

UTT/1064/11/FUL & UTT/1065/11/LB - WIDDINGTON

(Referred to Committee by Cllr Wilcock. Reason: Detrimental to listed building and inadequate parking).

PROPOSAL: Erection of single storey rear extension.

LOCATION: Roseley Barn, High Street, Widdington.

APPLICANT: Mr C Peacock.

AGENT: Rachel Moses Architect.

GRID REFERENCE: TL 538-315

EXPIRY DATE: 22.7.2011

CASE OFFICER: Joe Mitson

APPLICATION TYPE: Minor

1. NOTATION

1.1 Part Within Development Limits/Listed Building/Conservation Area.

2. DESCRIPTION OF SITE

2.1 The site comprises a barn of weatherboarding and tile converted into a dwelling. There is an extension to the side which provides garaging adjacent to a shared access and the adjacent dwelling, Meadow Cottage.

3. PROPOSAL

3.1 The proposal comprises the erection of an extension to the rear of the garage. The extension would have a footprint of 7.6 metres by 5.4 metres, eaves of 2.5 metres and a ridge of 5.2 metres. The extension would be set at a lower level than the barn.

4. APPLICANT'S CASE

4.1 The barn is curtilage listed and thought to have 18th century origins, it was converted in 1996 and the farmyard was divided up. The garage is completely modern with blockwork walls and external weatherboarding and the extension would be to the rear of this modern garage and would not therefore detract from the historic building. A pre application meeting took place with the Conservation Officer and it was suggested that an extension to the garage would be acceptable. The footprint of the barn and the extension to the next door property has eroded the rationale for preserving the historic edge between the farmyard and the open countryside. The Conservation Officer concluded that the design is in keeping and likely to be acceptable.

The extension is not on the boundary, it is set 20cm in from the two metre shared drive so it would be 2.2 metres from the neighbours boundary fence, the wall of the extension is the same height as the boundary wall, the neighbouring living room windows currently look onto the garage wall, there would be no impact on the neighbouring garden and comments on the previous application are not relevant as they related to an extension to the listed barn.

- 4.2 It is not intended to change the use of the site, the building would not be obviously visible from outside the site, there would be no conflict with any other business on the estate and there is adequate parking on the site. The maximum height of the extension is set at the central point and would be 5.1 metres from the neighbouring boundary fence.

5. RELEVANT SITE HISTORY

- 5.1 UTT/1572/01/LB, UTT/1570/01/FUL and UTT/0626/02/LB related to the refusal of a two storey rear extension to the original barn. Appeals were dismissed.

6. POLICIES

6.1 National Policies

PPS5 – Planning for the Historic Environment.

6.2 East of England Plan 2006

ENV7 - Quality in the Built Environment.

6.3 Essex Replacement Structure Plan 2001

No policies relevant.

6.4 Uttlesford District Local Plan 2005

Policy GEN2 - Design.

Policy H8 – Home Extensions

Policy ENV1 – Conservation Areas

Policy ENV2 – Development affecting Listed Buildings

Policy S3 – Other Development Limits

7. PARISH/TOWN COUNCIL COMMENTS

- 7.1 Widdington Parish Council objects on the grounds that the extension would create a precedent in conflict with policies GEN2, ENV1 and ENV2 of the Local Plan.

8. CONSULTATIONS

Conservation Officer: supports the proposal.

9. REPRESENTATIONS

- 9.1 Neighbour notification period expired 8th July 2011. Two letters received from the occupier of Meadow Cottage objecting on the grounds that the extension would be of significant depth, would be sited on the boundary close to living room windows and could have an extremely overbearing impact on the living room and garden. The appeal Inspector dismissed the appeal as the extension would add non traditional elements, the extension would result in the erosion of simple lines and all permitted development rights have been removed. The extension would harm residential amenity and the listed barn, the extension is very large and would not achieve the 45 degree rule.

10. APPRAISAL

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

A The visual impact and the impact on the setting of the listed building and the character and appearance of the conservation area (ULP Policies S3, GEN2, H8, ENV1 & ENV2, PPS5, Widdington VDS);

B The impact in terms of residential amenity (GEN2).

A The visual impact and the impact on the setting of the listed building and the character and appearance of the conservation area.

