

UTT/1721/11/FUL - STANSTED

(Councillor's application)

PROPOSAL: Construct an outbuilding to the south west corner of the site, move the north entrance access west and alter the in/out drive to form a large area of lawn

LOCATION: 27 Brewery Lane Stansted

APPLICANT: Mr J Rich

AGENT: Jason Bagge Architecture

GRID REFERENCE: TL 514-252

EXPIRY DATE: 01/11/2011

CASE OFFICER: Mr Francis Saayeng

APPLICATION TYPE: Other

1. NOTATION

1.1 Within Settlement Limits; Householder

2. DESCRIPTION OF SITE

- 2.1 The application site comprises a postwar two – storey chalet style detached dwellinghouse located within a spacious curtilage. The dwelling is located within the main settlement limits within a development of predominantly low density dwellings.
- 2.2 Brewery Lane rises fairly steeply to the west from its junction with High Lane. The dwellings to the south of Brewery Lane, opposite the 27 Brewery Lane, in the close vicinity of the application site, are closer together but set back from the highway to create a spacious street scene.
- 2.3 The site is screened with a matured double hedge on the western common boundary with the adjacent neighbouring property and also well screened on the southern front boundary set back from Brewery Lane with matured trees. The application site has two drives providing on in out arrangement in to Brewery Lane
- 2.4 A planning permission was granted ref: UTT/1172/10/FUL for a two storey side extension with basement which has yet to be built
- 2.5 The land to the north of the application site has the benefit of planning permission for the erection of five detached dwellings which would be accessed from Brewery Lane, adjacent to the western side of the dwelling and the in access of 27 Brewery Lane.

3. PROPOSAL

- 3.1 The application seeks planning permission to construct an out building to the south western corner of the site, move the north entrance access west and alter the in out drive to form a large area of lawn.
- 3.2 The proposed out building is located on the south western corner of the front garden and would measure 3m wide on the southern side elevation by 7.10m deep and set in by 1.20m wide and project 1.70m deep on the western side elevation by 1.80m wide

on the north elevation and total height of 2.50m with a flat roof. It building would be cedar clad with green roof of sedum. It would be set in 1.80m from the western side common boundary hedge, 2.20m set in from the northern/ western corner and set back by 3. 60m from the southern boundary with Brewery Lane. The out building will be approximately 5metres in front of the Garden Room. The proposed out building would comprised of a shed and 2 stores. It would have a double door on the western side elevation facing the parking area. It would be located adjoining the western side of the new access drive.

- 3.3 The proposed new access involves moving the existing upper drive access 5metres towards the western common boundary and hedge. The proposed new drive access to the west would measure 7metres wide by 4.70m deep. The parking bay would measure 10.35m deep by 5.10m wide with 2 parking spaces. Each parking space would measure 4.40m deep by 1.80m wide. The proposal would form a small hard standing of self – binding gravel known as “Breedon gravel” The material is porous and will better deal with rain water run off than the current existing tegular pavers. To the edge of the gravel and foot of the stone paved ramped access would be a continuous Acos slot drains that would ensure rain water does not flow from the site on to Brewery Lane causing a flood or ice hazard in the winter. There would be a brick wall on the northern side of the new parking area.
The proposed new access drive would replace part of the existing front hedge with 6.40m wide new drive access. The existing out drive access is 5.80 metres wide to be replaced with a new replanted hedge. The new drive access would not interfere with the neighbours’ access to the adjacent or opposite to No.27. The access level from Brewery Lane would be raised on to the site effectively making the route from Brewery Lane on to the site almost level and user friendly for wheelchair access.
- 3.4 The in – out drive would be removed and replaced with a large level lawn in front of the house. This would improve the setting of the house. The lawn would be terminated to the east by a planted border and handrail.
- 3.5 The materials proposed are would be appropriate to the nature of the development, the context of the house and the street. The materials would enhance the water retention and permeability to the ground and add to the garden’s potential biodiversity.

The proposed landscaping forms an integral part of the development landscaping strategy. The replanting across the existing access drive to the west would screen the front of the garden and the garden room.

