

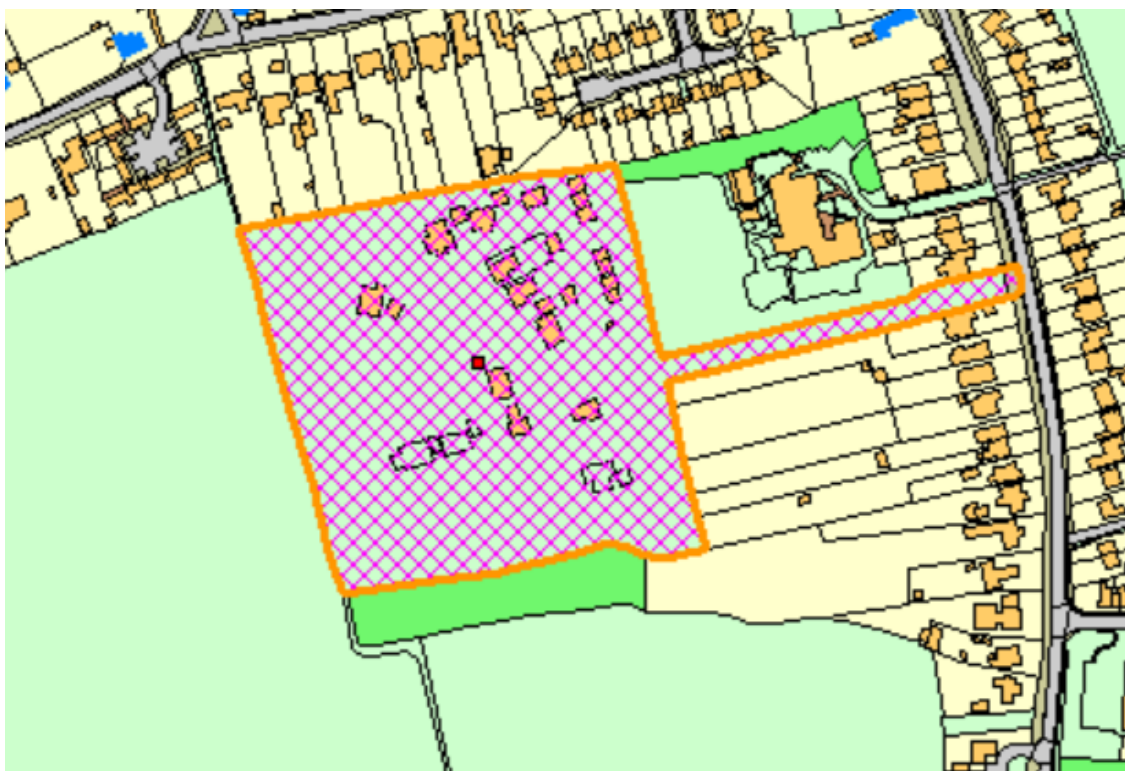
**ITEM NUMBER:** 15

**PLANNING COMMITTEE DATE:** 18 September 2024

**REFERENCE NUMBER:** UTT/24/1783/FUL

**LOCATION:** Land to The West of Stortford Road, Clavering

**SITE LOCATION PLAN:**



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Organisation: Uttlesford District Council      Date: 05 September 2024

**PROPOSAL:** S73 application to vary condition 1 (approved plans and materials) of UTT/22/1103/DFO (Details following outline application UTT/20/2639/OP for the erection of 31 no. dwellings and 38 no. parking spaces - details of appearance, landscaping, layout and scale)

Revision of approved plans for plot 01 - cart lodge.

**APPLICANT:** Pelham Structures Ltd

**AGENT:** Pelham Structures Ltd (Mr Simon Thompson)

**EXPIRY DATE:** 14 October 2024

**EOT Expiry Date** N/A

**CASE OFFICER:** Chris Tyler

**NOTATION:** Outside Development Limits

**REASON THIS APPLICATION IS ON THE AGENDA:** Major Planning Application

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## **1. EXECUTIVE SUMMARY**

**1.1** The proposal includes the variation of condition 1 attached to UTT/22/1103/DFO to allow for the revision to the approved plans to the cart lodge of plot 1.

