

UTT/0770/12/FUL (Widdington)

PROPOSAL: Variation of condition no. 2 on planning consent UTT/1727/11/FUL to allow minor changes to the approved plans for the erection of 4 no. dwellings

LOCATION: Church View, Church Lane, Widdington.

APPLICANT: Grange Builders LLP.

AGENT: Grange Builders LLP.

GRID REFERENCE: TL 539-317

EXPIRY DATE: 07.06.2012

CASE OFFICER: Maria Tourvas

APPLICATION TYPE: Minor

1. NOTATION

1.1 Within Development Limits/Adjacent to Conservation Area and Listed Buildings.

2. DESCRIPTION OF SITE

2.1 The site is located within the development limit of Widdington, accessed via an existing drive south of Church Lane. The application site is enclosed along its east, north and west boundaries by residential gardens of properties that front onto South Green and Church Lane and the village hall which fronts onto South Green. A number of these properties, 1-4 Micawber Cottages, 5, 7 & 8 South Green, Hartford Cottage, and Dove Cottage (37 The Green) are grade II listed.

2.2 Micawber Cottages are early nineteenth century timber and plaster houses. Hartford Cottage and Dove House are seventeenth century timber and plaster houses. Opposite the access into Church View lie more listed buildings including The Old Rectory which is grade II, originally dating back to the sixteenth/seventeenth century. The church lies to the north east of the site entrance.

2.3 The site consists of an existing dwelling which covers a large footprint of approximately 291 square metres. The developable part of the site is approximately a third of a hectare. There are a number of existing outbuildings on the site which include two garages, one at either end of the access into the site, and what appears to be a shed along the south-eastern perimeter of the site. The committee visited the site at the time of a previous application in 2010.

3. PROPOSAL

3.1 The application is for the proposed variation of planning Condition 2, that states "The development hereby permitted shall be carried out in accordance with the approved plans as set out in the Schedule" of UTT/1727/11/FUL which is for the erection of four dwellings and garages. The variation sought is for the amendment to detail to include the following;

Plot 1:

- Internal alterations to the first floor layout of, use of white upvc windows, doors, fascia, soffits and glazed area off the kitchen;
- The weatherboard cladding will remain timber as will the front door.

Plot 2:

- Internal alterations to both ground and first floor layouts including additional staircase to utilise the rear roof void of the double pitched roof;
- Insertion of two conservation rooflights in the rear elevation;
- Obscurely glazed window in each gable to serve bathroom (fixed shut if necessary);
- Use of white upvc for the windows, doors, fascia and soffits;
- Again, the weatherboard cladding will remain timber as will the front door.

Plot 3:

- Internal alterations to both ground and first floor layouts including a service cupboard on the ground floor accessed by a new external door replacing window on the east elevation;
- Moving double door in the kitchen and window above by approximately 200mm to facilitate kitchen units;
- Use of white upvc for windows, doors, fascia, soffits and glazed area off the kitchen;
- The front and service door will remain as timber.

Plot4:

- Internal alterations to both ground and first floor layouts including additional staircase to utilise the rear roof void of the double pitched roof;
- Insertion of two conservation rooflights in the rear elevation;
- Obscurely glazed window in each gable to serve bathroom (fixed shut if necessary);
- Insertion of a service cupboard door in the east elevation;
- Use of upvc windows, doors, fascias and soffits;
- Weatherboard cladding will remain as timber as will the front and service door.

Garages:

- The proposed garages would remain as per approval however Glass Reinforced Plastic (GRP) would be used for the doors, and white upvc for the soffits and fascias;
- Weatherboard cladding will remain as timber.

Site Plan:

- Minor alterations to paths and patios areas are proposed to facilitate 'Lifetime Homes' criteria;
- Additional retaining walls to the rear of Plots2-4 are proposed which will be 600mm and below.

4. APPLICANT'S CASE

4.1 The proposed changes are minor and will not have any detrimental effect upon the neighbouring properties.

4.2 The site is outside the conservation area and it is not directly associated with the listed

building. The proposed use of modern maintenance free materials, which provide far better sound and thermal insulation, should be allowed on this site.

5. RELEVANT SITE HISTORY

- 5.1 The existing bungalow was granted permission on appeal in 1969, since that time applications were submitted and approved for the erection of a garage and extension in 1972 and 1979.
- 5.2 UTT/1268/09/OP granted outline permission for the erection of four dwellings and garages. UTT/0395/11/FUL for the erection of four dwellings and garages was withdrawn.
- 5.3 UTT/1727/11/FUL granted full detailed consent for the erection four dwellings and garages was granted 15 December 2011 following the case being presented before the Planning Committee on 14 December 2011.

