

UTT/1926/11/FUL – (ELMDON)
(Agent related to Councillor)

PROPOSAL: Single storey extension to rear

LOCATION: Blackbird Cottage, Ickleton Road, ELMDON

APPLICANT: Mr P Kay

AGENT: Dr. D Menell

GRID REFERENCE: GR/TL 465-397

EXPIRY DATE: 21/11/2011

CASE OFFICER: Planning Consultant

CLASSIFICATION: Other

1.0 NOTATION

1.1 Within settlement limits; householder

2.0 DESCRIPTION OF SITE

2.1 The application site comprises a two-storey cottage abutting the south-west flank wall of 'The Firs' and a conjoined long two-storey rear extension giving the property an L-shaped footprint. To the north-east is No 11 Ickleton Road one of a pair of semi-detached properties set at a lower level and separated by a driveway descending to double garages.

Parking for two vehicles is available to the front and side garage.

3.0 PROPOSAL

3.1.1 The application seeks planning permission for a single storey rear extension replacing an existing conservatory. The proposed extension would have a footprint of approximately 4.25m x 4.6m with a gable pitched tiled roof with roof-lights. Matching materials are proposed.

4.0 APPLICANTS CASE

4.1 None has been submitted with the application.

5.0 RELEVANT SITE HISTORY

5.1 Previous development at the property merited the 1988 Uttlesford Design Award

6.0 POLICIES

6.1 National Policies

Policy N/A

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

GEN8 - Parking

6.5 Supplementary Planning Documents

Home Extensions (adopted November 2005)

Parking Standards: Design and Good Practice Guide

7.0 PARISH COUNCIL COMMENTS

7.1 None

8.0 CONSULTATIONS

None

9.0 REPRESENTATIONS

9.1 None received. Notification period expired 25/10/2011.

10.0 APPRAISAL

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

- A) Design/setting: (ULP Policies: S3, H8, GEN2);
- B) Neighbour's amenity (ULP Policies: H8, GEN2; SPD: Home Extensions);
- C) Highway issues: (ULP Policy: GEN8);
- D) Other material considerations including Supplementary Planning Document: 'Home Extensions', 'Parking Standards: Design and Good Practice Guide'.

A) Design/setting: (ULP Policies: S3, H8, GEN2)

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.

- 10.3 Using appropriate matching materials the proposed extension is sensitively designed and subservient, and thereby, is compatible with the scale, form, layout, character and appearance of the original dwelling and that of surrounding buildings. Moreover, it would be contained by existing development and located to the rear of the dwelling would, therefore, have no significant impact within the established street scene.

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

- 10.4 With regard to impact on existing residential amenity, the extension would be situated between the substantial two-storey rear extension and the elongated detached garage with integral log store and Pergola to the rear. In combination these buildings, the Pergola and 2m high larch lap fencing occupying an elevated position relative to No 11 Ickleton Road would ensure that even though a side window is proposed on the eastern elevation, there would be no overlooking or loss of privacy to the occupants of the neighbouring property. No other neighbouring properties would be affected.

- 10.5 Therefore the proposed development would not have an excessive impact on existing neighbouring amenity by way of significant overlooking, overshadowing or loss of daylight nor would it have an overbearing effect on neighbouring properties.

C) Highway issues: (ULP Policy: GEN8)

- 10.6 The proposal would not affect existing parking provision and no additional bedroom accommodation is being provided.

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

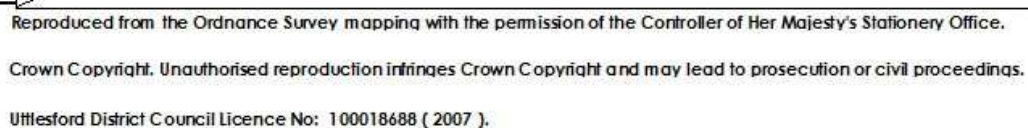
- 10.7 The above documents have been considered in this report and no other material planning issues have been raised.

11.0 CONCLUSION:

- 11.1 The proposed single storey rear extension is acceptable in terms of design and appearance and would neither cause material harm to visual amenity nor have a significant impact on the reasonable occupation and enjoyment of a neighbouring residential or other sensitive property.

RECOMMENDATION: APPROVE WITH CONDITIONS

1. Time limit for commencement of development.
 2. To be implemented in accordance with approved plans.
 3. Matching materials.
 4. Cost Effective Energy Efficiency Measures.
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SCALE 1:1250