**1.2** The variation of condition 1 is considered acceptable. The revisions to the cart lodge including the increase in size and change of design will not result in any harmful impact to the character and appearance of the original approved scheme. Furthermore, the proposed revisions will not result in any harmful impact to the amenity of the occupants of neighbouring properties and will provide sufficient off street parking.

**1.3** The proposed variation of condition 1 is acceptable and in accordance with ULP Policies S7, GEN2, GEN4, GEN8 and the NPPF.

## **2. RECOMMENDATION**

That the Strategic Director of Planning be authorised to **GRANT** permission for the development subject to those items set out in section 17 of this report -

A) Conditions

**3. SITE LOCATION AND DESCRIPTION:**

**3.1** The application site consists of residential development currently under construction located to the west of Stortford Road in Clavering. The site is accessed from Stortford Road via a new access constructed on the site of a previous dwelling (Poppies). To the east of the main site is Clavering Primary School and to the north of the site are the residential properties along Pelham Road.

**3.2** To the west of the application site a public right of way joins the north of the site (Pelham Road) to the south of the Clavering.

**4. PROPOSAL**

**4.1** This application seeks to vary condition 1 of UTT/22/1103/DFO to allow for the revision to the approved plans of the cart lodge of plot 1. The proposal seeks approval to substitute the approved single storey building for a 2 storey garage with external stair case and solar panels.

**4.2** The approved cart lodge for plot 1 includes a footprint of 8.6m x 6m and an overall ridge height of 4.1m and external materials of painted weatherboarding under a slate tiled roof.

**4.3** The proposed garage will have steeper roof design and will increase the ridge height to 5.9m.

**4.4** Condition 1 states:

**4.4.1** *“The development hereby permitted shall be carried out in accordance with the approved plans and proposed materials document as set out in the Schedule.*

**4.4.2** *REASON: For the avoidance of doubt as to the nature of the development hereby permitted, to ensure development is carried out in accordance with the approved application details, to ensure that the development is carried out with the minimum harm to the local environment, in accordance with the Policies of the Uttlesford Local Plan (adopted 2005) as shown in the Schedule of Policies”*

**4.5** The proposal includes the following changes to the approved plans:

Plot	Proposed change	Approved Plan	Revised Plan

1	Revision of appearance of the cart lodge	PL32	473 X 0107 G 473 X 0108 G
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## 5. **ENVIRONMENTAL IMPACT ASSESSMENT**

5.1 The proposed development does not constitute 'EIA development' for the purposes of The Town and Country Planning (Environmental Impact Assessment) Regulations 2017.

## 6. **RELEVANT SITE HISTORY**

6.1

Reference	Proposal	Decision
UTT/20/2639/OP	Outline application with all matters reserved except for access for the demolition of "Poppies" and the erection of up to 31 no. dwellings and 38 no. visitor parking spaces for the adjacent school	Approved
UTT/22/1103/DF O	Details following outline application UTT/20/2639/OP for the erection of 31 no. dwellings and 38 no. parking spaces - details of appearance, landscaping, layout and scale	Approved
UTT/23/0621/NM A	Non material amendment to UTT/22/1103/DFO - revisions to plans and elevations for plots 7 and 15.	Approved
UTT/23/0623/NM A	Non material amendment to UTT/22/1103/DFO - amendments to plans for garages, amendments to plot 2 (sunroom windows), plots 9 and 29 (roof materials), plot 10, 11, 30 and 31 (window and doors arrangements) plots 12 and 18 (cladding).	Approved
UTT/23/0999/NM A	Non material amendment to UTT/22/1103/DFO (following approval UTT/23/0621/NMA) - amendments to plot 7 and plot 15.	Approved
UTT/23/0574/FUL	Variation of Condition 1 (the development shall be carried out in accordance with the approved plans) of UTT/22/1103/DFO to allow for the revision of the site plan	Approved

