

UTT/0054/12/FUL (UGLEY)

Called in by Cllr Rich – Reason: Overlooking of the neighbouring listed property, Harewood Cottage, and having a detrimental impact on that property.

PROPOSAL: Alterations and remodelling of house to create first floor accommodation

LOCATION: Harewood, Snakes Lane, Ugley

APPLICANT: Mr S. Kramer

AGENT: Jason Bagge Architecture

GRID REFERENCE: TL 512-299

EXPIRY DATE: 5 March 2012

CASE OFFICER: Miss K. Benjafield

APPLICATION TYPE: Householder

1. NOTATION

1.1 Outside Development Limits

2. DESCRIPTION OF SITE

2.1 The site is located within Ugley and comprises a large one and a half storey detached property set in the eastern corner of a substantial plot.

3. PROPOSAL

3.1 This application relates to the alterations and remodelling of the existing dwelling on the site. At ground floor there would be an increase in floor area of 21m². At first floor level there would be additional built form above the ground floor extension and an additional 11m² in the form of a gallery over the entrance to the dwelling. The majority of the remodelling and alterations to the dwelling would take place at first floor level where it is proposed to raise the ridge height by 1.8m to enable full height accommodation within the current roof space.

4. APPLICANT'S CASE

4.1 A design and access statement has been submitted with the application. This provides details of the site, the proposal and relevant policies.

5. RELEVANT SITE HISTORY

5.1 UTT/0743/96/FUL

5.2 Construction of new roof and dormers to incorporate first floor accommodation – conditionally approved 1996

6. POLICIES

6.1 **National Policies**

6.2 East of England Plan 2006

Policy ENV6 – The Historic Environment

6.3 Essex Replacement Structure Plan 2001

N/A

6.4 Uttlesford District Local Plan 2005

Policy S7 – The Countryside

Policy GEN2 – Design

Policy H8 – Home Extensions

7. PARISH COUNCIL COMMENTS

- 7.1 Ugley Parish Council understands that according to local knowledge this property has always been a single storey dwelling. This proposal would overlook the neighbouring Grade 2 listed property, Harewood Cottage, so there would be a loss of privacy. It would be overbearing and out of keeping with the surrounding cottages and have a detrimental impact on the area. Cllr Joe Rich has been asked by the Parish Council to request a call-in of this planning application.

8. CONSULTATIONS

Fisher German

- 8.1 Our client, GPSS do not have any apparatus situated in the vicinity of your proposed works and as such do not have any further comments to make.

9. REPRESENTATIONS

- 9.1 Three representations have been received. Period expired 2 March
- 9.2 The main points contained within the representations relate to:
- i) the proposal would be out of keeping with neighbouring properties;
 - ii) historically the property on this site has always been a bungalow;
 - iii) the proposal would result in a loss of privacy and overlooking of neighbouring properties and would have a detrimental impact on residential amenity;
 - iv) the proposal would be detrimental to the setting of the neighbouring Grade II listed dwelling, Harewood Cottage.
- 9.3 The determination of this application must assess whether the proposal is acceptable in relation to the Development Plan policies in force at this time. It is not possible to refuse an application on the basis of the dwelling historically always having been a bungalow if the current proposals would comply with the relevant policies. See also “planning considerations” in relation to the other points raised.

10. APPRAISAL

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

- A The impact of the proposal on the surrounding countryside
- B The size, scale, design and appearance of the proposal
- C The impact of the proposal on Residential Amenity
- D The setting of the neighbouring Listed Building

- A The impact of the proposal on the surrounding countryside (ULP Policy S7, PPS7)
- 10.1 The site is located within the countryside where planning permission will only be given for development that needs to take place there or is appropriate to a rural area. The existing dwelling has an artificially low crown roof where the central roof section is flat with a pitched roof around the edge to hide the flat roof from view.
- 10.2 The proposed extension, alteration and remodelling of the dwelling would result in the property having a higher ridge and additional bulk at first floor level although this would be screened to a degree by existing vegetation. However, at nearby locations that the dwelling would be visible from, the raised ridge and additional built form would not appear to be out of keeping with original dwelling and therefore would not erode the open and rural character of the countryside.
- B The size, scale, design and appearance of the proposal (ULP Policies GEN2, H8)
- 10.3 The site is located in a rural area with dwellings set some distance from neighbouring properties. In this instance, as there is not a common size, scale, design or appearance of dwellings in the locality to assess this development against, it is not appropriate to compare the proposal with those properties. The proposal should instead be assessed against the original dwelling as required by ULP Policy H8. The proposed extensions and alterations would respect the scale, design and external materials of the original dwelling and would comply with the first criteria of Policy H8.
- C The impact of the proposal on Residential Amenity (ULP Policies GEN2, H8)
- 10.4 The existing property is located over 50m away from the closest neighbouring property, Harewood Cottage. The Essex Design Guide recommends that a distance of 30m between properties would prevent overlooking and loss of privacy. As the distance between the dwelling and the closest neighbouring property exceeds the recommended distance by 20m, the proposal would not result in any materially detrimental loss of privacy or overlooking. In addition, the distance would also ensure that there would be no materially detrimental overbearing impact or overshadowing occurring to the neighbouring property.
- D The setting of the neighbouring Listed Building (ULP Policy ENV2, PPS5)
- 10.5 Harewood Cottage is a Grade II Listed Building and it is appropriate to assess whether the proposed development would have a detrimental impact on the setting of the listed building. As detailed in the considerations above, there is a distance of over 50m between the dwelling and the listed building. This distance would prevent any impact on the setting of the listed building and the proposal would not be detrimental to the historic setting of Harewood Cottage.

