



**ITEM NUMBER:** 10

**PLANNING COMMITTEE DATE:** 8 July 2026

**REFERENCE NUMBER:** UTT/26/0737/HHF

**LOCATION:** Midden  
Top Road  
Wimbish  
Essex  
CB10 2XJ

**SITE LOCATION PLAN:**



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Organisation: Uttlesford District Council      Date: 9 June 2026

<b>PROPOSAL:</b>	Erection of detached garage
<b>APPLICANT:</b>	Mr And Mrs Mawson
<b>AGENT:</b>	Ms Lucy Carpenter
<b>EXPIRY DATE:</b>	25 May 2026
<b>EOT EXPIRY DATE:</b>	17 July 2026
<b>CASE OFFICER:</b>	Miss Ellie Culverhouse
<b>NOTATION:</b>	Smaller Village Parish Edge
<b>REASON THIS APPLICATION IS ON THE AGENDA:</b>	Applicant is a family member of an employee of Uttlesford District Council

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## 1. **EXECUTIVE SUMMARY**

- 1.1 The applicant seeks planning permission for the erection of a detached garage.
- 1.2 The proposal is appropriate with respect to its design and appearance. The proposal would not result in detrimental harm to the amenities enjoyed by residential amenities, to parking or to biodiversity.
- 1.3 The proposal has been assessed against the relevant policies contained within the Development Plan and the National Planning Policy Framework. The Officer concludes that the proposal complies and is in accordance with these policies and guidance. As the proposal is acceptable, the proposal is recommended for approval subject to conditions.

## 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 is located on Top Road in Wimbish. The dwelling has one floor and is detached. The walls of the dwelling are externally finished

with weatherboarding and the roof is gable-to-gable and finished with slate. Parking is located to the front of the site. There is a garden that surrounds the whole site.

- 3.2 The application site is located in a secluded area of Wimbish with a low population of dwellings in the immediate area. Dwellings in the immediate locality generally have one or two floors and are detached. The predominant external finishing is render and weatherboarding, and dwellings tend to have gable roofs.

#### 4. **PROPOSAL**

- 4.1 The proposal is for the erection of a detached garage.

#### 5. **ENVIRONMENTAL IMPACT ASSESSMENT**

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

#### 6. **RELEVANT SITE HISTORY**

Reference	Proposal	Decision
UTT/20/0522/HH F	Proposed single storey extension, porch and car port.	Approved (2020)

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

- 7.1 No pre-application discussions were undertaken between the Applicant and the Council prior to the submission of the Application.

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

- 8.1 There was no statutory requirement to consult any statutory consultees as part of the assessment of this proposal.

#### 9. **PARISH COUNCIL COMMENTS**

- 9.1 At the time of writing this report, no comments were received from Wimbish Parish Council.

#### 10. **CONSULTEE RESPONSES**

- 10.1 It was not required that any other consultees be consulted on this proposal.

#### 11. **REPRESENTATIONS**

11.1 3 notifications letters were sent to nearby properties. At the time of writing this report, no representations have been 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 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the local planning authority, or, as the case may be, the Secretary of State, in considering whether to grant planning permission for development which affects a Conservation Area, to have special regard to whether the development would fail to preserve or enhance the character and appearance of the Conservation Area.

### 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 2026)  
Uttlesford Design Code (adopted July 2024)  
Felsted Neighbourhood Plan (made February 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 July 2022)  
Saffron Walden Neighbourhood Plan (made October 2022)  
Ashdon Neighbourhood Plan (made December 2022)  
Great & Little Chesterford Neighbourhood Plan (made February 2023)

## 13. **POLICY**

### 13.1 National Policies

#### 13.1.1 National Planning Policy Framework (2024)

### 13.2 Uttlesford District Local Plan 2026

13.2.1	Core Policy 1	Addressing Climate Change
	Core Policy 3	Settlement Hierarchy
	Core Policy 31	Parking Standards
	Core Policy 38	Sites Designated for Biodiversity or Geology
	Core Policy 40	Biodiversity and Nature Recovery
	Core Policy 42	Pollution and Contamination
	Core Policy 44	Noise
	Core Policy 52	Good Design Outcomes and Process

### 13.3 Supplementary Planning Document or Guidance

Uttlesford Local Residential Parking Standards (2013)  
Essex County Council Parking Guidance – Part 1: Parking Standards Design and Good Practice (2024)  
Essex Design Guide  
Uttlesford Interim Climate Change Planning Policy (2021)  
Uttlesford District-Wide Design Code (2024)

## 14. CONSIDERATIONS AND ASSESSMENT

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

- 14.2
- A) Principle of development (CP3 and the NPPF)**
  - B) Character and appearance (CP52, Uttlesford District Wide Design Code and the NPPF)**
  - C) Residential Amenity (CP42, CP44 and the NPPF)**
  - D) Parking (CP31 and the NPPF)**
  - E) Ecology (CP38, CP40 and the NPPF)**

14.3 **A) Principle of development (CP3 and the NPPF)**

14.3.1 The proposed detached garage accords with Core Policy 3 of the Uttlesford Local Plan 2021–2041, which directs development according to the District's settlement hierarchy and seeks to ensure that development is proportionate to the role and function of individual settlements. Core Policy 3 recognises that development within established settlements can contribute to meeting local needs, provided that it is appropriate in scale and respects the character of the surrounding area.

14.3.2 The proposal relates to a modest domestic outbuilding ancillary to an existing dwelling and does not result in the creation of a new residential

unit, or any intensification of land use. The garage is contained within the existing residential curtilage and therefore represents a small-scale form of development that is entirely proportionate to the established use of the site.

