



## UTTLESFORD DISTRICT COUNCIL

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Miss Kristina Bernard  
Casa Mia  
Stortford Road  
Clavering  
Saffron Walden  
Essex  
CB11 4PE

Date: 20 July 2022

Our Ref: UTT/22/0995/PA

Please ask for: Emma Barral on  
01799510510

Email: [planning@uttlesford.gov.uk](mailto:planning@uttlesford.gov.uk)

Dear Miss Bernard,

**LOCATION: Casa Mia, Stortford Road, Clavering, Saffron Walden, Essex, CB11 4PE**

Thank you for your recent request for planning advice which was received on 6th April 2022. This letter is issued following the meeting which took place on the 23<sup>rd</sup> June 2022.

**PROPOSAL:** Redevelopment of the first-floor roof to improve first floor, including raising roof, repositioning roof lights and installation of solar panels.

### CONSTRAINTS

1.	<b>Aerodrome Direction</b> Description: Consultation of Stansted Airport (BAA) for all buildings, structures, erections and works exceeding 90 metres in height (295.3 feet). Area Colour: 90m
2.	<b>Aerodrome Direction</b> Description: Consultation of Stansted Airport (BAA) for all windfarm development. Area Colour: windfarm
3.	<b>Aerodrome Direction</b> Description: Consultation of Stansted Airport (BAA) for any development with the potential to attract birds to the vicinity of the airport, (this includes gravel extractions, landfill sites, reservoirs, sewage works, nature reserves and major landscaping schemes). Area Colour: ebirds
4.	<b>Aerodrome Direction</b> Description: Consultation of National Air Traffic Services (NATS) for all windfarm development. Address: NATS, Navigation & Spectrum, 4000 Parkway, Whiteley, Fareham, Hampshire. PO15 7FL Area Colour: windfarm
5.	<b>Outside Development Limits</b> Description: Outside Development Limits
6.	<b>Road Classification- Line</b>

	Road Name: Stortford Road Road Number: 3004 (Class III) Route Number:
7.	<b>SSSI Impact Risk Zones - Natural England</b> ID Number - See Spreadsheet: 48
8.	<b>Water Authority</b> Description: Thames Water (W1)
9.	<b>Within Development Limits</b> Location: CLAVERING.

## HISTORY:

### Planning Applications History (if any):

Reference No.	Status	Decision Date	Proposal
SWR/0571/73	AC	15/11/1973	Formation of rooms in roof space
SWR/0117/61	R	26/05/1961	Stationing of caravan
SWR/0157/61	AC	26/10/1961	Development of land for bungalow (Details approved 20-08-1964)
SWR/0116/61	R	26/05/1961	Development of land for bungalow
SWR/0156/61	AC	26/10/1961	Stationing of caravan

## PLANNING POLICIES:

Policy	Local Plan	Local Plan Phase
S3 – Other Development Limits	Uttlesford Local Plan 2005	
GEN2 - Design	Uttlesford Local Plan 2005	
GEN7 - Nature Conservation	Uttlesford Local Plan 2005	
H8 - Home Extensions	Uttlesford Local Plan 2005	
GEN8 - Vehicle Parking Standards	Uttlesford Local Plan 2005	
SPD1 - Home Extensions		
NPPF4 - National Planning Policy Framework July 2021		

## APPRAISAL:

### The Application Site

The application site is occupied by a semi-detached dwellinghouse that is set back from the public highway with a tandem parking arrangement. The dwellinghouse has a spacious rear garden and an existing front facing dormer window.

### The Proposed Development

The proposed development relates to the redevelopment of the first-floor roof to improve first

floor, including raising roof, repositioning roof lights and installation of solar panels.

### **Principle of Development**

The dwelling is situated within the development limits of Clavering. The principle of modest extensions and alterations is acceptable; however, development is required to be compatible with the settlement's character and countryside setting.

### **Visual Amenity**

ULP policy GEN2 requires that development is compatible with the scale, form, layout, appearance and materials of the surrounding buildings; helps reduce the visual impact of new buildings or structures. ULP policy H8 requires that the scale, design and external materials home extensions respect those of the original building. In addition, the Supplementary Planning Document (SPD) Home Extensions, adopted November 2005, requires that all development should respect the size, scale and form of the original building.

In relation to front extensions, the Home Extensions SPD, adopted November 2005, states that "Porches and small extensions on the front of the house are normally acceptable. Some large extensions may not be appropriate because of their impact on the character and appearance of an established streetscene. If your house is in a terrace the addition of a front extension will have a greater impact on the character and appearance of the street because it will affect a group of buildings rather than just your property and it should be designed with this in mind. Modern estates are often designed to create an attractive streetscene that has a particularly style and identity. Adding front extensions to houses within the estate can disrupt this design unless the extension is carefully designed and well related to the surroundings".