	and the revision of the floor plans and elevations for plots 7 and 15 and other revisions to the layout of the development.	
UTT/23/1432/FUL	S73 application to vary condition 1 (approved plans) of UTT/22/1103/DFO (Details following outline application UTT/20/2639/OP for the erection of 31 no. dwellings and 38 no. parking spaces)	Approved
UTT/23/2538/FUL	S73 application to vary condition 20 (Widening of footway) of UTT/20/2639/OP (Demolition of Poppies and erection of up to 31 no. dwellings) in order to remove reference to widening of existing footway and replace with provision of new internal footpath to school	Approved
UTT/24/0763/FUL	S73 application to vary condition 1 (approved plans and materials) of UTT/22/1103/DFO (Details following outline application UTT/20/2639/OP for the erection of 31 no. dwellings and 38 no. parking spaces - details of appearance, landscaping, layout and scale)  proposed changes to approved plans for plot 7 garage, plot 12 garage and two storey garages to plots 2, 5, 6, 13, 14 and 17.	Approved
UTT/24/1794/NM A	Non Material Amendment to UTT/22/1103/DFO - Plot 1 - middle section of the front elevation has been recessed, a mono-pitched clay tiled porch has been introduced within the recessed portion of the front elevation, hipped roof replaced with a gabled style roof, slate finish within closed	Approved

	eaves has been replaced with a clay tile finish with open eaves, facing brick finish walls replaced with painted render with a facing brick plinth	
UTT/24/1492/NM A	Non material amendment to UTT/22/1103/DFO- Plot 3 - New dormer window, remove 2no. rooflights, layout changes to second floor - additional shower room on top floor, change to brick arches over windows, new oak porch, brick quoins removed, change from slate to plain tile. Plot 4 - new dormer window, remove 2no. rooflights, layout changes to second floor - additional shower room on top floor, change to brick arches over windows, brick quoins added to rear.	Approved

## **7. PREAPPLICATION ADVICE AND/OR COMMUNITY CONSULTATION**

7.1 The Local Planning Authority is unaware of any consultation exercise carried out by the applicant for this current proposal.

## **8. SUMMARY OF STATUTORY CONSULTEE RESPONSES**

### **8.1 Lead Local Flood Authority - No Objections**

8.1.1 Negligible impact on the drainage of the site,

### **8.2 Historic England- No Objection**

8.2.1 We suggest that you seek the views of your specialist conservation and archaeological advisers

### **8.3 Highway Authority- No Objection**

8.3.1 I can confirm that the highway authority has no adverse comments to make to the variation of condition 1, however requests that all highway related conditions from UTT/22/1103/DFO are applied to the consent (should permission be granted).

**9. PARISH COUNCIL COMMENTS**

- 9.1** Parish Council asks that if UDC Planning are minded to grant permission for the addition of an external staircase and door at an upper level, that there is condition applied that there can be no allowed permissions to convert the premises into a 2 storey dwelling/office space. It notes that the superseded permitted development drawings for plot 01 were not submitted for consideration with this application

**10. CONSULTEE RESPONSES**

**10.1 UDC Housing Enabling Officer- No Objection**

- 10.1.1** No objection to this variation.

**10.2 Place Services Heritage Officer- No Objection**

- 10.2.1** The submitted details for the proposed changes to the design and materials for the garage to Plot 1 are not considered to result in any additional harm and are therefore deemed to be acceptable

**10.3 Affinity Water – No Objection**

- 10.3.1** The construction works and operation of the proposed development site should be done in accordance with the relevant British Standards and Best Management Practices. We expect that the development includes water efficient fixtures and fittings. If the development goes ahead as proposed, the applicant/developer will need to get in contact with our Developer Services Team to discuss asset protection or diversionary measures

**10.4 UDC Environmental Health- No Objection**

- 10.4.1** The Environmental Protection Team have no objection to the proposed variation.

**10.5 ECC Ecology – No Objection**

- 10.5.1** We have reviewed the documents submitted for the above application and have no further comments in relation to ecology although we recommend that the ecology conditions from the previous application (UTT/22/1103/DFO) are copied over and attached to any consent.

**10.6 BAA Aerodrome Safeguarding**

- 10.6.1** No objections raised.