6. POLICIES

6.1 National Policies

National Planning Policy Framework

6.2 East of England Plan 2006

ENV7 - Quality in the Built Environment.

6.3 Essex Replacement Structure Plan 2001

No policies relevant.

6.4 Uttlesford District Local Plan 2005

Policy ENV1 – Conservation Areas
Policy ENV2 – Development affecting Listed Buildings
Policy GEN1 - Access
Policy GEN2 – Design
Policy S3 – Other Development Limits

7. PARISH COUNCIL COMMENTS

- 7.1 Widdington Parish Council wishes to object to any changes to the roofline of the proposed dwellings previously granted under UTT/1727/11/FUL.

8. CONSULTATIONS

Previous Consultation Comments:

- 8.1 Conservation Officer raised no objection.
- 8.2 English Heritage states the previous scheme would have been incongruous and alien comprising a group of large houses laid out in a suburban manner. No attempt had been made to respond to the grain or character of the village or at least the elements of the village that give it its distinctive historic character. The present scheme represents improvement on its predecessor. It remains a

scheme for the construction of four large dwellings and would still be somewhat at odds with the character of the village. The layout of the houses has been improved, however, to at least relate in part to the pattern of buildings placed beside streets or lanes that one expects in historic villages. The design of the dwellings has also been amended in a manner informed by the vernacular tradition of the county. The Council should consider the above analysis of the effect on the character of the conservation area and the setting of the church.

Current Comments:

8.3 Conservation Officer raised verbal objections to the use of upvc and GRP. The site may not be within a Conservation Area or directly relating to Listed Buildings it is an important site of which English Heritage has had involvement.

8.4 Access officer raised no objection.

9 REPRESENTATIONS

9.1 The neighbouring properties have been consulted of the current application and the application has been advertised on site. To date no objections have been received. Neighbour notification period expired 30th May 2012.

10 APPRAISAL

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

- A The design, visual impact, conservation area and adjacent listed buildings and residential amenity (ULP Policies ENV1, ENV2, and GEN2);
- B Highway Issues (ULP Policies GEN1 & GEN8);
- C Energy Efficiency & Lifetime Homes (ULP Policy GEN1, GEN2 and ENV15, SPD's Energy Efficiency and Renewable Energy and Accessible Homes & Playspace).

A The design, visual impact, conservation area and adjacent listed buildings:

10.1 The principle of the development has been previously approved and currently under construction. The site lies within the Conservation Area with listed buildings adjacent and therefore the site is sensitive.

10.2 The proposed amendments to the approved application have been listed above in Section 3. These also include fenestration amendment to the south elevation of Plot 1, Plot 2 and 4 proposed flank windows to serve en-suites, also an additional staircase which could serve an additional bedroom (4 to 5 bedrooms) however this has been marked out as storage use. The overall scale size and design of the proposed dwellings would remain the same and unaffected.

10.3 In terms of the wider setting the dwellings would be visible from viewpoints around the village. However, many views would be limited to the roofscape or upper parts of dwellings. The site occupies a backland location and as a result many views into the site from adjacent public highways are from a significant distance away.

- 10.4 The proposed amendments would not result in impact upon residential amenity due to the proposed nature of the changes, the siting and orientation of the properties. The proposed additional flank windows would be obscurely glazed. The proposed additional conservation rooflights windows to Plots 2 and 3 would be located to the rear elevation of the dwellings backing onto a field rear of Fleur-de-Lys. The proposed internal alterations and fenestration details are not considered to be of a material concern and as such there would be no undue impact on amenity, both in term of residential, visual amenity, also in terms of impact upon the conservation area and the setting of the adjacent listed buildings.
- 10.5 However, with regards to the use of upvc for the purposes of fascia boards, soffits, windows, select doors and glazed conservatory areas, and the use of GRP for garage doors, the Conservation Officer has raised a verbal objection.
- 10.6 It is still proposed as part of this application that the key elements such as weatherboard cladding also the front and service doors will remain as timber.
- 10.7 Details relating to the possible proposed products for upvc have been further submitted. Based on the examples of high specification upvc windows submitted, the site's siting and orientation and limited viewed the proposed use of upvc and GRP in elements of the proposed build it has been adequately demonstrated that this would be acceptable and not have a detrimental and unacceptable harm or impact upon the character and appearance of the adjacent conservation area or the setting of the adjacent listed buildings.
- 10.8 Together with the above the proposed additional and existing landscaping within the site would further reduce the visual impact. It is therefore considered that the scheme would preserve the character and appearance of the conservation area and would not adversely affect the setting of adjacent listed buildings or be unduly prominent in views from nearby listed buildings, in accordance with Local Plan Policies GEN2, ENV1 and ENV2.