4 APPLICANT'S CASE

- 4.1 A design and access statement has been submitted with the application. This provides information regarding the building and the proposal and rational behind the proposal.

5 RELEVANT SITE HISTORY:

- 5.1 UTT/1172/10/FUL - to create a basement and erect a two – storey side
Approved – 27/08/10

6 POLICIES

7 PARISH COUNCIL COMMENTS

- 7.1 No comments

8 CONSULTATIONS

- 8.1 The Landscape Officer: was consulted and no objection on the proposed Out building and the access west of the property.

9 REPRESENTATIONS

- 9.1. Sixteen (16) neighbouring residents were notified by a notification letter dated 14 September 2011. The period of representation expires on 5th October 2011.

10 APPRAISAL PLANNING CONSIDERATIONS

- 10.1 The main planning consideration are:
1. whether the principle of development is acceptable
 2. design of development.
 3. whether the proposal would have a detrimental impact on the character and appearance of the existing house and the street scene
 4. Impact of the proposed outbuilding and new access drive on the amenities of the occupiers of adjoining properties.
 5. The impact on traffic and parking on the property
 6. Impact on the existing trees and landscaping on the site
 7. Whether the proposal would comply with relevant ULP policies

The acceptability of the principal of development.

- 10.2 The principle of development is acceptable and would be in compliance with policy GEN2 (Design) Policy GEN2 states that development will not be permitted unless its design meets all the following criteria and has regards to adopted Supplementary Design Guidance and Supplementary Planning Documents.

Design:

- 10.3 The building would have a flat roof and would be low at 2.50 metres in height, with cedar cladding and would be sympathetic to the scale, form and appearance of the surrounding area with its mixture of postwar buildings and is acceptable.
- 10.4 The design of the new access to the west would not have a detrimental impact upon the existing building and the character and appearance of the surrounding area generally. The new access would improve the access to the house and provide level access for people with wheelchairs.

Impact on the character and appearance of the existing house and street scene

- 10.5 The proposed out building would not have a detrimental impact on the character and appearance of the existing dwelling due to its 2.50m in height flat roof and location. The proposed out building would be located behind the existing matured front and western common boundary hedges and will not be visually intrusive from the main house and will not be visible from the street. The outbuilding will be screen by the existing matured hedges.

Impact of the proposed outbuilding and new access drive on the amenities of the occupiers of adjoining properties.

- 10.6 It is considered that due to the low height and flat roof design and location behind the existing matured high edge on the front southern and western side boundaries, the overall impact of the proposed out building would not have a detrimental visual impact on the neighbouring residents on the southern and western side of the property.

The impact on traffic and parking on the property

- 10.7 The proposed new access would not have a detrimental impact upon the free flow of traffic on the Brewery Lane and would not interfere with the neighbouring access to the west of 27 Brewery Lane. The new access and parking area would improve the parking within the property with level access for wheelchair people. The proposed new access and parking provision would comply with the Essex County Council Parking Standards Design and Good Practice adopted September 2009

Impact on the existing trees and landscaping on the site

- 10.8 The proposed out building and the new access to the south west of the property would not have a detrimental impact on the existing protected trees. The old access would be closed with replanting of a hedge. The Council's Landscape Officer raises no objection to the proposed new access and replanting to cover the old access.

Whether the proposal would comply with relevant ULP policies

- 10.9 The proposed out building and the new access to the west would comply with the relevant Uttlesford Local Development Plan adopted 2005 and the Essex County Council Plan.

11. CONCLUSION

- 11.1 It is considered that the construction of the proposed out building to the south west corner of the site, move the north entrance access west and alter the in/out drive to form a large area of lawn are acceptable and would comply with all relevant Uttlesford Development Plan policies the proposal is therefore recommended for approval subject to the appropriate safeguarding conditions.