## **11. REPRESENTATIONS**

**11.1** Site notice/s were displayed on site and 287 notifications letters were sent to nearby properties. The application was also advertised in the local press.

**11.2** No comments received.

## **12. MATERIAL CONSIDERATIONS**

**12.1** In accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004, this decision has been taken having regard to the policies and proposals in the National Planning Policy Framework, The Development Plan and all other material considerations identified in the “Considerations and Assessments” section of the report. The determination must be made in accordance with the plan unless material considerations indicate otherwise.

**12.2** Section 70(2) of the Town and Country Planning Act requires the local planning authority in dealing with a planning application, to have regard to

- a) The provisions of the development plan, so far as material to the application:
  - (aza) a post-examination draft neighbourhood development plan, so far as material to the application,
- b) any local finance considerations, so far as material to the application, and
- c) any other material considerations.

**12.3** Section 73 of the Town and Country Planning Act 1990 enables an applicant to apply to develop land without compliance with conditions attached to an extant permission. The Local Planning Authority may amend or remove condition but may not amend any other part of the permission and therefore the original permission remains intact. It will form a separate permission in its own right. Therefore, this means that a developer may elect which permission to implement.

### **12.4 The Development Plan**

- 12.4.1** Essex Minerals Local Plan (adopted July 2014)  
Essex and Southend-on-Sea Waste Local Plan (adopted July 2017)  
Uttlesford District Local Plan (adopted 2005)  
Felsted Neighbourhood Plan (made Feb 2020)  
Great Dunmow Neighbourhood Plan (made December 2016)  
Newport and Quendon and Rickling Neighbourhood Plan (made June 2021)  
Thaxted Neighbourhood Plan (made February 2019)  
Stebbing Neighbourhood Plan (made 19 July 2022)  
Saffron Walden Neighbourhood Plan (made 11 October 2022)

Ashdon Neighbourhood Plan (made 6 December 2022)  
Great & Little Chesterford Neighbourhood Plan (made 2 February 2023)

**13. POLICY**

**13.1 National Policies**

**13.1.1** National Planning Policy Framework (2021)

**13.2 Uttlesford District Plan 2005**

S7 – The countryside

GEN1- Access

GEN2- Design

GEN3 - Flood Protection

GEN4 - Good Neighbourliness

GEN5 - Light pollution

GEN6 - Infrastructure to support development

GEN7 - Nature Conservation

GEN8 - Vehicle Parking Standards

H9 - Affordable Housing

H10 - Housing Mix

ENV1- Design of development within the conservation area

ENV2- Development affecting Listed Buildings.

ENV3 - Open Space and Trees

ENV4 - Ancient Monument and sites of Archaeological Importance

ENV5 - Protection of Agricultural Land

ENV11- Noise generators

ENV13 - Exposure to poor air quality

ENV14 - Contaminated land

**13.4 Supplementary Planning Document or Guidance**

Uttlesford Local Residential Parking Standards (2013)

Essex County Council Parking Standards (2009)

Supplementary Planning Document - Accessible homes and play space homes

Essex Design Guide

Uttlesford Interim Climate Change Policy (2021)

UDC Design Code (2024)

