

**UTT/18/2375/HHF**

(Application is called in by Councillor Freeman due to concerns of overdevelopment, impact on amenity of neighbouring residents)

**PROPOSAL:**            **Erection of two storey rear extension**

**LOCATION:**            **52 De Vigier Avenue, Saffron Walden, Essex, CB10 2AY**

**APPLICANT:**         **Mr B Fields**

**AGENT:**             **Purely Planning Ltd**

**EXPIRY DATE:**      **6<sup>th</sup> November 2018**

**CASE OFFICER:**     **David Gibson**

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**1.     NOTATION**

1.1    Within development limits, Householder

**2.     DESCRIPTION OF SITE**

2.1    The application site is a large detached property situated within Saffron Walden. Residential properties of differing styles and design surround the site. The property currently benefits from an extension to the rear.

2.2    The properties to either side benefit from detached garages to the rear. Rear extensions are a common feature in the area.

**3.     PROPOSAL**

3.1    The applicant seeks consent for the erection of a two storey extension to the rear of the property. It would have a projection of 4 metres and a maximum height of 6.5 metres. At first floor level a window would be placed in the rear elevation. At ground floor level a door and a window would be placed in the side elevations.

**4.     ENVIRONMENTAL IMPACT ASSESSMENT**

4.1    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.

**5.     APPLICANT'S CASE**

5.1    N/A

**6.     RELEVANT SITE HISTORY**

6.1    None relevant to this application

## **7. POLICIES**

### **7.1 National Policies**

- National Planning Policy Framework

### **Uttlesford Local Plan (2005)**

### **7.4 Uttlesford Local Plan (2005)**

- S1: Development limits for main urban areas
- GEN1: Access
- GEN2: Design
- GEN4: Good neighbourliness
- GEN7: Nature Conservation
- GEN8: Vehicle Parking Standards
- H8: Householder Extensions
- SPD Residential Extension Design Guide

## **8. TOWN / PARISH COUNCIL COMMENTS**

- 8.1 No objections to the development

## **9. CONSULTATIONS**

### **Essex County Council Highways**

- 9.1 No objections to the development

## **10. REPRESENTATIONS**

- 10.1 Neighbours were notified of the application by letter  
No objections or representation were received.

## **11. APPRAISAL**

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

- A** Whether the proposal complies with policies regarding design, amenity and home extensions (ULP Policies S1, H8, GEN2; NPPF).
- B** Vehicle parking standards (ULP Policy GEN8)

- A** Whether the proposal complies with policies regarding design, amenity and home extensions (ULP Policies S1, H8, GEN2; NPPF).
- 11.1 Policy H8 of the adopted Local Plan states that extensions will be permitted if their scale and design respects the original building. Similarly, Policy GEN2 states that the proposal must be compatible with the scale, form, layout and appearance of the surrounding buildings.
- 11.2 The extension would be located to the rear of the dwelling and would not be prominent when viewed from the public realm. It would be visible from properties to the side and rear but when seen in the context of the dwelling would not appear incongruous and would assimilate well with the host property. Other dwellings in the area have been extended with various different style and sized extensions. It is therefore considered that the proposed development would not have an adverse impact on the character of the property or the wider area.
- 11.3 It is considered that the proposed rear extension is of a size or scale that respects the character or appearance of the original building would be compatible with the scale, form, layout and appearance of the surrounding buildings. The proposal would therefore in accordance to the requirements of Policies H8 and GEN2 of the Local Plan
- 11.4 Policies within the adopted development plan require, inter alia, that development does not significantly detrimentally affect the amenities of the occupiers of neighbouring properties.
- 11.5 The extension would be set off the boundary of the site to the north. It would be located adjacent to a detached garage which belongs to the property to the south.
- 11.6 A projection of 3 metres from the rear elevation is generally considered an acceptable compromise between the need for space by the applicant and an acceptable impact on the amenity of the neighbouring properties. For extensions that project greater than 3 metres from the rear elevation the 45 degree rule is applied (Guidance can be found within the SPD: Residential Extensions). As stated above, the proposed extension is located a significant distance from the property to the north so the extension does not breach the 45 degree line when taken from the nearest habitable room window. With regards to the property to the south, the extension garage of the neighbouring property already provides an element of screening. When using the 45 degree rule the scheme does not breach the 45 degree line. Furthermore, the scheme would be located to the north of this property so would not lead to any additional direct loss of sunlight.
- 11.7 Due to its location, size and orientation, it is considered that the proposed development would not lead to a significant loss of light or the creation of a significant overbearing impact for the neighbouring properties. Furthermore, the windows in the rear elevation would replicate the views from the host property and would not lead to a loss of privacy to the neighbouring properties.