As discussed in the meeting the works to alter the dwellinghouse may improve its overall appearance. The dwellinghouse is currently served by a large flat roof dormer window which in design terms is considered to be unfavourable. The proposal would alter the appearance of the dwellinghouse by raising the roof and altering the roof form. On balance the alterations are not considered to be harmful within the streetscene. The roof would not be raised higher than Elmhurst or Breeze Mount the adjacent properties meaning that the proposal would not be overly dominant or in coherent within the streetscene.

### **Neighbour Amenity**

ULP Policies GEN2 and H8 seek to ensure that development would not have a materially adverse effect on the reasonable occupation and enjoyment of any nearby property as a result of loss of privacy, loss of daylight, overbearing impact or overshadowing. The described extensions are not considered to result in any significant impact to neighbouring properties from loss of privacy or overlooking. However, any loss of light or overshadowing to the dwellinghouses to the north and south should be carefully considered. Any proposed rooflights should be high- level and not result in any harmful overlooking.

### **Access and Parking**

Policy GEN1 requires development to meet a number of criteria in relation to access and highway safety, this includes:

- Access to the main road network must be capable of carrying the general traffic generated by the development.
- The traffic generated by the development must be capable of being accommodated on the surrounding transport network
- The design of the site must not compromise road safety and must take account of the needs of cyclists, pedestrians, public transport users, horse riders and people with impaired mobility.
- The development encourages movement by means other than driving a car.

From my desktop study and site visit I did not notice any obvious highways issues, however you may wish to obtain specific pre application advice from the Highway Authority please contact the strategic Development Officer at Essex County Council tel: 0333 013 058 [transport.develop@essex.gov.uk](mailto:transport.develop@essex.gov.uk)

ULP Policy GEN8 takes into consideration vehicle parking standards, this supported by the council's adopted neighbourhood residential parking standards supplementary guidance. Development will not be permitted unless the number, design and layout of the parking places proposed is appropriate for the location.

From the information submitted the proposal is likely not to impact the existing access or result in any intensification of use, as such I do not raise any concerns at this stage.

### **Biodiversity**

Given the nature of the site this may provide habitat for protected species and an ecological appraisal may be required. A planning application will require the submission of a completed biodiversity checklist, and this should demonstrate whether a full survey is required.

We would consult our ecologist on any planning application, but you may wish to commission protected species surveys to prevent any delays. If this assessment indicates that further surveys should be undertaken these must be done prior to the submission of the application. Failure to do so is likely to result in the application being refused.

Any future planning submission would be assessed by the ecologists at Essex County Council (Place Services). You may wish to have preliminary advice from them prior to the submission of any future planning application, please find the following contacts: Tel: 0333 013 6840, [enquiries@placeservices.co.uk](mailto:enquiries@placeservices.co.uk)

### **Climate Change**

Uttlesford District Council have recently adopted a climate change strategy and interim climate change planning policy and as such any proposed development should make due consideration. I advise prior to the submission of any planning application due consideration is made to this document which can be viewed online on the Council's website.

### **CONCLUSION:**

On balance, it is considered that there are no material considerations that indicate planning permission should be refused for the elements that are supported as per the above advice. Subject to appropriate design, scale and materials it is considered that the proposed development will be supported at planning application stage.

### **MAKING AN APPLICATION:**

Should you wish to submit an application for planning permission, please ensure that you review the advice on completing an application form and the appropriate checklist to ensure that the correct documents are included.

Further guidance on information requirements can be found in the Planning Practice Guidance, and at [www.uttlesford.gov.uk/planningapplicationforms](http://www.uttlesford.gov.uk/planningapplicationforms).

### **IMPORTANT:**

Please note the following:

The advice given in this letter is based only on the information that has been submitted as part of the pre-application and it may not apply to any subsequent changes.

The application would be assessed against the national and local policies in force at the time the application is submitted.

This letter is for guidance only: You will appreciate that the views expressed above are those of an Officer which will be no way binding upon the Council or any of its Committees when considering any formal application.

The letter relates only to planning and your client will need to seek professional advice for guidance relating to building regulations.

Planning permission does not overrule your client's other statutory responsibilities, such as, but not limited to, complying with any restrictive covenants. The Council does not have access to this information so if your client is unsure about the existence of these issues, then your client should seek independent legal advice before an application is submitted.

Yours faithfully

*Emma Kate Barral*

**Emma Kate Barral**  
**Senior Planning Officer**