**14. CONSIDERATIONS AND ASSESSMENT**

**14.1** The issues to consider in the determination of this application are:

**14.2 A) Character and Appearance**

**B) Amenity**

**C) Parking Standards**

**D) Ecology**

**E) Drainage**

### **14.3 A) Character and Appearance**

- 14.3.1** ULP Policy GEN2 considers the design of development and advises development will not be permitted unless is compatible with the scale, form, layout, appearance and materials of surrounding buildings
- 14.3.2** Paragraph 135 (b) of the NPPF advises planning decision should ensure developments are visually attractive as a result of good architecture, layout and appropriate and effective landscaping.
- 14.3.3** The proposed revisions are of a result of the detailed design process in collaboration with the future occupiers of the plot. The proposed substitute garage for plot one will result in an increase of built form due to design being changed from a single storey cart lodge to a larger building with usable roof space.
- 14.3.4** The proposed revision to the cart lodge is considered of an appropriate scale that will give impression of a subservient appearance to the main dwelling. The proposal includes the introduction of the external staircase to access the roof space. The proposed changes are considered to be in keeping with a number of approved garages on this development site that have a similar design.
- 14.3.5** The proposal will include the use of external materials will respect the appearance and character of the existing building and be compatible with the character of the existing street scene and visual amenities of the locality.
- 14.3.6** The design of the garage will include the use of a number of solar panels which takes advantage of the renewable source of the sun's energy, this supports the adopted UDC Interim Climate Change Policy (2021).
- 14.3.7** As such it is considered the character and appearance of proposed development are acceptable and in accordance with ULP Policies S7, GEN2, UDC Design Code and the NPPF.

### **14.4 B) Amenity**

- 14.4.1** Paragraph 135 (f) of the NPPF advises planning decision should ensure developments include a high standard of amenity for existing and future users.
- 14.4.2** ULP Policy GEN2 considers the design of development and advises development will not be permitted if it results in an adverse effect on the reasonable occupation and enjoyment of a residential or other sensitive property, as a result of loss of privacy.
- 14.4.3** ULP Policy GEN4 advises that development will not be permitted where noise would cause a material disturbance to occupiers to surrounding

properties. The proposed use of the roof space of the garage is not considered to result in a significant increase in noise that will have a harmful impact to the occupiers of neighbouring properties.

**14.4.4** The proposed revisions to the design of the building includes the introduction of external staircase, the location of the staircase could result in some overlooking to neighbouring properties. Due to the location of the stairs and separation distance to the neighbouring properties it is considered not to be of an increase that will result in a in any significant overlooking or loss of privacy that will have any harmful impact to the reasonable occupation of neighbouring properties.

**14.4.5** In regards to amenity, it is considered the revisions of the approved scheme will not have any unacceptable impact to neighbouring residential amenity and would accord with ULP Policies GEN2, GEN4 and the NPPF.

#### **14.5 C) Parking Standards**

**14.5.1** The proposed works will not result in any material change to the approved off-street parking, as such it is considered the proposed revisions accords with policy GEN8 and the adopted Uttlesford residential neighbourhood parking standards 2013.

#### **14.6 D) Ecology**

**14.6.1** Policy GEN7 and paragraph 185 of the NPPF seeks to ensure that development would not have a harmful effect on wildlife and Biodiversity. Appropriate mitigation measures must be implemented to secure the long-term protection of protected species

**14.6.2** The Council's Ecology Officer has been consulted in regards to the proposed revision to the development. They have advised that although no objection have been raised subject to previous conditions imposed on the previous approval are included.

**14.6.3** It is considered subject to conditions, the proposed development will not have a harmful impact on protected species or biodiversity and is in accordance with Policy GEN7, and the National Planning Policy Framework.

#### **14.7 E) Drainage**

**14.7.1** ULP Policy GEN3 considers the development in regard to flood protection. The site is not in an area at risk of flooding however due to the scale and design of the development the appropriate Local Lead Flood Authority has been consulted due to the proposed drainage and SuDs features. No

**14.7.2** The Lead Local Flood Authority has been consulted and advise the proposals will have negligible impact on the drainage of the site,

## **15. ADDITIONAL DUTIES**

### **15.1 Public Sector Equalities Duties**

**15.1.1** The Equality Act 2010 provides protection from discrimination in respect of certain protected characteristics, namely: age, disability, gender reassignment, pregnancy and maternity, race, religion or beliefs and sex and sexual orientation. It places the Council under a legal duty to have due regard to the advancement of equality in the exercise of its powers including planning powers.