B Highway Issues

- 10.9 Adequate parking would still be provided for each dwellings to cater for the additional use of the roofspace in Plots 2 and 3 in accordance with Local Plan Policy GEN8 and the ECC Parking Standards (adopted 2009)

C Energy Efficiency & Lifetime Homes:

- 10.10 The a number of the proposed changes in terms of the use of upvc and patio level changes are proposed in order to achieve SPD requirements for Lifetime Homes and energy efficiency.
- 10.11 No objection has been raised by the Access Officer with regards to achieving Lifetime Homes or Building Control regarding energy efficiency at this stage.

10 CONCLUSION

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

- A The proposed amendments are considered acceptable, they would not have a detrimental and unacceptable harm or impact upon the character and appearance of the adjacent conservation area or the setting of the adjacent

listed buildings, in accordance with Local Plan Policies GEN2, ENV1 and ENV2.

- B Adequate parking would be provided to cater for the additional roofspace accommodation, in accordance with Local Plan Policy GEN8 and the ECC Parking Standards (adopted 2009).
- C No issues are raised regarding achieving Lifetime Homes or energy efficiency at this stage, in accordance with Local Plan Policies GEN1, GEN2, ENV15 and SPD's Energy Efficiency and Renewable Energy and Accessible Homes & Playspace.

RECOMMENDATION – APPROVES SUBJECT TO THE FOLLOWING CONDITIONS:

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 Policies ENV1, ENV2, ENV3, ENV4, GEN1, GEN2, GEN7, GEN8, H3, H4 and S3 of the Uttlesford Local Plan (adopted 2005).

3. No development shall take place within the area indicated until the applicant or their agents or successors in title has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved programme.

REASON: In the interests of archaeological protection in accordance with Policy ENV4 of the Uttlesford Local Plan (adopted 2005) and Planning Policy Statement 5.

4. If at any time during the course of construction of the development hereby approved, a species of animal or plant (which include bats and great crested newt) that is protected under the Conservation (Natural Habitats &c) Regulations 1994) is discovered, all construction or other site work shall cease until a licence to disturb any protected species has been granted by Natural England.

REASON: In the interest of the protection of the wildlife value of the site in accordance with Policy GEN7 and PPS9 of the Uttlesford Local Plan (adopted 2005).

5. Before the commencement of development details of surface water drainage works shall be submitted to and approved in writing by the local planning authority. Subsequently the drainage shall be implemented in accordance with the approved details. Before these details are submitted an assessment shall be carried out of the potential for disposing of surface water by means of a sustainable drainage system in accordance with the principles set out in Annex F of PPS25 (or any subsequent version), and the results of the assessment provided to the local planning authority. Where a sustainable drainage scheme is to be provided, the submitted details shall:

- i. Provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
- ii. Include a timetable for its implementation; and
- iii. Provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

REASON: To control the risk of flooding to the development and adjoining land in accordance with Policies GEN2 and GEN3 Uttlesford Local Plan (adopted 2005).

6. Before development commences, and notwithstanding the details submitted, samples of materials to be used in the construction of the external surfaces of the development hereby permitted shall be submitted to and approved in writing by the local planning authority. The development shall be implemented using the approved materials. Subsequently, the approved materials shall not be changed without the prior written consent of the local planning authority.

REASON: In the interests of the appearance of the development and conservation area, in accordance with Policies GEN2 and ENV1 of the Uttlesford Local Plan (adopted 2005).

7. No construction work shall be carried out on, nor machinery operated on, nor materials be delivered to, the site at any time on Sundays or Public Holidays, or before 8.00am or after 6.00pm on Monday to Friday or before 8.30am or after 2.00pm on Saturdays. All building or construction material shall be stored within the site and no materials deposited on the public highway.

REASON: In the interests of the amenity of the area in accordance with Policies GEN2 and GEN4 of the Uttlesford Local plan (adopted 2005)

8. Prior to the erection of the development hereby approved (not including footings and foundations) full details of both hard and soft landscape works shall be submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include:-

- i. proposed finished levels or contours;
- ii. means of enclosure;
- iii. car parking layouts;
- iv. other vehicle and pedestrian access and circulation areas;
- v. hard surfacing materials;
- vi. proposed and existing functional services above and below ground (e.g. drainage power, communications cables, pipelines etc. indicating lines, manholes, supports.);

Soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate; implementation programme.

