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Residential Development Land Agent Ltd

**S73 PLANNING APPLICATION: VARIATION OF CONDITION NO 2
(APPROVED PLANS) - PLANNING APPROVAL UTT/22/2068/FUL
ERECTION OF 1 NO DWELLING AND GARAGE/HOME-OFFICE BUILDING
WITH ENHANCED BIODIVERSITY AND ASSOCIATED INFRASTRUCTURE**



**13A WALDEN ROAD
SEWARDS END
SAFFRON WALDEN
CB10 2LF**

OCTOBER 2023

13A WALDEN ROAD
SEWARDS END

1.0 THE PROPOSAL

This Section 73 of the Town & Country Planning Act 1990 application is submitted to vary condition No 2 (Approved Plans) of planning approval UTT/22/2068/FUL.

The proposed change relates solely to a redesign of the approved dwelling as the Applicant proposes a more traditional barn-style dwelling, appropriate to the rural edge of settlement location and incorporating external materials, drawing upon the local character.

The proposed dwelling retains a T shape footprint but with a more linear, barn-like form with a reduced footprint and remains located within the western area of the site.

The proposed Garage/Home-Office building, access and parking layout, boundary treatments, ecological enhancement all remain as that of the planning approval.

2.0 EXTERNAL MATERIALS

The proposed external materials to the dwelling continue to use those of the current planning approval being white/grey brickwork, timber cladding, flint panels and natural slate tiles.

3.0 SCALE AND HEIGHT

The scale of the proposed dwelling is similar to that of the approved dwelling in that it has predominantly two-storey accommodation with a reduced height side extension whilst retaining the same overall ridge height as that of the planning approved dwelling.

4.0 PLANNING CONDITION No 2

The wording of this condition does not require amendment, only that of the schedule of the approved plans/documents to incorporate new plan Nos:

- Site Plan No 591 P101S
- Floor Plans and Elevations No 591 P102.
- Site Sections No 591 P104.

5.0 SITING

The proposed dwelling overlaps that of the approved dwelling but is now sited further from the private rear gardens of the cottages at 15-21 Walden Road.

The first-floor window of bedroom 2 and the secondary bedroom window of bedroom 3 are set at a distance of 19m from the rear garden boundary to No 13 Walden Road, and obscured by the intervening proposed garage/home-office building with its pitched roof with a ridge height of some 5.7 m.

The elongated form of the proposed dwelling is set parallel to the western boundary with its dense screening of trees and hedgerows and with the proposed dwelling's more barn-like character, relates well to the timber barn at neighbouring Hopwoods.

6.0 SUMMARY

The revised design proposals are considered to reflect the rural character of the site area, to relate well to neighbouring properties, and to respect details of local character, whilst avoiding harm to the residential amenity of neighbourhood properties and maintaining enhanced biodiversity habitat.