

UTT/1520/11/FUL – (GREAT CHESTERFORD)

(Referred to Committee because the applicant is a Council employee)

PROPOSAL: Demolition of existing single storey rear extension and erection of two storey rear extension.

LOCATION: The Gables, Carmel Street, Great Chesterford.

APPLICANT: Mr & Mrs Taylor

AGENT: None.

GRID REFERENCE: TL508428

EXPIRY DATE: 21 September 2011.

CASE OFFICER: Nicholas Ford.

1.0 NOTATION

1.1 Within Development limits. Grade II listed building. Conservation Area.

2.0 DESCRIPTION OF SITE

2.1 The Gables is a Grade II listed 17th Century timber framed and plastered two storey dwelling in the historic centre of Great Chesterford which fronts onto Carmel Street. It has a long rear garden of some 50 metres.

2.2 To the south is a dwelling named The Old Bakery and a wall which forms the boundary. To the north is a dwelling named Carmelstead, which is Grade II listed, with a wall forming the boundary.

3.0 PROPOSAL

3.1 Planning permission is sought for the demolition of a post war single storey flat roof utility room to the rear of the dwelling and the erection of a one and a half storey rear extension to provide a kitchen with fifth bedroom over.

3.2 The utility room to be demolished is adjacent the northern boundary wall with Carmelstead cottage. It comprises about 14 sqm and has a flat roof. The new extension would replace the existing utility room and project further from the rear of the dwelling (by a further 3 metres) with a floor area of about 26 sqm. It would have a ridge height of 6.5 metres (similar to existing rear range) and an eaves height of about 2.9 metres. A dormer window is indicated in the roof plane facing south across the garden and a roof light in the existing roof plane facing north. Materials proposed comprise painted render to elevations with a tile and slate roof.

4.0 APPLICANTS CASE

4.1 The Design and Access Statement and Planning Statement is available on file and the website.

5.0 RELEVANT SITE HISTORY

5.1 Consent for replacement windows (August 2011).

6.0 POLICIES

6.1 **National Policies**

- Policy PPS5 (Planning for the Historic Environment)

6.2 Uttlesford District Local Plan 2005

- Policy S3 (Other Development Limits - Great Chesterford)
- Policy ENV1 (Design of Development within Conservation Areas)
- Policy ENV2 (Development affecting Listed Buildings)
- Policy H8 (Home Extensions)
- Policy GEN2 (Design)

- 6.3 - Great Chesterford Conservation Area Appraisal (The Gables is not specifically discussed within this document)

7.0 PARISH COUNCIL COMMENTS

- 7.1 To be reported.

8.0 CONSULTATIONS

- 8.1 Conservation Officer: The Gables is a timber framed and plastered house of 17th Century origins with later historic alterations and extensions and modest 20th Century additions.

- 8.2 The proposal subject of this application is to remove the single storey modern range and form a storey and half addition housing a new family kitchen and additional bedroom. The new extension would be subservient to the existing forms in terms of gutter level creating a sought after visual articulation between the existing and the new, while perpetuating its overall vernacular character. The proposal also includes some internal alterations which mostly relate to the later or altered parts of the listed building.

- 8.3 I consider that these changes and the new addition would not unduly diminish the special architectural and historic interest of the listed building. I suggest approval subject to conditions.

9.0 REPRESENTATIONS

- 9.1 None received. Notification period expired 15 September 2011.

10.0 APPRAISAL

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

Whether the proposed extension would respect the scale, appearance and materials of the original building, preserve the setting of the listed building and the character and appearance of the Conservation Area and protects the amenity of neighbouring properties (ULP Policies S3, H8, ENV1, ENV2, GEN2, and Great Chesterford Conservation Area Appraisal).

- 10.1 The scale of the extension would be subservient to the dwelling and, in particular, it would be no higher than the existing range to which it would attach. Matching render and tiles would be appropriate to the setting of the building and can be secured by condition. The extension would be sited to the rear of the dwelling, with limited views from Carmel Street. As such it would preserve the street scene and character and appearance of the Conservation Area. Therefore, the extension is considered to accord with policies S3, H8 and ENV1.

- 10.2 The Conservation Officer has considered the proposed demolition and extension. She has no objection to the demolition of the flat roof modern extension and considers that the extension would be subservient and perpetuate existing vernacular. As such the

proposed works are considered to accord with policy ENV2 and Government guidance contained in PPS5 such that its setting would be preserved.

- 10.3 With regard to amenity, first floor accommodation in the new extension indicates windows facing its own garden and so no concern in relation to overlooking is raised. A roof light is proposed to be inserted into the existing roof plane facing Carmelstead but this would serve a bathroom and be set at an oblique angle which would restrict potential to overlook.
- 10.4 A high wall forms the boundary with Carmelstead, to which the existing flat roof extension attaches. The new extension would continue the same relationship on this boundary but have a pitched roof. It is considered that the roof would not be of a dominant scale so as to be oppressive to occupiers of Carmelstead. Given the relationship between dwellings no significant potential for overshadowing is identified. The proposal is therefore considered to accord with policy GEN2.

