 – Backland Development
H9 – Affordable Housing
H10 – Housing Mix

Supplementary Planning Documents/Guidance

- 7.4 SPD – Accessible Homes and Playspace (2005)
Developer Contributions Guidance Document (Feb 2016)
The Essex Design Guide (2005)
Parking Standards: Design and Good Practice (2009)
Uttlesford Local Residential Parking Standards (2013)

National Policies

- 7.5 National Planning Policy Framework (NPPF) (2012)
- paragraphs 14, 17, 32-39, 47-49, 55, 58, 100-104, 111, 118 & 120-122
Planning Practice Guidance (PPG)
- Design
- Flood risk and coastal change
- Housing: optional technical standards
- Land affected by contamination
- Natural environment
- Planning obligations
Planning Update: Written statement (HCWS488) (2015)

Other Material Considerations

- 7.6 West Essex and East Hertfordshire Strategic Housing Market Assessment (SHMA) (2015)
Uttlesford Strategic Flood Risk Assessment (SFRA) (2016)
Housing Trajectory 1 April 2017 (August 2017)

8. PARISH COUNCIL COMMENTS

8.1 No consultations necessary.

9. CONSULTATIONS

9.1 No consultations necessary.

10. REPRESENTATIONS

10.1 No publicity necessary.

11. APPRAISAL

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

A Character and appearance (S3, GEN2, 58 & PPG)

B Amenity (GEN2 & 17)

A Character and appearance (S3, GEN2, 58 & PPG)

11.1 It is considered that the proposed changes would have a negligible impact on the appearance of the houses or the character of the surrounding area. It is therefore concluded that there is no conflict with the above policies.

B Amenity (GEN2 & 17)

11.2 It is considered that the proposed changes would not result in the loss of privacy or daylight at neighbouring premises. It is therefore concluded that there is no conflict with the above policies insofar as they relate to amenity.

12. CONCLUSION

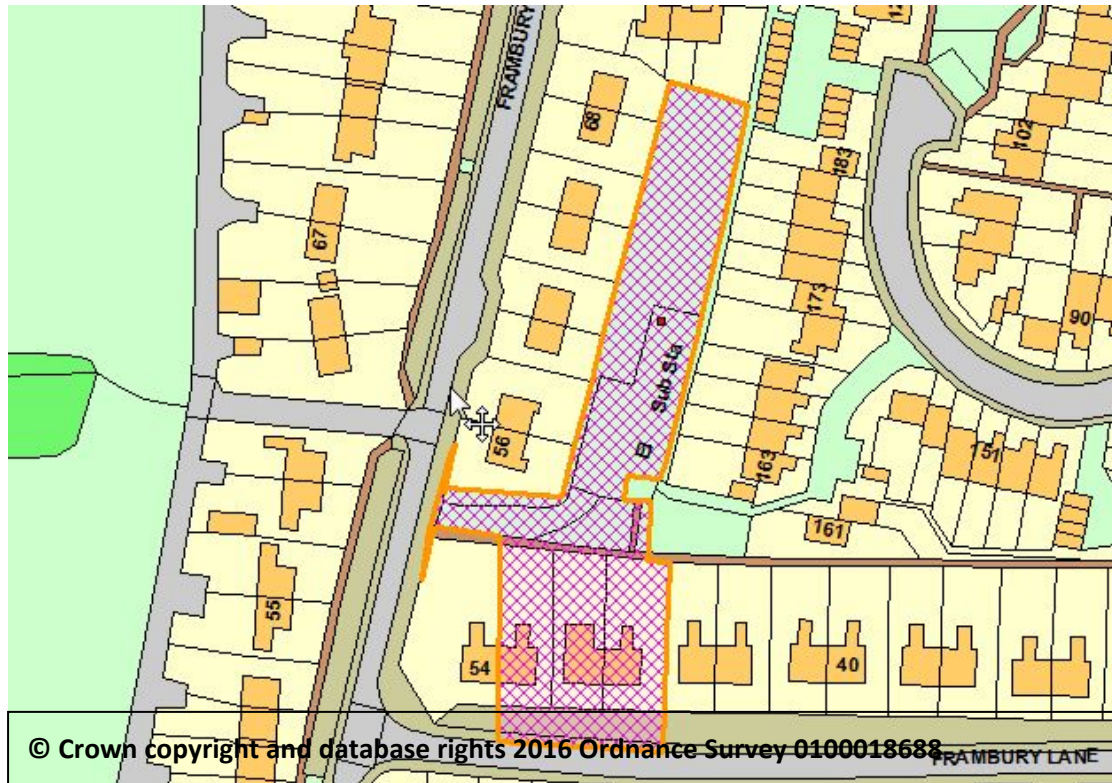
The following is a summary of the main reasons for the recommendation:

A The proposed amendments are considered appropriate for the development, and non-material in the context of the overall scheme. There would be no conflict with local and national policies, including those in the revised NPPF which was published after planning permission was granted. It is therefore recommended that the application be approved, in accordance with S96A of The Town and Country Planning Act 1990

RECOMMENDATION – APPROVAL

Application: UTT/18/2426/NMA

Address: Land to the East of Frambury Lane, Newport



Organisation: Uttlesford District Council

Department: Planning

Date: 02/11/2018