



UTTLESFORD DISTRICT COUNCIL

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Mr Edward Noad
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Braemar House
Water Lane
Stansted
CM24 8BJ

Dated: 3 November 2016

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

Application Number: UTT/16/2658/HHF

Applicant: Mr Paul Whiting

Uttlesford District Council **Grants Permission** for:

Proposed front, rear and side extensions (amendment to previously approved application UTT/15/3703/HHF). at High Clouds 3 St Johns Lane Stansted CM24 8JU

The approved plans/documents are listed below:

Plan Reference/Version	Plan Type/Notes	Received
1515/PL2/400 A	Combined	19/10/2016
1515/PL2/175	Block Plan	19/10/2016
1515/PL2/150	Block Plan	14/09/2016
1515/PL2/300	Combined	14/09/2016
1515/PL2/100	Location Plan	14/09/2016

Permission is granted with the following conditions:

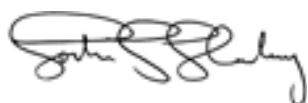
- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this decision.
REASON: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 Prior to commencement of the development hereby permitted details of the foundations for the proposed extensions shall be submitted to and approved in writing, by the Local Planning Authority. Thereafter the development shall be implemented in accordance with the approved details.

REASON: In the interests of the health and wellbeing of the neighbouring oak tree that is protected by a Tree Preservation Order.

JUSTIFICATION: To ensure the neighbouring protected tree is not harmed as a result of this development prior to the commencement of works.

In determining this application, the Local Planning Authority had regard to the following Development Plan Policies:

Policy	Local Plan	Local Plan Phase
NPPF - National Planning Policy Framework		
S1 - Settlement Boundaries for the Main Urban Areas	Uttlesford Local Plan	Uttlesford Local Plan Adopted 2005
GEN2 - Design	Uttlesford Local Plan	Uttlesford Local Plan Adopted 2005
H8 - Home Extensions	Uttlesford Local Plan	Uttlesford Local Plan Adopted 2005
SPD1 - Home Extensions	Uttlesford Local Plan	Uttlesford Local Plan Adopted 2005
GEN8 - Vehicle Parking Standards	Uttlesford Local Plan	Uttlesford Local Plan Adopted 2005
Uttlesford Local Parking Standards		



Gordon Glenday
Assistant Director Planning

Notes:

- 1 The local planning authority has worked with the applicant in a positive and proactive manner in determining this application.
- 2
 - * This permission does not incorporate Listed Building Consent unless specifically stated.
 - * The alterations permitted by this consent are restricted to those specified and detailed in the application. Any alteration, demolition or re-building not so specified, even if this should become necessary during the course of the work, must be subject of a further application. It is an offence to carry out unauthorised work to the interior or exterior of a Listed Building in any way, which would affect its character.
 - * The proposal has been considered against Development Plan policies shown in the schedule of policies. Material planning considerations do not justify a decision contrary to the Development Plan.
 - * The Development Plan comprises the saved policies of the Uttlesford Local Plan (2005).
 - * It is the responsibility of the owner to ensure that any conditions attached to an approval are complied with. Failure to do so can result in enforcement action being taken. Where conditions require the submission of matters to and approval by the local planning authority these must be submitted on form "Application for approval of details reserved by condition" available from the Council's web site www.uttlesford.gov.uk and accompanied by the correct fee.
 - * Your attention is drawn to the need to check with the Council's Building Surveying Section regarding fire-fighting access and the requirements of Section 13 of the Essex Act 1987.

- * Your attention is drawn to the Equality Act 2010. The Act makes it unlawful for service providers (those providing goods, facilities or services to the public), landlords and other persons to discriminate against certain groups of people.
- * If you intend to pipe, bridge or fill in a watercourse, as part of this development or otherwise, you need to contact the County Highways Authority.
- * Under the terms of the Water Resources Act 1991 and Environment Agency Byelaws, the prior written consent of the agency is required for any proposed works or structures in, under, over or within 9 metres of the top of the bank of any main river.
- * If you are aggrieved by the decision of the Council to grant permission subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990, section 20 and 21 of The Planning (Listed Buildings and Conservation Areas) Act 1990 or Regulation 15 of The Town and Country Planning (Control of Advertisement) Regulations 1992.
- * If you want to appeal against the Council's decision then you must do so within 12 weeks if it is a Householder (HHF) application, 6 months for other Planning Applications and Listed Building applications and all other planning applications or within 8 weeks in relation to Advertisement applications.
- * If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months (12 weeks in the case of a householder application) of the date of this notice, whichever period expires earlier.
- * The Inspectorate will publish details of your appeal on the internet. Please only provide information, including personal information belonging to you that you are happy will be made available to others in this way. If you supply personal information belonging to a third party please ensure you have their permission to do so.
- * Appeals must be made using a form available from the Planning Inspectorate Customer Support Team 0303 444 50 00 or to submit electronically at <https://www.gov.uk/appeal-planning-inspectorate>.
- * If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.
- * Working in close proximity to live overhead lines:
The law requires that work may be carried out in close proximity to electricity overhead lines (usually recognised by a yellow and black "Danger of Death" label on the pole or pylon although this may be missing or have been vandalised) only when there is no alternative and only when the risks are acceptable and can be properly controlled. Further information can be viewed at <http://www.ukpowernetworks.co.uk/internet/en/help-and-advice/help-sheets/> then click on "Keeping Safe" then "Working safely near power lines"
UK Power Networks will also visit sites and provide safety advice with regard to work near electricity overhead lines and a statement of clearances to the overhead lines. A call to UK Power Networks general enquiries line on 0845 601 4516 will be required to request a visit. Lines open Monday to Friday 9.00am to 5.00pm.