11.0 CONCLUSION

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

11.2 The proposed extension would accord with planning policies relating to extensions.

RECOMMENDATION - CONDITIONAL PLANNING PERMISSION

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

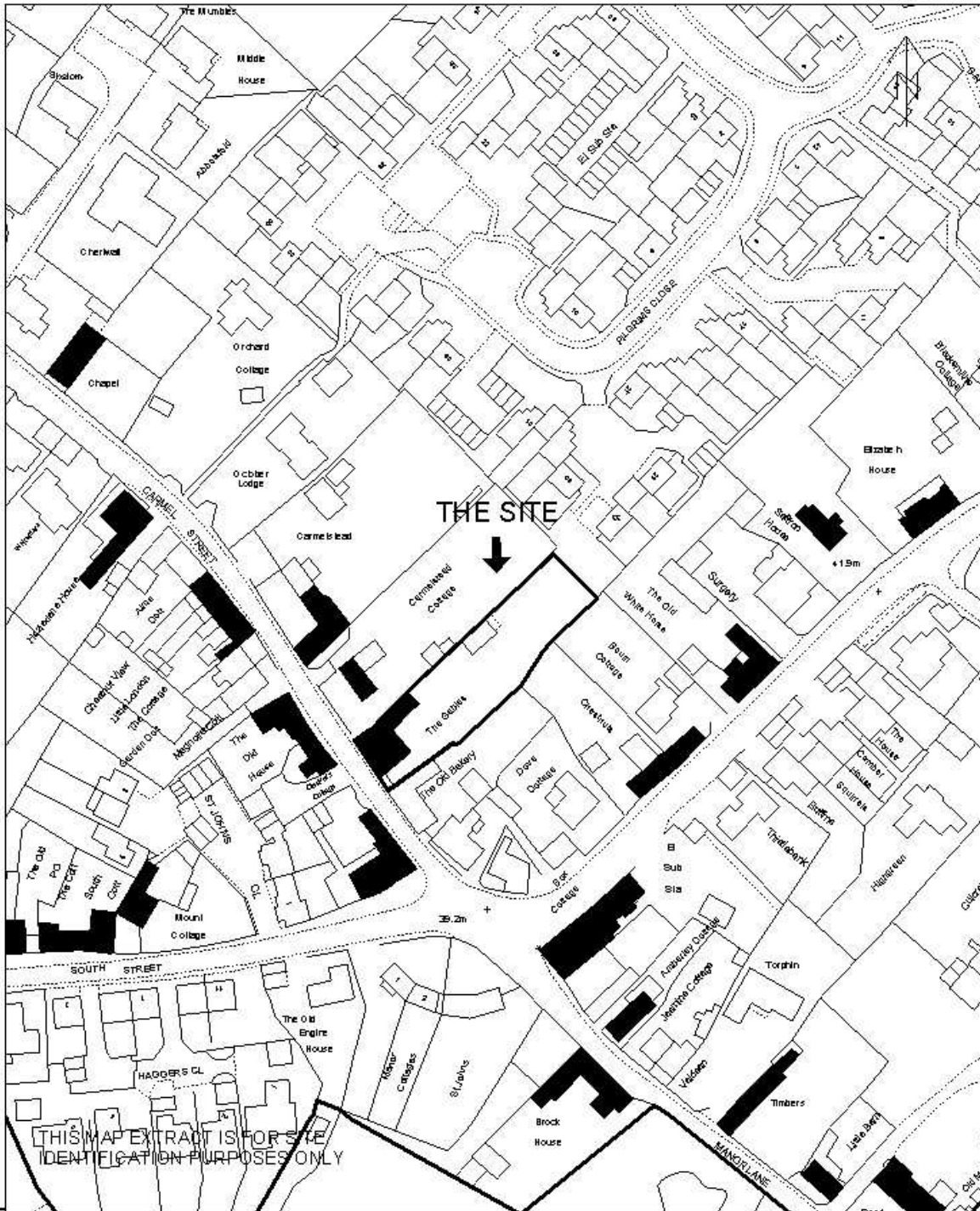
REASON: In order to comply with Section 91 (1) and (2) of the Town and Country Planning Act 1990 (as amended).

2. 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

3. Within four weeks of the date of the commencement of the development hereby permitted or other such period as agreed by the local planning authority details of Cost Effective Energy Efficiency Measures to be carried out to the extended dwelling shall be submitted to and approved in writing by the local planning authority. These measures shall be implemented during the construction of the development, unless otherwise previously agreed in writing by the local planning authority.

REASON: These measures are required to mitigate the greater use of energy resulting from the provision of the new extension.



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