11. CONCLUSION

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

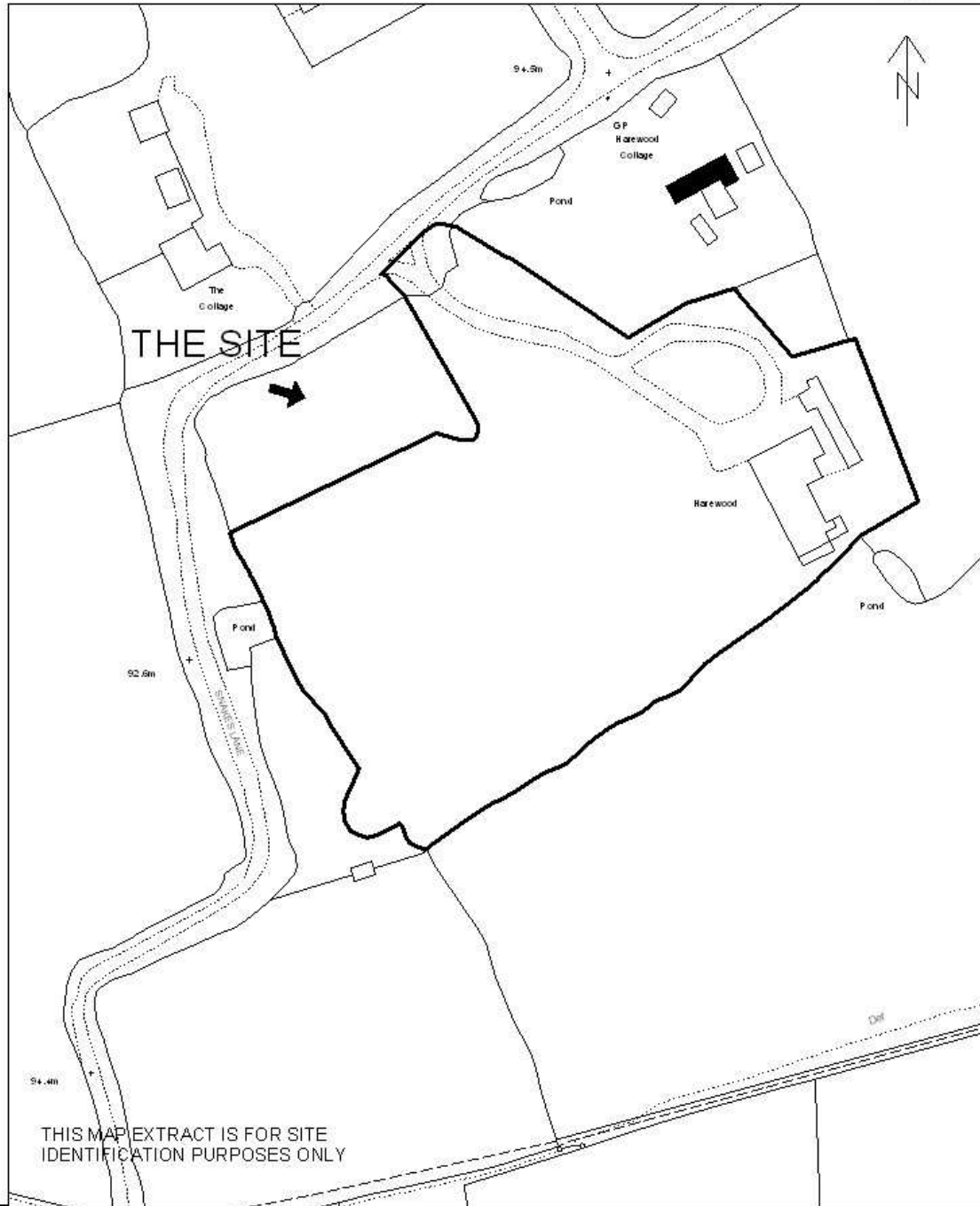
- A The proposal would not have a detrimental impact on the open and rural character of the surrounding countryside.
- B The size, scale, design and appearance of the dwelling as extended and remodelled would be compatible with that of the original dwelling.
- C The proposals would not result in any detrimental impact to the amenity of neighbouring properties.
- D There would be no detrimental impact to the historic setting of the neighbouring property.

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. Conditions/reasons

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 of the Uttlesford Local Plan (adopted 2005) as shown in the Schedule of Policies.
3. The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building 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).
4. 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 to meet the requirements contained in adopted SPD Energy Efficiency and Renewable Energy Adopted October 2007.



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DATE: 22/03/2012

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