RECOMMENDATION – CONDITIONAL APPROVAL

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

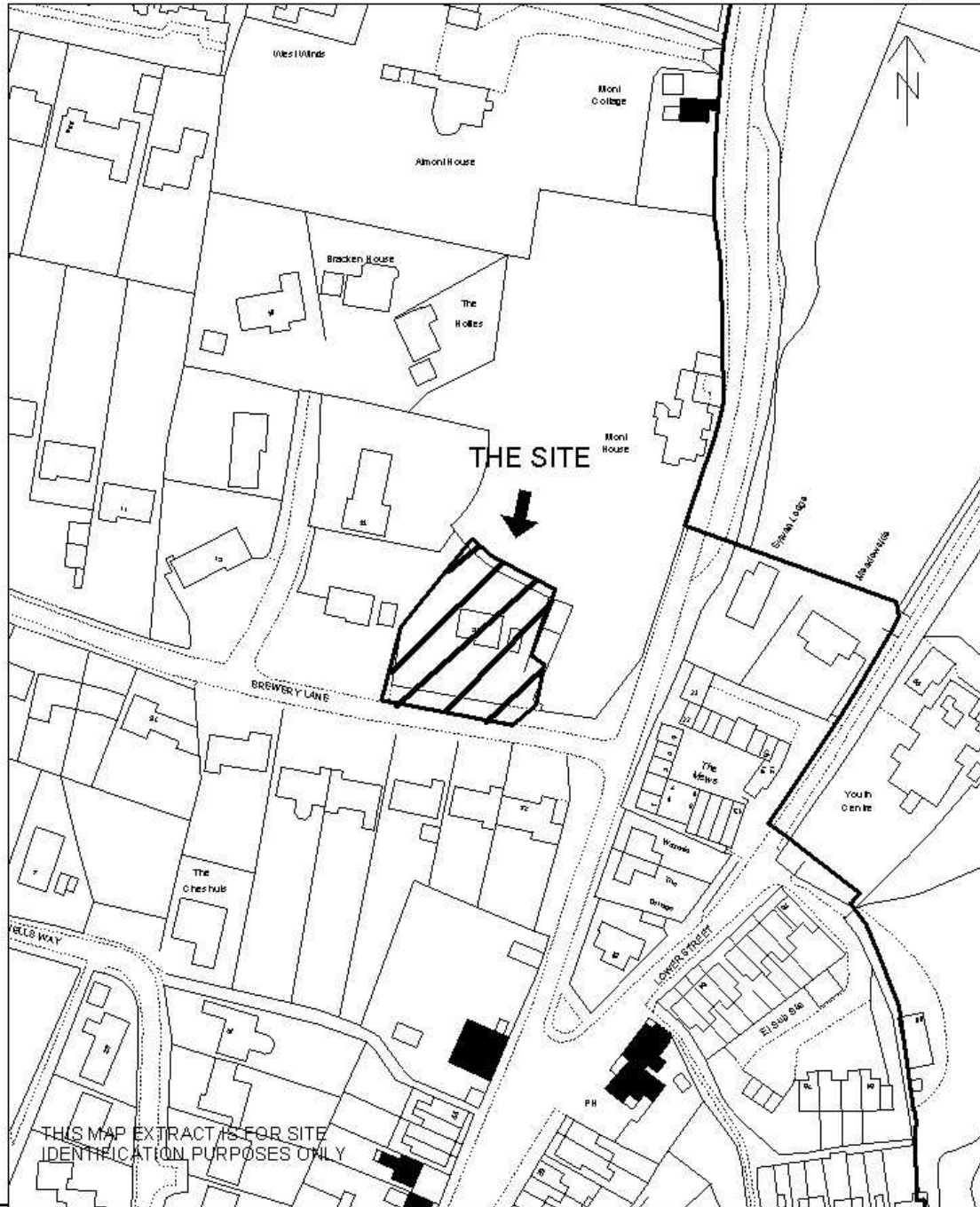
Reason: In order to comply with Section 91 (1) and (2) of the Town and Country Planning Act 1990 (as amended).

2. The development hereby permitted shall be implemented in all respect strictly in accordance with the approved plans drawing no. 1300 rev P1 listed in 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 any changes must be agreed in advance in writing by the local planning authority.

3. The proposed out building hereby approved shall be cedar cladding. Subsequently the materials shall not be changed without the prior written consent of the local planning authority.

Reason: In the interest of preserving the character and appearance of the building and the surrounding area.



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DATE 06/10/2011

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