**15.1.2** The Committee must be mindful of this duty inter alia when determining all planning applications. In particular, the Committee must pay due regard to the need to: (1) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Act; (2) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; and (3) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

**15.1.3** Due consideration has been made to The Equality Act 2010 during the assessment of the planning application, no conflicts are raised

### **15.2 Human Rights**

**15.2.1** There may be implications under Article 1 (protection of property) and Article 8 (right to respect for private and family life) of the First Protocol regarding the right of respect for a person's private and family life and home, and to the peaceful enjoyment of possessions; however, these issues have been taken into account in the determination of this application

## **16. CONCLUSION**

**16.1** The variation of condition 1 is considered acceptable. The revisions to the garage including the increase in roof height, introduction of external staircase and solar panels will not result in any harmful impact to the character and appearance of the original approved scheme. Furthermore, the proposed revisions will not result in any harmful impact to the amenity of the occupants of neighbouring properties and will provide sufficient off-street parking.

**16.2** The proposed variation of condition 1 is acceptable and in accordance with ULP Policies S7, GEN2, GEN4, GEN8 and the NPPF

## **17. CONDITIONS**

**1** The development hereby permitted shall be carried out in accordance with the approved plans and proposed materials document as set out in the Schedule.

REASON: For the avoidance of doubt as to the nature of the development hereby permitted, to ensure development is carried out in accordance with the approved application details, to ensure that the development is carried out with the minimum harm to the local environment, in accordance with the Policies of the Uttlesford Local Plan (adopted 2005) as shown in the Schedule of Policies

- 2 The proposed landscaping scheme as demonstrated on plan 473x003 REV- AB, shall be carried out in the first planting and seeding seasons following the occupation of the buildings, the completion of the development, or in agreed phases whichever is the sooner, and any plants or trees which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation. All landscape works shall be carried out in accordance with the guidance contained in British Standards, unless otherwise agreed in writing by the local planning authority.

REASON: To ensure compatibility with the character of the area in accordance with ULP Policies S7 and GEN2 of the Uttlesford Local Plan (adopted 2005)

- 3 The development hereby approved shall be constructed in accordance with the details of the roof mounted PV solar panels submitted and approved under discharge of conditions application UTT/23/0286/DOC.

These details shall be implemented during the construction of the development and completed prior to the occupation of the development, unless otherwise previously agreed in writing by the Local Planning Authority.

REASON: These measures are required to identify suitable areas for renewable and low carbon energy sources and supporting infrastructure in accordance with ULP Policies ENV15 and GEN2 of the Uttlesford Local Plan (adopted 2005) and Uttlesford District Council's Interim Climate Change Policy document (2021) and the NPPF.

- 4 The development hereby approved shall be in accordance with the details of renewable features/ climate control measures (condition 4) submitted and approved under discharge of conditions application UTT/23/0286/DOC. These features shall be installed into the development as built and retained as such thereafter.

REASON: To ensure that the development is sustainable and makes efficient use of energy, water and materials and has an acceptable appearance to comply with Policies ENV15 and GEN2 of the Uttlesford Local Plan (adopted 2005) and Uttlesford District Council's Interim Climate Change Policy document (2021).

- 5 Dwellings shall not be occupied until such time as their associated vehicle parking area indicated on the approved plans, has been hard surfaced, sealed and marked out in parking bays. The vehicle parking areas and associated turning areas shall be retained in this form at all times. The vehicle parking shall not be used for any purpose other than the parking of vehicles that are related to the use of the development unless otherwise agreed with the Local Planning Authority.

REASON: To ensure that on street parking of vehicles in the adjoining streets does not occur in the interests of highway safety and that appropriate parking is provided in accordance with Policy DM8 of the Development Management Policies as adopted as County Council Supplementary Guidance in February 2011 and in accordance with ULP policy GEN1.

- 6 The dwellings hereby approved shall not be occupied until such time as their associated cycle parking indicated on the approved plans, has been provided.

REASON: To ensure appropriate bicycle parking is provided in accordance with Policy DM8 of the Development Management Policies as adopted as County Council Supplementary Guidance in February 2011 and in accordance with ULP policy GEN1

- 7 Any planting adjacent to the Public Rights of Way shall be planted a minimum of 3m from the extent of the Public Right of Way.

REASON: To maintain a clear passage for pedestrians without encroachment from vegetation. The above conditions are required to ensure that the development accords with the Highway Authority's Development Management Policies, adopted as County Council Supplementary Guidance in February 2011 and Uttlesford Local Plan Policy GEN1.

