

UTT/1563/11/FUL – (GREAT DUNMOW)
(Related to Council Employee)

PROPOSAL: Revised application for inclusion of conservatory to that approved under UTT/0498/11/FUL for erection of first-floor extension to rear and single storey garage

LOCATION: 1 High Stile Great Dunmow

APPLICANT: Mr A Thomason

AGENT: Forge Concepts

GRID REFERENCE: GR/TL 623-219

EXPIRY DATE: 04/10/2011

CASE OFFICER: Planning Consultant

APPLICATION TYPE: Other

NOTATION

1.1 Within settlement limits; adj. Adjacent to listed building and Conservation Area.

DESCRIPTION OF SITE

2.1 The application site comprises the northernmost of a pair of postwar semi-detached dwellings situated on the eastern side of High Stile. The property has a flat roofed, single storey rear extension. The party neighbour No 3 High Stile also has a single storey rear extension. The site is bounded to the north by close boarded fencing which forms the boundary of the Conservation Area and the grounds to a Grade II Listed Building where there is a steeply pitched garage/outbuilding in close proximity to the boundary. To the front the property is bounded by a hedge of approximately 1.5m in height and to the rear a large garden backing onto school grounds and gardens containing trees subject to Tree Preservation Orders. The site is on broadly level ground with neighbouring properties. Parking for two vehicles is available to the front and side.

3.0 PROPOSAL

The application seeks planning permission for a single storey rear conservatory extension, in addition to the first-floor rear extension and single attached garage. The rear conservatory extension, inset approximately 700mm from the party boundary with No 3 High Stile, would have dimensions of approximately 3.01m x 5.287m with a mono pitched roof. Other than for the glazing framework matching materials are proposed.

4.0 APPLICANTS CASE

4.1 A Design & Access statement is submitted with the application.

5.0 RELEVANT SITE HISTORY

5.1 UTT/0498/11 – First floor rear extension and single storey garage - APPROVED - 03/06/11

6.0 POLICIES

6.1 National Policies
Planning for Historic Environment - PPS5

6.2 East of England Plan 2006
Policy N/A

6.3 Essex Replacement Structure Plan 2001
Policy N/A

6.4 Uttlesford District Local Plan 2005
S1 - Settlement Boundaries

GEN2 - Design

H8 - Home extensions

ENV1 - Conservation Areas

ENV2 - Listed Buildings

ENV4 - Archaeology

GEN8 - Parking

6.5 Supplementary Planning Documents
Home Extensions (adopted November 2005)
Parking Standards: Design and Good Practice Guide

7.0 TOWN COUNCIL COMMENTS

7.1 Supports proposal.

8.0 CONSULTATIONS

8.1 Archaeological advice (Essex County Council) - No recommendation.

9.0 REPRESENTATIONS

9.1 None received. Notification period expired 09/09/2011.

10.0 APPRAISAL

10.1 The issues, including Design & Access statement, to consider in the determination of the application are:

A) Design/setting of CA; LB: (ULP Policies: S1, H8, GEN2, ENV1, ENV2, ENV4);

B) Neighbour's amenity (ULP Policies: H8, GEN2; SPD: Home Extensions);

Highway issues: (ULP Policy: GEN8);

D) Other material considerations including Supplementary Planning Document: 'Home Extensions', 'Parking Standards: Design and Good Practice Guide' and Planning Policy Statement - PPS5.

A) Design/setting of CA; LB: (ULP Policies: S1, H8, GEN2, ENV1, ENV2, ENV4)

10.2 In terms of the design and appearance of this extension 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 and consider whether the proposal would preserve or enhance the character and appearance of the Conservation Area. Regard must also be had to the setting of the nearby listed building.

10.3 The proposed scheme for a first floor rear extension and single storey garage is, with the exception of the conservatory, identical to that approved in June 2011 when it was considered that there would be no adverse affect on the setting of the adjacent listed building and that the character and appearance of the Conservation Area would be preserved. In the intervening period there has been no material change in planning policy or local circumstances that would contradict this decision. These aspects of proposed development are, therefore, considered acceptable.

10.4 Using appropriate material finishes the proposed conservatory extension is sensitively designed and subservient, thereby, compatible with the scale, form, layout, character and appearance of the original dwelling and that of surrounding buildings. Moreover, it would be located to the rear of the dwelling and would therefore have no significant impact within the established street scene. It would also be contained by existing development and so would have no adverse impact on the setting of an adjoining listed building and would preserve the character and appearance of the conservation area.

10.5 The County Archaeologist has raised no objection.

B) Neighbour's amenity (ULP Policies: H8, GEN2; SPD: Home Extensions)

10.5 With regards to impact on existing residential amenity, the proposed conservatory would be no deeper than the existing single storey rear extension but even though it would be inset approximately 700mm from the party boundary with No 3 it would intrude into the 45° horizontal vision splay from the centre of the nearest window of the neighbouring property but not the 45° vertical plane. The 45° vertical angle from the proposed rear extension would drop below the centre of the nearest principal rear window to No 3. Although the projecting flank wall to the rear extension would run approximately 5.3 metres along the boundary. It would not have an unacceptable or detrimental impact on the outlook. There is larch lap fencing running along the boundary between the two properties and under Permitted Development either occupier could choose to erect up to a 2m high fence along this boundary.