**14.3.3** Furthermore, the development does not alter the settlement pattern, extend built form into the countryside, or undermine the spatial strategy set out in the Local Plan. By remaining subordinate to the host dwelling and maintaining the residential character of the site, the proposal supports the objectives of Core Policy 3 by accommodating an appropriate form of development within an existing settlement location. As such, the detached garage is considered fully compliant with the requirements and overarching aims of Core Policy 3.

#### **14.4 B) Character and appearance (CP52, Uttlesford District Wide Design Code and the NPPF)**

**14.4.1** In terms of design policy, good design is central to the objectives of both National and Local planning policies. The NPPF requires policies to plan positively for the achievement of high quality and inclusive design for the wider area and development schemes. CP52 of the Uttlesford Local Plan (2026) states that development will be supported where proposals can clearly demonstrate compliance with appropriate national policy and guidance in respect of Design, especially the most up-to-date versions of the Uttlesford Design Code, and the Essex Design Guide. Development must also demonstrate how it addresses the following characteristics: context, identity, built form, movement, nature, public spaces, uses, homes and buildings, resources and lifespan.

**14.4.2** The size and scale of the proposal is appropriate as the proposed detached garage is of a marginal, small scale in comparison to the rest of the dwelling. The detached garage would only marginally increase the size of the built form. This allows for the garage to appear like a natural addition whilst still appear subservient. The proposed gable roof integrates and matches with the existing built form, allowing the garage to blend in well with the existing built form. The proposed materials are of high quality and are similar to the materials used on the host dwelling which will allow for the appearance of the garage to integrate well with the overall appearance of the site. The proposed windows and doors are well designed and located so that they look natural and do not unbalance the elevation.

**14.4.3** There are no concerns about the proposed detached garage. The proposed garage would be erected on a large site with a vast amount of space, meaning it would not clutter or disturb the appearance of the host dwelling. The garage is proposed to be erected on the right-hand side of

the existing driveway, creating symmetry and not disturbing the design of the host dwelling.

**14.4.4** There are no restrictions on permitted development rights regarding the erection of garages (Schedule 2, Part 1, Class C of the Town and Country Planning (General Permitted Development) (England) Order 2015 (“the Order”) as amended), subject to conditions. As such, if the proposed garage met the necessary criteria of Schedule 2, Part 1 Class C of the Town and Country Planning (General Permitted Development) (England) Order 2015 it would be lawful under permitted development. This further demonstrates that the proposal is acceptable.

**14.4.5** Therefore, the character and appearance of the proposal would be appropriate due to well-considered design choices. Crucially, a smaller garage of a similar design and appearance would be permitted under permitted development rights. When all of the above is considered together, the proposal would not detrimentally alter the character of the dwelling or the street scene due to its well-considered details and design. The proposal thereby complies to policies CP52 of the adopted Local Plan and the NPPF.

#### **14.5 C) Residential Amenity (CP42, CP44 and the NPPF)**

**14.5.1** CP44 of the Uttlesford Local Plan states that residential and other noise sensitive development will be permitted where it can be demonstrated that users of the development will not be exposed to unacceptable noise impact from existing, temporary or future uses. CP42 of the Uttlesford Local Plan states that the exposure to pollutants to neighbouring residence must be given consideration and the benefits of the development must outweigh the effect of pollution.

**14.5.2** Due to the layout of the application site, the other built form and the size and scale of the proposal, there would be no harm to residential amenities in the ways outlined above.

**15.5.3** Therefore, the proposal would comply with policies CP52, CP42 and CP44 of the adopted Local Plan and the NPPF.

#### **14.6 D) Parking (CP31, Parking Standards and the NPPF)**

**14.6.1** CP31 of the Uttlesford Local Plan states that development proposals should consider the latest Essex Parking Standards and the parking standards and design principles set out the Uttlesford Design Code. For all development types, including employment, secure cycle parking should be prioritised over private car parking and will be located in a prominent and obvious position. Cycle storage should include provision for electric cycle charging. Developments which propose flats or homes

in multiple occupation should ensure that there is enough cycle parking available for all residents.

**14.6.2** It is not proposed for there to be any additional bedrooms, and the current parking provision would not be affected by the proposal. The proposal therefore complies with policy CP31 of the adopted Local Plan, the Parking Guidance – Part 1: Parking Standards Design and Good Practice (September 2024) and the NPPF

## **14.7 E) Ecology (CP38 and the NPPF)**

**14.7.1** CP38 of the Uttlesford Local Plan sets out the design of development should incorporate measures to improve the biodiversity or geodiversity of development sites. The application site is not the subject of any statutory nature conservation designation. It has not been suggested in that there could be protected species on the site. The biodiversity checklist does not raise any concerns, and this was supported by the planning officers site visit. Therefore, the proposal could be implemented without resulting in detrimental harm to protected species or their habitats and would comply with policy CP38 of the adopted Local Plan and the NPPF.

## **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** In light of the above assessment, the character and appearance of the proposal would be appropriate and in keeping with the dwelling and the locality. There would be no detrimental harm to residential amenities, parking or ecology as a result of the proposal.

**16.2** The proposal complies with the policies of the Uttlesford Local Plan (2026), Parking Standards, Uttlesford District Wide Design Code and the National Planning Policy Framework. As such, it is recommended that planning permission be granted subject to conditions.

**17. 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** The development hereby permitted shall be carried out in accordance with the approved plans 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.