

UTT/0859/11/FUL (RICKLING GREEN)

(Officer's interest)

PROPOSAL: Alterations to approved window and doors in ground floor rear elevation of dwelling. Retrospective application for erection of a double garage.

LOCATION: Woodview House Woodview Drive Rickling Green

APPLICANT: Mr P Scales

AGENT: Mr P Scales

GRID REFERENCE: TL 508-301

EXPIRY DATE: 28 June 2011

CASE OFFICER: Planning Consultant

APPLICATION TYPE: Other

1.0 NOTATION

1.1 Part in development limit (dwelling and garage inside, rear garden outside)

2.0 DESCRIPTION OF SITE

2.1 The application site comprises a two-storey detached dwelling located on the edge of the village. It is set to the rear of other dwellings which front the main road. The dwelling comprises a more modern two-storey detached property with various single storey extensions. There is a public right of way to the west of the site. The site and close locality are on flat ground.

3.0 PROPOSAL

3.1 Planning permission has previously been granted for two storey side/front extensions and for demolition of an existing store and erection of double garage. The current application seeks planning permission for a minor change to the previously approved doors and windows at ground floor level in the proposed rear elevation of the two storey side extension.

3.2 Retrospective planning permission is also sought to retain the detached double garage which has been erected at the site. The garage which has been erected differs from the garage granted approval in that it is 0.2 m greater in height, 0.2 m greater in width and depth with a miniature bell tower above. In addition, a single door has been inserted within the front (south) elevation rather than the two doors previously approved, a circular window has been added at eaves level within the front elevation and an exterior staircase has been added to the rear (north) elevation to facilitate access to a first floor storage area. The garage is constructed in blockwork with a tiled roof.

4.0 APPLICANT'S CASE

4.1 None

5.0 RELEVANT SITE HISTORY

- 5.1 UTT/1120/10/FUL – Demolition of single storey garage/store room and erection of two storey side/front extension. Demolition of store and erection of double garage (revised scheme to planning approval UTT/0538/09/FUL)
- 5.2 UTT/0538/09/FUL – Demolition of single storey garage/store room and erection of two storey side/front extension. Erection of replacement garage – Approved – 02/07/09
- 5.3 UTT/0416/08/FUL – Two storey front/side extensions, single storey side extension, replacement garage – Refused – 06/05/08

6.0 POLICIES

6.1 National Policies

- NA

6.2 East of England Plan 2006

- NA

6.3 Essex Replacement Structure Plan 2001

- NA

6.4 Uttlesford District Local Plan 2005

- Policy GEN2 Design
- Policy H8 Home extensions

7.0 PARISH/TOWN COUNCIL COMMENTS

- 7.1 None received (Due 7 June)

8.0 CONSULTATIONS

- 8.1 NA

9.0 REPRESENTATIONS

- 9.1 One letter has been received. Period for comments expired 31 May 2011. The neighbours have been notified about revised plans and comments are invited by 22 June 2011. If further comments are received they will be reported.

- 9.2 The representation makes reference to the officer's interest/ownership; details the ways in which the garage is not as approved; that there is overlooking from the garage is staircase. Claims that approval would set a precedent and questions whether a similar development would be acceptable for the writer.

10.0 APPRAISAL

- 10.1 The issues to consider in the determination of the application are:

A Design (ULP policies: H8, GEN2) including Supplementary Planning Document "Home Extensions"

B neighbour's amenity (ULP policies: H8, GEN2)

C Other material considerations

10.2 A Design (ULP policies: H8, GEN2) including Supplementary Planning Document "Home Extensions"

10.3 The baseline for considering the application is the 2010 permission. With regard to the design and appearance of these extensions, and the impact upon the existing dwelling, both the adopted local plan policies and the Supplementary Planning Document "Home Extensions" indicate that extensions should respect the appearance of the existing dwelling. Extensions should also have regard to the street scene that exists.

10.4 With regard to the detached garage which has been erected it is of broadly similar footprint, design and appearance to the previously approved garage and it is considered that the garage is of a satisfactory size, scale and design which would be subordinate to both the existing and extended property. The revised orientation/siting of the garage to the front of the site is considered to be an acceptable amendment to the previously approved scheme.

10.5 With respect to impact on existing residential amenity, there is a single storey dwelling to the west of the application site which has a detached single garage to its eastern side. This dwelling benefits from a private rear garden area to the western side of the dwelling. The rear staircase is partly screened by planting to the west and significantly screened to the rear. Notwithstanding this, the first floor of the garage would be used for storage purposes only and therefore unlikely to be accessed on a frequent basis. The building measures 2.3 m to eaves level with a pitched roof which slopes away from the boundary.