11.8 It is considered that this proposal does not give rise to any concerns of loss of neighbour amenity by reason of the separation distances and orientation of the dwellings and therefore accords with the aforementioned local policies

**B Vehicle parking standards (ULP Policy GEN8)**

11.9 The proposed development will not increase the number of bedrooms at the property. The scheme will not alter the existing car parking at the site.

11.10 It is therefore considered that the scheme will not result in an increase in off-site car parking.

**12. CONCLUSION**

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

A It is considered that this proposal does not give rise to any concerns of loss of neighbour amenity by reason of the separation distances and orientation of the dwellings and therefore accords with the aforementioned local policies, thereby according with ULP Policies H8, GEN2 and the SPD Residential Extensions.

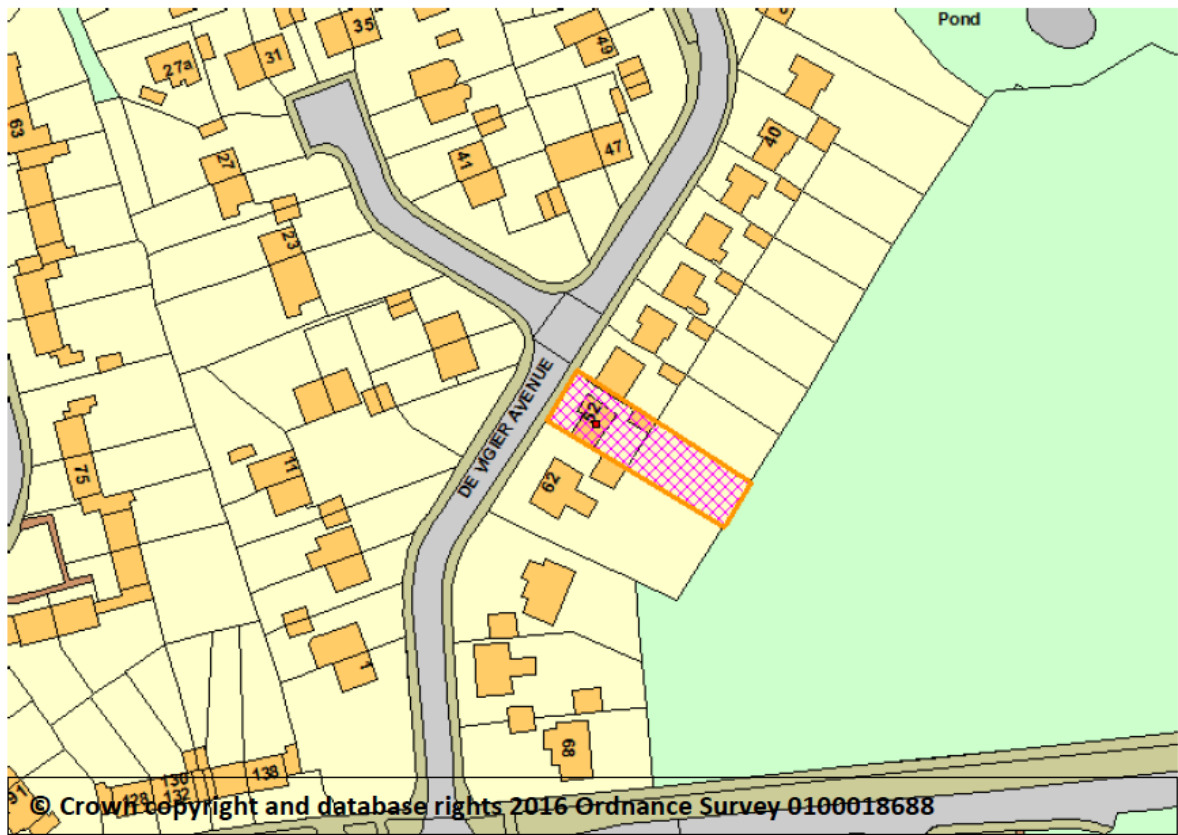
B It is considered that the scheme accords with Policy GEN8 and will not impact on car parking levels within the site.

**RECOMMENDATION – APPROVAL WITH CONDITIONS**

**Conditions**

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

REASON: In order to comply with Section 91 (1) and (2) of the Town and Country Planning Act 1990 (as amended).



Organisation: Uttlesford District Council

Department: Planning

Date: 11 December 2018