10.1 The property has been the subject of proposed two storey extensions previously. These included extensions to the rear of the converted barn and were refused and dismissed on appeal. The current application relates to a single storey extension to the rear of the garage which is a modern extension to the listed barn. Therefore the current proposals are substantially different.

10.2 The proposal relates to an extension on the northern side of the barn. The extension would be single storey and incorporate lower eaves and a substantially lower ridge level than the main barn or garage. It would also be set in from the side elevation. It would extend the rear of this part of the building back by approximately 7.5 metres but the subservient design details such as the height and siting off the side elevation, would result in an extension which would be read as a subservient element enclosing part of the rear curtilage. It would overcome the previous concerns as the extension would be on the later extension rather than part of the original building and would not adversely affect the setting of the listed building. Although the extension would take development beyond the historic building line of the barn this line has already been affected by the extension to the adjacent Meadow Cottage.

10.3 Furthermore, the extension would be to the rear and not unduly visible from the public realm and would preserve the character and appearance of the conservation area. It is considered that the extension would be visually acceptable and protect the setting of the listed building and the conservation area.

B The impact in terms of residential amenity (GEN2).

10.4 The proposed extension would be single storey, set in slightly from the side elevation of the existing garage and would be approximately two metres from the boundary. It would be slightly set into the ground as the garden rises slightly at the rear of the dwelling. The extension would be visible from the neighbouring dwelling and garden; however, the height of the extension would not be excessive and the roof would be pitched away. In addition the side wall of the extension would be similar to the height of the existing boundary treatment. Notwithstanding the objections received it is not considered that there are sufficient grounds to warrant refusal on the residential amenity of the neighbouring property. No other property would be affected.

10.5 The comments made on behalf of the neighbour indicate that the extension would not comply with the '45 degree rule'. However this is to misunderstand the application of this method of assessing likely overshadowing as outlined in the Council's guidance on extensions. The guidance relates to a mid point of a window rather than a property cartilage and requires a 45 degree line to be breached both in plan view and elevation before indicating overshadowing. This proposal does not breach the 45 degree lines in this manner.

C Other material considerations

10.6 In calling the application to committee. The local member has made reference to 'inadequate parking'. This proposal would involve no alterations to parking provision.

11. CONCLUSION

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

- A The extension would be in keeping with the character and appearance of the building, would not affect the setting of the listed building or the character or appearance of the conservation area. It would also be acceptable in terms of residential amenity.

RECOMMENDATION –CONDITIONAL APPROVAL

UTT/1064/11/FUL.

Conditions:

1. C.2.1. Time limit for commencement of development

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: In order to comply with Section 91 (1) and (2) of the Town and Country Planning Act 1990 (as amended).

2. C.3.1. To be implemented in accordance with approved plans

The development hereby permitted shall be implemented in all respects strictly in accordance with the approved plans listed in the schedule of plans printed on this Decision Notice, unless agreed in writing by the local planning authority.

REASON: To ensure the scheme will be carried out as approved and because any changes must be agreed in advance in writing by the local planning authority

UTT/1065/11/LB.

1 C.2.2. Time limit for commencement of development - listed buildings [conservation areas]

2. Roof Materials

The roof to the development hereby permitted shall be clad with handmade clay pantiles in accordance with details that have been submitted to and approved in writing by the local planning authority before development commences. Subsequently, the materials shall not be changed without the prior written consent of the local planning authority.

REASON: In the interests of preserving the historic character and appearance of the listed building and its setting.

3. Wall Materials

Before development commences samples of bricks to be used in the construction of the external surfaces of the development hereby permitted shall be submitted to and approved in writing by the local planning authority. The development shall be implemented using the approved materials. Subsequently, the approved bricks shall not be changed without the prior written consent of the local planning authority.

REASON: In the interests of preserving the historic character and appearance of the listed building and its setting.