- 8 The development hereby approved (plot 16) shall be constructed in accordance details of the roof mounted PV solar panels submitted and approved under discharge of conditions applications UTT/23/2300/DOC.

These details shall be implemented during the construction of the development and completed prior to the occupation of the development, unless otherwise previously agreed in writing by the Local Planning Authority.

REASON: These measures are required to identify suitable areas for renewable and low carbon energy sources and supporting infrastructure in accordance with ULP Policies ENV15 and GEN2 of the Uttlesford Local Plan (adopted 2005) and Uttlesford District Council's Interim Climate Change Policy document (2021) and the NPPF.

- 9 The development hereby approved (plot 16) shall be constructed in accordance details of renewable features/ climate control measures submitted and approved under discharge of conditions applications UTT/23/2300/DOC.

These suitable measures shall be completed prior to the occupation of plot 16 and shall remain unless otherwise previously agreed in writing by the Local Planning Authority.

REASON: To ensure that the development is sustainable and makes efficient use of energy, water and materials and has an acceptable appearance to comply with Policies ENV15 and GEN2 of the Uttlesford Local Plan (adopted 2005) and Uttlesford District Council's Interim Climate Change Policy document (2021).

- 10 The development hereby approved shall be constructed in accordance the biodiversity enhancement strategy and approved under discharge of conditions applications UTT/24/1928/DOC.

These details shall be implemented during the construction of the development and completed prior to the occupation of the development, unless otherwise previously agreed in writing by the Local Planning Authority.

REASON: These measures are required to identify suitable areas for renewable and low carbon energy sources and supporting infrastructure in accordance with ULP Policies ENV15 and GEN2 of the Uttlesford Local Plan (adopted 2005) and Uttlesford District Council's Interim Climate Change Policy document (2021) and the NPPF.

REASON: To enhance protected and Priority species & habitats and allow the LPA to discharge its duties under the NPPF 2023 and s40 of the NERC Act 2006 (Priority habitats & species) and In accordance with ULP Policy GEN7.

- 11 Prior to occupation, an updated "lighting design strategy for biodiversity" in accordance with Guidance Note 08/23 (Institute of Lighting Professionals) shall be submitted to and approved in writing by the local planning authority. The strategy shall:

a) identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and

b) show how and where external lighting will be installed (through provision of appropriate lighting plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places. All external lighting shall be installed in



accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.”

REASON: To allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (Priority habitats & species) and in accordance with ULP Policy GEN7.

## **Appendix 1- Historic England**

Thank you for your letter of 17 July 2024 regarding the above application for planning permission.

Historic England provides advice when our engagement can add most value. In this case we are not offering advice. This should not be interpreted as comment on the merits of the application.

We suggest that you seek the views of your specialist conservation and archaeological advisers. You may also find it helpful to refer to our published advice at <https://historicengland.org.uk/advice/find/>

It is not necessary to consult us on this application again, unless there are material changes to the proposals. However, if you would like advice from us, please contact us to explain your request.

## **Appendix 2- Lead Local Flood Authority**

Thank you for consulting us on UTT/24/1783/FUL - S73 application to vary condition 1 (approved plans and materials) of UTT/24/0763/FUL (S73 application to vary condition 1 (approved plans and materials) of UTT/22/1103/DFO (Details following outline application UTT/20/2639/OP for the erection of 31 no. dwellings and 38 no. parking spaces - details of appearance, landscaping, layout and scale).

Having reviewed the proposed changes to plot 01 and plot 01 garage, it is considered that these amendments will have a negligible impact on the drainage of the site, and so we have no further comments to make. We would however recommend that any drainage conditions implied to the previous applications are copied over and attached to any consent.

## **Appendix 3- Highway Authority**

I can confirm that the highway authority has no adverse comments to make to the variation of condition 1 (approved plans and materials) of UTT/24/0763/FUL (S73 application to vary condition 1 (approved plans and materials) of UTT/22/1103/DFO, however requests that all highway related conditions from UTT/22/1103/DFO are applied to the UTT/24/1783/FUL consent (should permission be granted).