REASON: The landscaping of this site is required in order to protect and enhance the existing visual character of the area and to reduce the visual and environmental impacts of the development hereby permitted, in accordance with Policies GEN2, GEN8, GEN7 and ENV3 of the Uttlesford Local Plan (adopted 2005).

9. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out before any part of the development is occupied or in accordance with the programme agreed with the local planning authority.

REASON: In the interests of the appearance of the site and area in accordance with Policies GEN2, GEN7 and ENV3 of the Uttlesford Local Plan (adopted 2005).

10. Prior to the erection of the development hereby approved (not including footings and foundations), and notwithstanding the details submitted, a plan indicating the positions, design, materials and type of boundary treatment to be erected shall be submitted to and approved in writing by the local planning authority. The boundary treatment shall be completed before the buildings are occupied or in accordance with a timetable agreed in writing with the local planning authority. Development shall be carried out in accordance with the approved details.

REASON: In the interests of the appearance of the site and area in accordance with Policies ENV1 and GEN2 of the Uttlesford Local Plan (adopted 2005).

11. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order 1995 (or any Order revoking or re-enacting that Order with or without modification), no development within Classes A-F of Part 1 of Schedule 2 and Class A of Part 2 of Schedule 2 of the Order shall take place without the prior written permission of the local planning authority.

REASON: In the interests of protecting the character and amenities of the locality in accordance with Policies GEN2 and ENV1 of the Uttlesford Local Plan (adopted 2005).

12. Before development commences cross-sections of the site and adjoining land, including details of existing levels around the building hereby permitted and any changes in level proposed, together with the proposed floor levels within the extension, shall be submitted to and approved by the local planning authority in writing. The development shall be carried out in accordance with the approved details.

REASON: In the interests of protecting the character and amenities of the locality in accordance with Policies GEN2 and ENV1 of the Uttlesford Local Plan (adopted 2005).

13. Before the development hereby permitted commences, an accessibility statement/drawing shall be submitted to and approved in writing by the local planning authority. The details submitted shall set out measures to ensure that the building is accessible to all sectors of the community. The buildings shall be designed as 'Lifetime Homes' and shall be adaptable for wheelchair use. All the measures that are approved shall be incorporated in the development before occupation.

REASON: To ensure that the premises can be readily used by people with physical disabilities in accordance with national and local planning policies in accordance with Policy GEN2 of the Uttlesford Local Plan.

14. The development shall be carried out in accordance with the mitigation and protection measures set out in the Tree Survey, the Arboricultural Impact Assessment and Method Statement.

REASON: In the interests of protecting the character and amenities of the locality in accordance with Policies GEN2 and ENV3 of the Uttlesford Local Plan (adopted 2005).

15. All electrical and telephone services to the development shall be run underground. All service intakes to the dwellings shall be run internally and not be visible on the exterior. All meter cupboards and gas boxes shall be positioned on the dwelling in accordance with details that shall have been previously submitted to and approved in writing by the Local Planning Authority and thereafter retained in such form. Satellite dishes shall be dark

coloured mesh unless fixed to a light coloured and rendered wall in which case a white dish should be used. Satellite dishes shall not be fixed to the street elevation of the building or to the roofs. All soil and waste plumbing shall be run internally and shall not be visible on the exterior, all rainwater goods shall be black and all windows shall be inset by at least 100mm.

REASON: In the interests of protecting the character and amenities of the locality in accordance with Policies GEN2 and ENV1 of the Uttlesford Local Plan (adopted 2005).

16. No unbound material shall be used in the surface treatment of the vehicular access within 6 metres of the highway boundary of the site.

REASON: In the interests of highway safety and equality of access, in accordance with Policies GEN1 and GEN8 of the Uttlesford Local Plan (adopted 2005).

17. Before development commences the provision of suitable access arrangements for the application site in connection with the construction of the development, to include wheel cleaning facilities for the duration of the development to prevent the deposition of mud and other debris onto the highway network/public areas, turning and parking facilities for construction vehicles within the site together with an area of parking for those employed on the site shall be provided. Details shall be submitted and approved in writing by the Local Planning Authority.