10.7 The proposed extension would be single storey and with a shallow pitched roof and despite the overall length of the extension it is considered, on balance, that the impact on amenity would not be unacceptably harmful to the party neighbours.

C) Highway issues: (ULP Policy: GEN8)

10.9 The substandard sized garage considered in the previous application has already been addressed and is not relevant to the addition of a conservatory.

D) Other material considerations including Supplementary Planning Document: 'Home Extensions', 'Parking Standards: Design and Good Practice Guide' and Planning Policy Statement - PPS5

10.9 The above documents have been considered in this report and no other material planning issues have been raised.

11.0 CONCLUSION:

11.1 The proposed infill extension is acceptable in terms of design and appearance but would cause material harm to visual amenity and the reasonable occupation and enjoyment of a neighbouring residential property.

RECOMMENDATION: APPROVED WITH CONDITIONS:

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

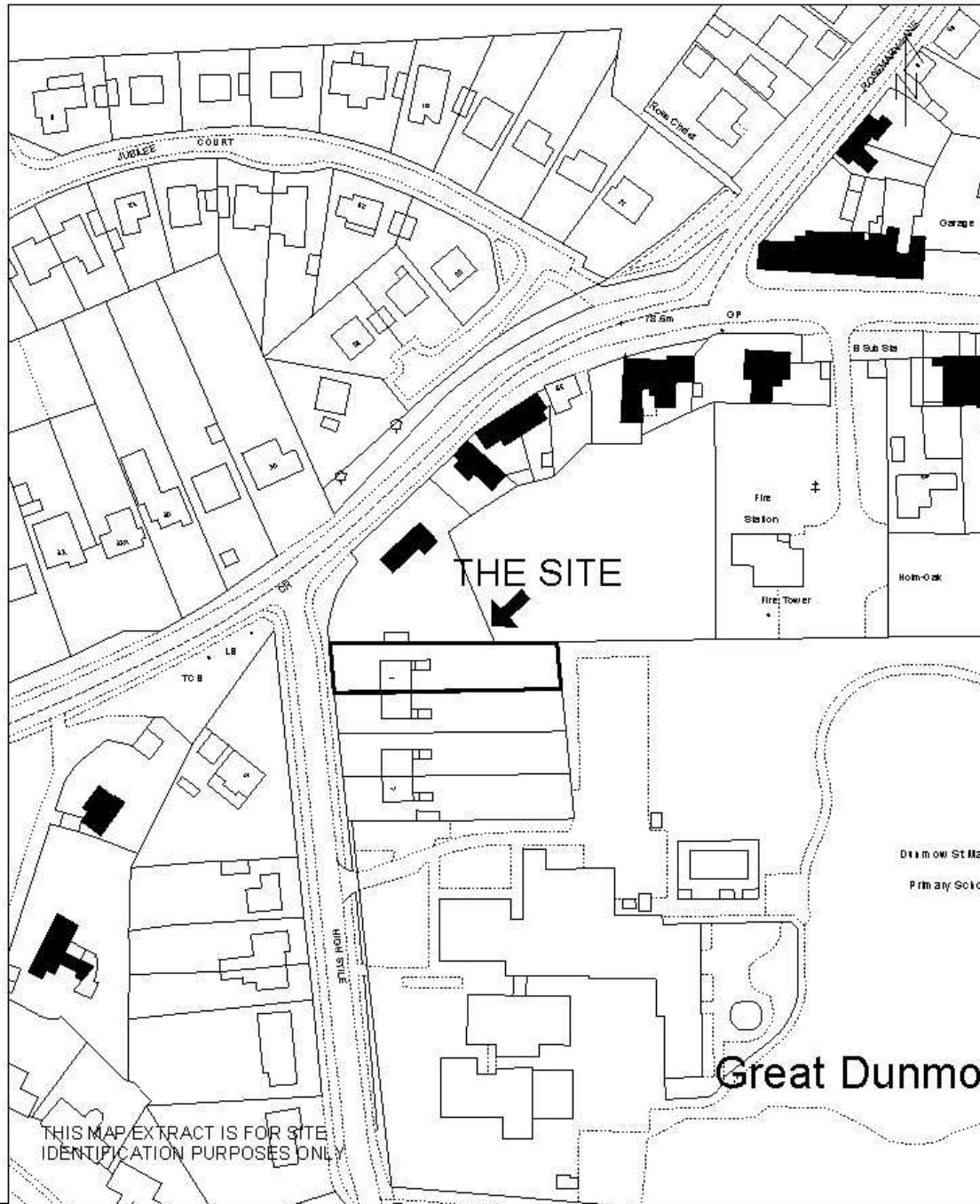
REASON: In order to comply with Section 91 (1) and (2) of the Town and Country Planning Act 1990 (as amended).

2. The development/works 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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DATE 06/10/2011

MAP REFERENCE: TL6221NW

SCALE: 1:1250