

PROPOSAL: Erection of shed

LOCATION: 27 Brewery Lane, Stansted Mountfitchet

APPLICANT: Mr Jonathan Rich

AGENT: Mr Jason Bagge

GRID REFERENCE: TL514-252

EXPIRY DATE: 21 March 2012

CASE OFFICER: Nicholas Ford

1.0 NOTATION

1.1 Within Development Limits. TPO lime tree (7/11). TL514-252.

2.0 DESCRIPTION OF SITE

2.1 27 Brewery Lane is a detached four bedroom chalet style dwelling. Dwellings surround is spacious grounds of both two storey and similar chalet style. The grounds of Mont House lie to the east adjacent High Lane. Brewery Lane rises steeply from High Lane and the drive of no. 27 rises from Brewery Lane to the front of the dwelling.

3.0 PROPOSAL

3.1 The application proposes the erection of a detached shed between the dwelling and Brewery Lane. It would have a footprint of about 22 sqm, a ridge height of about 3.8 metres and an eaves height of about 2.2 metres. It would be constructed of cedar cladding with terracotta tiles to match the dwelling. Tegular paving gravel is proposed to the forecourt.

4.0 APPLICANTS CASE

4.1 None.

5.0 RELEVANT SITE HISTORY

5.1 UTT/1721/11/FUL - garage and amended access arrangements granted conditional planning permission on 24 October 2011.

6.0 POLICIES

6.1 Uttlesford District Local Plan 2005

- Policy S1
- Policy GEN2
- Policy ENV8

7.0 PARISH COUNCIL COMMENTS

7.1 No comment.

8.0 CONSULTATIONS

8.1 Landscape Officer: Verbal response. No objection.

9.0 REPRESENTATIONS

9.1 Two. Notification period expired 23 February 2012.

25 Brewery Lane - Overdevelopment of the front garden. Out of keeping with the street scene and other houses of its type. Un-neighbourly size close to the boundary. Previous approval was smaller scale.

26 Brewery Lane - Overdevelopment of the front garden. Its location close to the road does not follow the building line and detracts from the appearance of the road, the property itself and other properties in Brewery Lane. It would be larger scale with a pitch roof.

10.0 APPRAISAL

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

Whether the scale, design and external materials of the garage would be compatible with the scale, form, layout, appearance and materials of surrounding buildings and safeguard environmental features to reduce visual impact (ULP Policies S1 and GEN2).

10.1 Policy S1 requires development to be compatible with the character of the settlement. Policy GEN2 requires that amongst other criteria development is compatible with the scale, form, layout, appearance and materials of surrounding buildings.

10.2 The proposed building would be located between the dwelling and the highway. This can raise concern for related to the prominence of a new building and how this relates to the context of existing development. However, this proposal adds a pitch roof to a building that has previously been approved in this position. The scale would be taller to accommodate a roof but this is not considered significant in context of the approval and its single storey nature. As such it is considered that amenity would be preserved.

Whether the proposal would result in harm to the amenity of neighbouring properties by way of overlooking, overshadowing or overbearing effects (ULP Policy GEN2).

10.3 By virtue of being a single storey building, the scale of the garage is unlikely to have a significant impact on the amenity of neighbouring properties with regard to overbearing or overshadowing impact. Further, this means that there would be no potential for overlooking. Therefore the garage would preserve the amenity of neighbouring properties.

Whether there would be any adverse impact to the health and amenity value of a protected lime tree (ULP Policy ENV8).

10.4 The protected lime tree lies to the east of the proposed garage. The Landscape Officer has considered the proximity of the proposed garage to the protected tree and is satisfied that it is sufficient so has not to cause harm to its health.

7.0 CONCLUSION

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

The garage is considered to accord with Policies S1 and GEN2 of the Uttlesford Local Plan adopted 2005 subject to conditions.

RECOMMENDATION – CONDITIONAL APPROVAL

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this decision.

REASON: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the approved plans as set out in the Schedule.

REASON: For the avoidance of doubt as to the nature of the development hereby permitted, to ensure development is carried out in accordance with the approved application details, to ensure that the development is carried out with the minimum harm to the local environment, in accordance with the Policies H8 and GEN2 of the Uttlesford Local Plan (adopted 2005) as shown in the Schedule of Policies.

3. The development hereby permitted shall be constructed entirely of the materials details as shown on the schedule of materials on the planning application form unless otherwise agreed in writing by the Local Planning Authority.

REASON: In the interests of the appearance of the development, in accordance with Policy GEN2 of the Uttlesford Local Plan (adopted 2005).



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