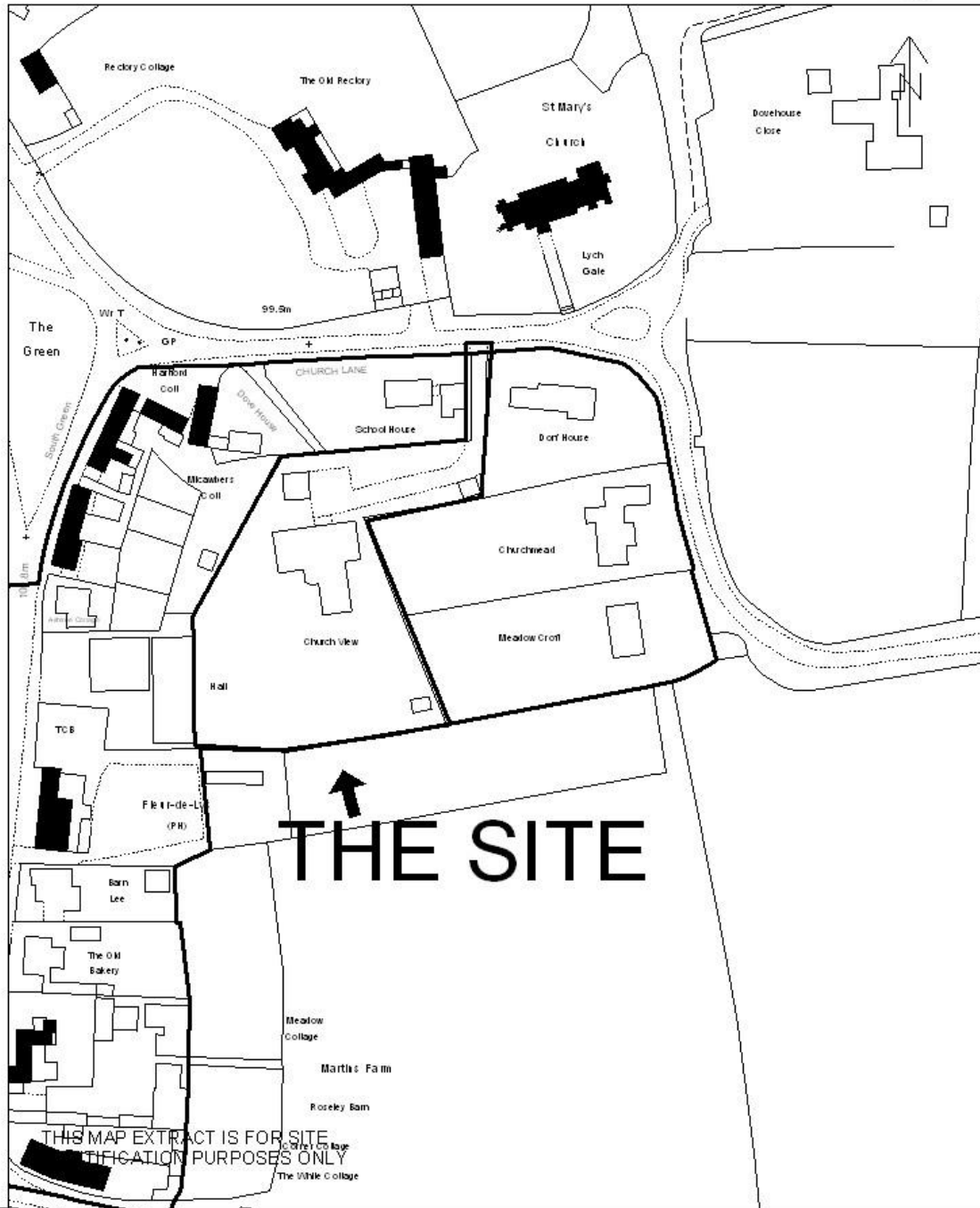
REASON: In the interests of highway safety and equality of access, in accordance with Policies GEN1 and GEN8 of the Uttlesford Local Plan (adopted 2005).

18. Prior to the commencement of development details showing the means to prevent the discharge of surface water from the development onto the highway shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in accordance with the approved details prior to the access becoming operational and shall thereafter be retained at all times.

REASON: In the interests of highway safety and equality of access, in accordance with Policies GEN1 and GEN8 of the Uttlesford Local Plan (adopted 2005).

19. No removal of hedgerows shall be carried out on site between the 1st March and 31st August inclusive in any year, unless otherwise approved in writing by the local planning authority

REASON: To protect wintering, roosting, feeding, resting, breeding animals which use the site and in accordance with policy GEN7 of the Uttlesford Local Plan.



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