

**UTTLESFORD DISTRICT COUNCIL**

Council Offices, London Road, Saffron Walden, Essex CB11 4ER

Telephone (01799) 510510

Textphone Users 18001

Email planning@uttlesford.gov.ukWebsite www.uttlesford.gov.uk**Householder Application for Planning Permission for works or extension to a dwelling****Town and Country Planning Act 1990 (as amended)****Publication of applications on planning authority websites**

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

Applicant Details

Name/Company

Title

Mr

First name

Ian

Surname

Stumpf

Company Name

Address

Address line 1

Oakwood House,

Address line 2

Park Green,

Address line 3

Park Green Lane,

Town/City

Berden

County

Essex

Country

Postcode

CM23 1BA

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Contact Details

Primary number

**** REDACTED ****

Secondary number

Fax number

Email address

**** REDACTED ****

Description of Proposed Works

Please describe the proposed works

To replace an existing outbuilding with a proposed home office and gym.

Has the work already been started without consent?

Yes

No

Materials

Does the proposed development require any materials to be used externally?

Yes

No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

Type:

Roof

Existing materials and finishes:

Corrugated asbestos sheet

Proposed materials and finishes:

Plain clay tiles

Type:

Walls

Existing materials and finishes:

Concrete block & Timber horizontal boards

Proposed materials and finishes:

Horizontal timber cladding, natural finish

Type:

Windows

Existing materials and finishes:

Openings with no glazing.

Proposed materials and finishes:

Slim-line Aluminium/steel framed, painted or powder coated.

Type:

Doors

Existing materials and finishes:

Openings with no glazing. Timber planked lower half to three doors (open above)

Proposed materials and finishes:

Slim-line Aluminium/steel framed, painted or powder coated.

Type:

Lighting

Existing materials and finishes:

None

Proposed materials and finishes:

Low impact PIR light at entrance.

Are you supplying additional information on submitted plans, drawings or a design and access statement?

Yes

No

If Yes, please state references for the plans, drawings and/or design and access statement

D & A statement Oakwood Berden (PDF doc)
BAT SURVEY_Oakwood House (PDF doc)
Biodiversity_Checklist (PDF doc)
129123_Planning-A1_129123-01 (PDF drawing)
129123_Planning-A1_129123-02 (PDF drawing)

Trees and Hedges

Are there any trees or hedges on the property or on adjoining properties which are within falling distance of the proposed development?

- Yes
 No

If Yes, please mark their position on a scaled plan and state the reference number of any plans or drawings.

Tree 'T1' (11 metres high) is within falling distance. Tree 'T2' is only just within falling distance also.

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

- Yes
 No

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

- Yes
 No

Is a new or altered pedestrian access proposed to or from the public highway?

- Yes
 No

Do the proposals require any diversions, extinguishment and/or creation of public rights of way?

- Yes
 No

Parking

Will the proposed works affect existing car parking arrangements?

- Yes
 No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- Yes
 No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- The agent
 The applicant
 Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- Yes
 No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

UTT/23/2278/PA

Date (must be pre-application submission)

07/09/2023

Details of the pre-application advice received

The proposed replacement of the existing outbuilding is, in principle, considered to be acceptable.

The existing outbuilding is entirely consumed by undergrowth, brambles and shielded from the passing lane.

Current condition of the existing structure is poor, rotten timber weatherboarding, where still attached, covers front elevation.

The rear and sides are of block work construction and the roof is of corrugated asbestos cement sheeting with limited support which has resulted in significant distortion.

The rear wall has now bowed outwards to a dangerous extent, which in the event of collapse would see the entire structure fall into the ditch which separates to the lane from the application site.

Removal of the existing structure is recommended.

The proposed replacement outbuilding would occupy approximately the same footprint as the existing approximately 50-52m². Marginally deeper although the length would be reduced, this is not considered to be detrimental to the proposals, the existing residential garden within which the host dwelling and the outbuilding sits is approximately 7700m² or two acres, and is therefore considered more than adequate, and capable of accommodating the replacement structure.

The scale, and proportions would be considered acceptable, demonstrating a clear level of subservience to the host dwelling with a pitch roof replicating that of the host.

There are no concerns over any impact on the openness of the countryside setting or the character of the area, the proposed outbuilding would go unnoticed by passing drivers and pedestrians during the summer months when the trees and shrubs are in leaf, and although a site visit was carried out later in the year, the existing building was still heavily screened.

The development would have no impact upon neighbouring properties, and would be entirely unseen.

The proposals would not involve any alterations to the existing gated access and therefore would not have any Highways implications.

The clay tiles would match those of the host dwelling. The weather boarding would also sympathetically replicate elements of the host dwelling.

The proposed openings (doors) in the replacement building would feature slimline aluminium or steel framed full height glazing, giving the appearance of open frontage, in a cart lodge style. These would present an attractive and traditional appearance in-keeping with the setting and many similar buildings in the district.

The benefit of additional and functional space reusing an existing footprint is significant.

To conclude, assuming that the scale and dimensions of the proposed outbuilding are kept reasonable, and the proposed materials remained traditional in appearance without overly domestic elements, the proposed works would appear to comply with relevant policies within the Uttlesford Local Plan (2005) and the NPPF.

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff**
- (b) an elected member**
- (c) related to a member of staff**
- (d) related to an elected member**

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

Yes

No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

Yes

No

Is any of the land to which the application relates part of an Agricultural Holding?

Yes

No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

The Applicant

The Agent

Title

Mr

First Name

Darren

Surname

Upson

Declaration Date

23/01/2024

Declaration made

Declaration

I/We hereby apply for Householder planning permission as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Ian Abrams Architect Ltd

Date

23/01/2024