10.6 In the light of the above, it is considered that the proposed development would not have an excessive impact on existing neighbouring amenity by way of significant overlooking, overshadowing or that it would have an overbearing effect on neighbouring properties. The proposed alterations to the dwelling are very minor and consequently acceptable

11.0 CONCLUSION

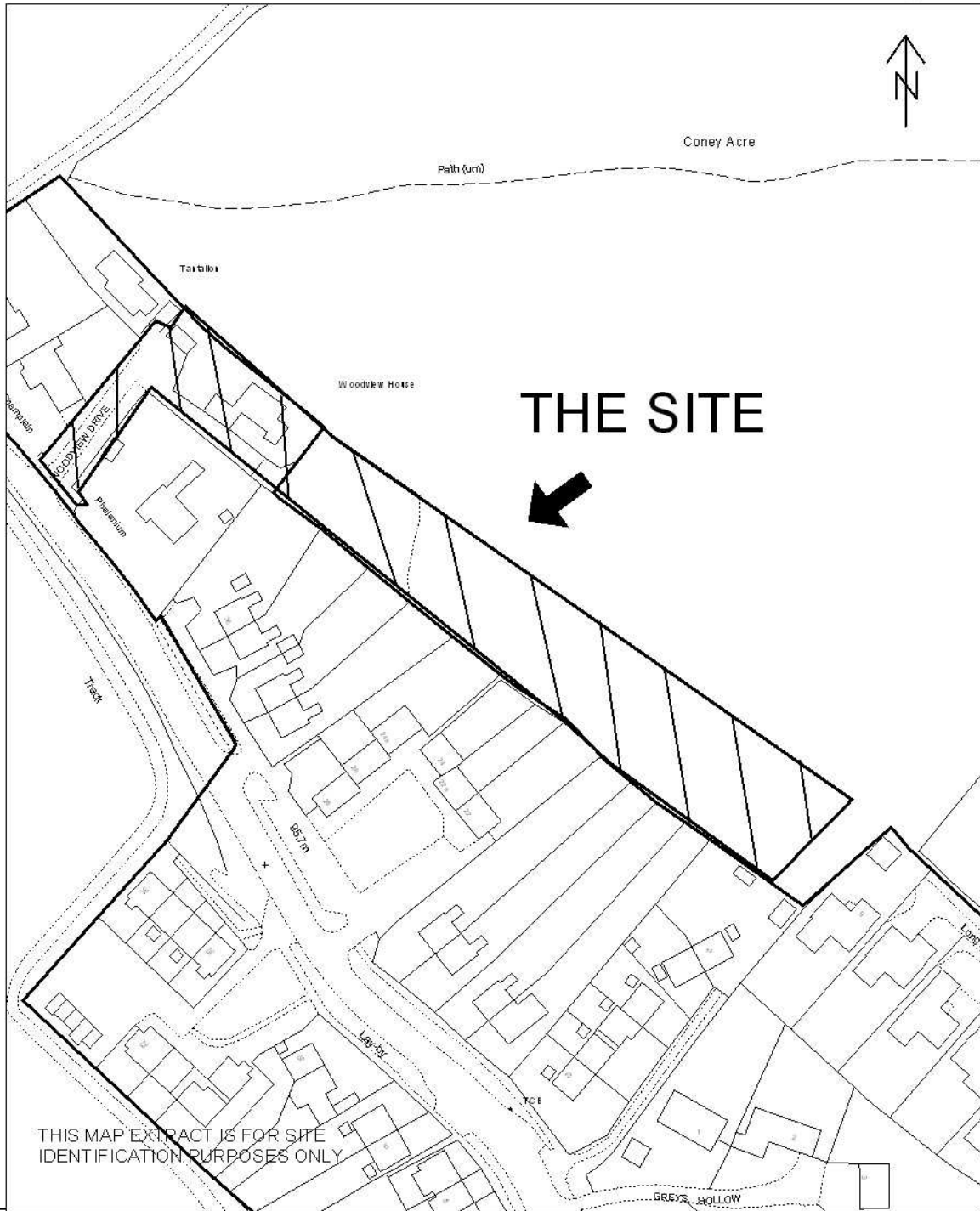
The following is a summary of the main reasons for the recommendation:

- A The revised proposals are acceptable with regard to the design and appearance and the proposed development would not have an excessive impact on existing neighbouring amenity therefore the application should be approved.
- B Part of the application is retrospective and the other element involves amendments to a previously approved scheme which has been commenced. It is therefore considered that a time limit condition is not applicable in this instance.

RECOMMENDATION –CONDITIONAL APPROVAL

1. To be implemented in accordance with approved plans
2. The first floor of the garage building hereby permitted shall be limited to use as storage and the building shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as Woodview House.

Reason: To avoid overdevelopment of the site and in the interests of residential amenity.



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