4. Rooflights

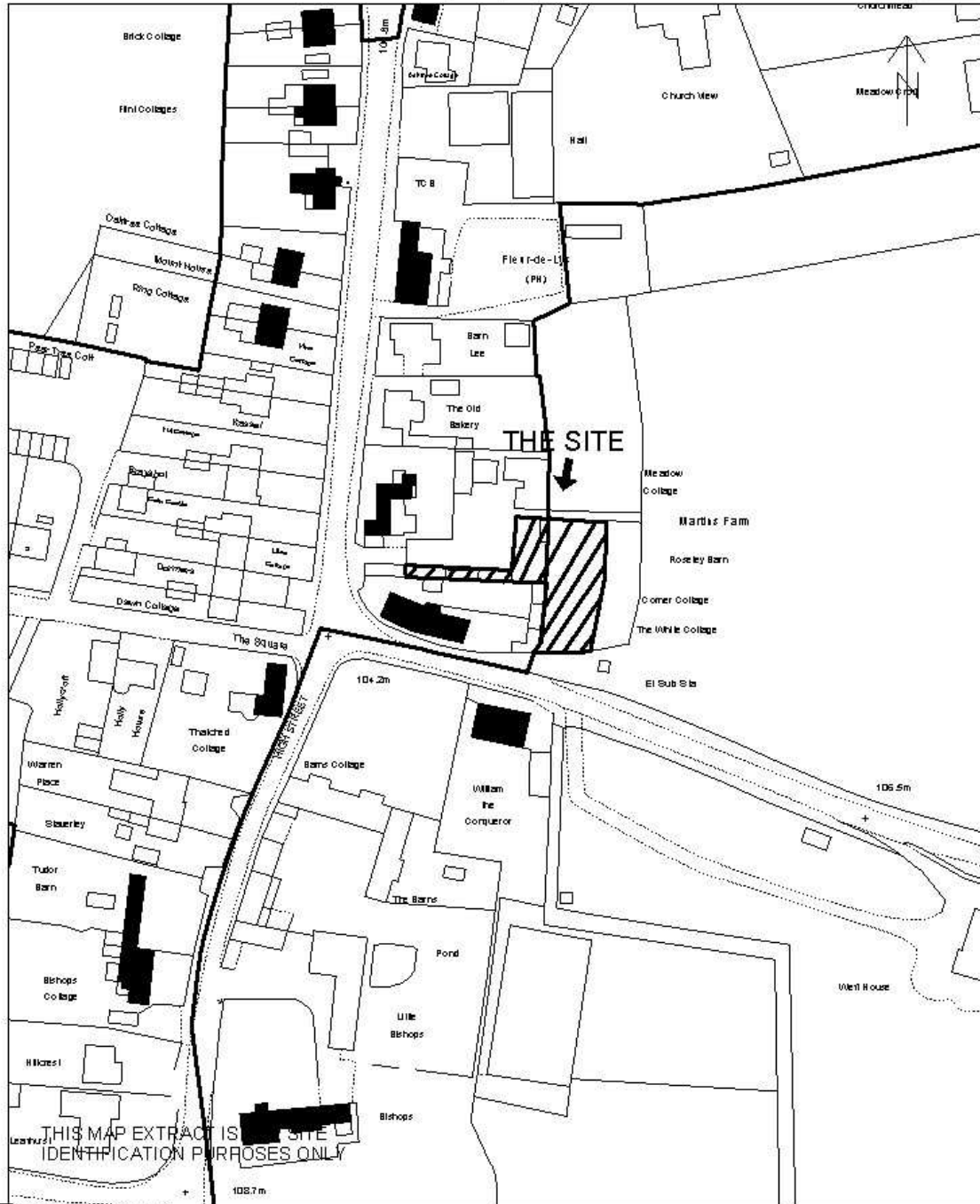
All new rooflights shall be of a conservation range and details of all the new rooflights shall be submitted to and approved in writing by the local planning authority before development commences and installed in accordance with those details. Subsequently, the approved details shall not be changed without the prior written consent of the local planning authority.

REASON: In the interests of preserving the historic character and appearance of the listed building and its setting.

5. Timber Treatment

All windows and doors shall be of black painted timber. All external weather-boarding shall be feather-edged and painted black. Subsequently, the materials shall not be changed without the prior written consent of the local planning authority. Subsequently, the approved details shall not be changed without the prior written consent of the local planning authority.

REASON: In the interests of preserving the historic character and appearance of the listed building and its setting.



Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office.

Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

Utterford District Council Licence No: 100018688 (2007).

DATE:12/08/2011

MAP REFERENCE: TL5331 NE

SCALE:1:1250