

UTT/18/2797/NMA – (DUNMOW).

Reason for presentation to Planning Committee: Council is landowner.

PROPOSAL: Non material amendment to UTT/17/1227/FUL - Increase footprint of plots 3 and 4 by half a brick, changes to fenestration on all four plots, shed and boundary fencing repositioned, repositioning of plots 3 and 4, revision to private drives for plots 3 and 4 and revision to communal car park.

LOCATION: Land to the east of Newton Villas, Dunmow.

APPLICANT: Mr Mark Edwards.

AGENT: Mr Anthony Richardson of The Design Partnership.

EXPIRY DATE: 6 November 2018.

CASE OFFICER: Peter McEvoy.

1. NOTATION:

1.1 Within development limits.

2. DESCRIPTION OF SITE:

2.1 The site is an area formerly occupied by garages, hardstanding and residential garden.

3. PROPOSAL:

3.1 The applicant is requesting a non-material amendment to UTT/17/1227/FUL. This was a planning application for the removal of the existing wooden building and the construction of 2 no. one-bed flats and 2 no. two-bed houses for rent including associated external works and parking. The proposal was granted by the Council's Planning Committee and the decision notice was dated 31 August 2017.

3.2 The proposed amendment relates to the following works:

- a very small increase in size (by half a brick) to plots three and four;
- alteration to the properties' window design, although the position of the first floor landing window would change;
- a gap added the 1m high hooped metal railings;
- slight change to the private drive's eastern visibility splay;
- a small repositioning of the communal car park (found to the north of the development).

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 UTT/17/1227/FUL - removal of existing wooden building and the construction of 2 no. one-bed flats and 2 no. two-bed houses for rent including associated external works and parking.

7. POLICIES

- 7.1 The Town and Country Planning Act 1990, s96A(1) allows 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.

National Policies

- National Planning Policy Framework.

Uttlesford Local Plan (2005)

- S1 – Development Limits for the Main Urban Areas;
- GEN1 – Access;
- GEN2 – Design;
- GEN7 – Nature Conservation;
- GEN8 – Vehicle Parking Standards;
- ENV3 – Open Spaces and Trees;
- H1 – Housing Development;
- H3 – New Houses within Development Limits.

Great Dunmow Neighbourhood Plan (2016)

- Policy DS1:TDA – Town Development Area.
- Policy DS12 – Eaves Height.
- Policy DS13 – Rendering, Pargetting and Roofing

8. PARISH COUNCIL COMMENTS:

- 8.1 No consultation necessary.

9. CONSULTATIONS:

- 9.1 No consultation necessary.

10. REPRESENTATIONS:

- 10.1 No publicity necessary.

11. APPRAISAL:

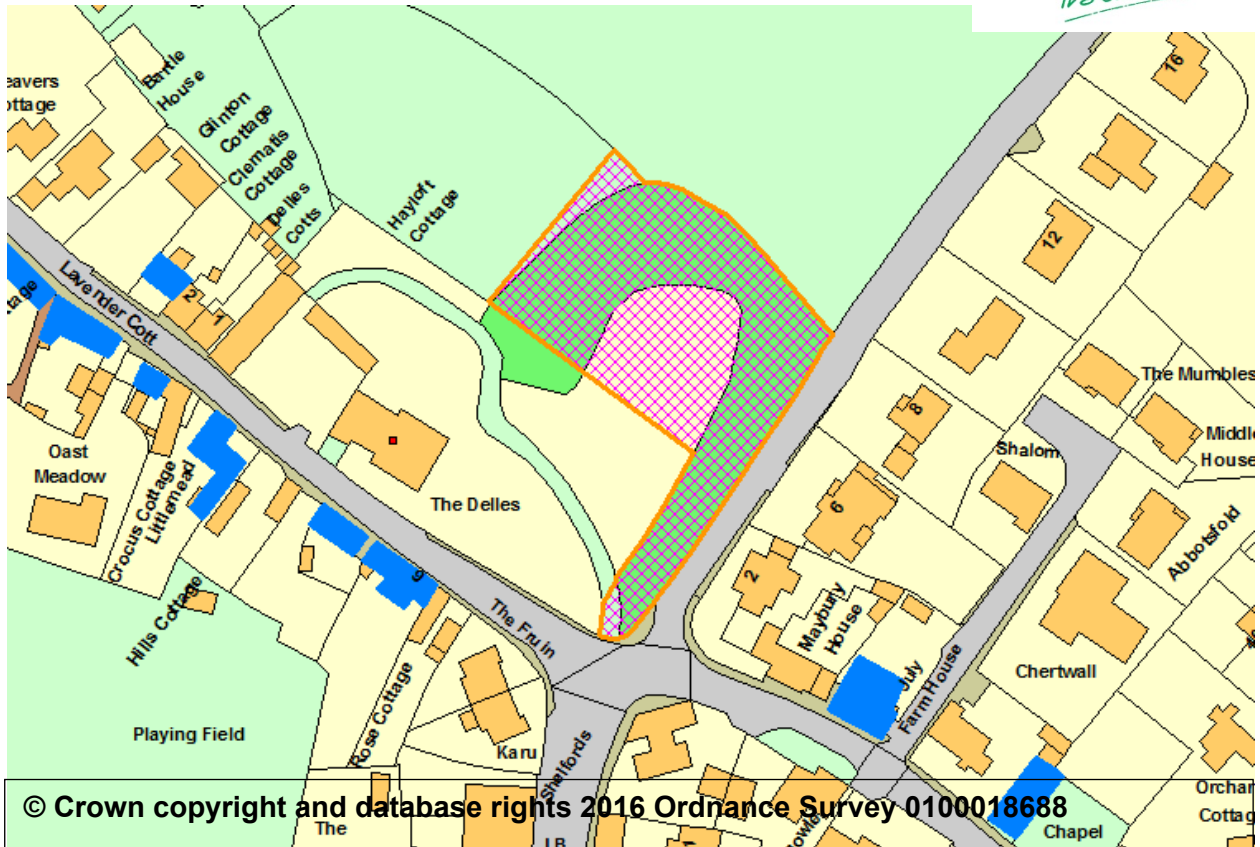
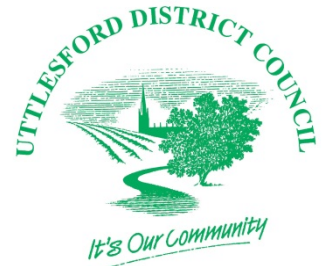
12. CONCLUSION:

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.

RECOMMENDATION – APPROVAL.

Application: UTT/18/0395/HHF
Address: The Delles, Carmen Street, Great Chesterford



Organisation: Uttlesford District Council
Department: Planning
Date: 29 March 2018