

UTT/0829/12/FUL - (ELSENHAM)

(Referred to Committee by Cllr Morson. Reason: There are personal and medical reasons relating to the Applicant which require a smaller property)

PROPOSAL: Change of use of land from paddock to residential and erection of dwelling and garage

LOCATION: Home Farmhouse, Gaunts End, Elsenham

APPLICANT: Mr P. Pope

AGENT: Lucy Carpenter Planning Consultant

GRID REFERENCE: TL 552-254

EXPIRY DATE: 7 August 2012

CASE OFFICER: Miss K. Benjafield

1. NOTATION

1.1 Within Countryside Protection Zone / Adjacent to Grade II Listed Building

2. DESCRIPTION OF SITE

2.1 The site is located within Gaunts End and fronts onto Elsenham Road. It covers an area of 0.12ha and comprises a paddock with a stable block to the rear and access via the existing vehicular access to Home Farmhouse.

3. PROPOSAL

3.1 The application relates to the erection of a 3 bedroom dwelling and detached double garage on land that is currently paddock. The dwelling would be one and a half storey with dormers and rooms in the roof. It would cover an area of 143m² and would have a maximum ridge height of 7.1m.

3.2 The garage would cover an area of 35m² and would have a maximum ridge height of 5.2m. Access to the site would be via the existing access to Home Farmhouse which would be shared with the proposed dwelling.

3.3 The existing stables building would be retained on the site.

4. APPLICANT'S CASE

4.1 A planning statement has been submitted in support of the proposal which includes an assessment of relevant local and national planning policies.

4.2 Conclusions:

"The development of the site with one detached single storey dwelling would accord with Adopted and National Planning advice. The site lies represents a suitable infill plot, comprising a modest gap in a small group of houses. The development has been demonstrated to be of a high standard of design, displaying local context. It can be carried out whilst retaining and protecting all of the existing vegetation on the site, including the preserved trees.

The development can be carried out in a manner that preserves the character and appearance of the area, and there would be no coalescence with the airport or intrusion into the countryside.

There is sufficient car parking and garden area to meet the Council's standards, and there would be no adverse impact on residential amenity.

The proposal is considered sustainable, with reference to advice in the NPF, and this is borne out by the fact that it is sited opposite the recently approved Tri-Sails development. For these reason the Council's support for the application is sought."

5. RELEVANT SITE HISTORY

5.1 UTT/0577/02/FUL

5.2 Erection of 3 loose box stables, tack room and feed store conditionally approved July 2002.

6. POLICIES

6.1 **National Planning Policy Framework**

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 S8 - The Countryside Protection Zone

Policy GEN1 - Access

Policy GEN2 - Design

Policy GEN8 - Vehicle Parking Standards

Policy ENV2 - Development affecting Listed Buildings

Policy ENV3 - Open Spaces and Trees

Supplementary Planning Document - "Accessible Homes and Playspace"

7. PARISH COUNCIL COMMENTS

7.1 No comment.

8. CONSULTATIONS

ECC Highways

8.1 No objection subject to the imposition of conditions.

Equalities and Access Officer

8.2 The application will meet the requirements of the Supplementary Planning Guidance on Lifetime Homes.

Thames Water

8.3 No objection.

Conservation Officer

8.4 The present setting of the listed building is rural in concept with a selection of historic and more modern farm buildings to the rear which visually represent the reality of the working countryside. Home Farmhouse is a prominent brick building of mid 19th century origins and at present appears to be located in open countryside with the paddock land forming an open buffer between the group of farm buildings and the small residential unit to the west.

8.5 The formation of a substantial new dwelling on the paddock would detract from the sense of isolation from the other built up forms in the vicinity. The new dwelling would be formed in new materials lacking the patina of time rendering it more prominent and further detracting from the historically isolated setting of the listed building.

8.6 The introduction of a new dwelling and garage would perpetuate the ribbon development to the detriment of the rural setting of the listed building and the quality of the surrounding countryside and may lead to pressure for further dwellings along the frontage at a later stage. I suggest refusal due to the harm to the setting of the listed building.

Landscape Officer

8.7 Protected trees on the road frontage are proposed to be retained with the exception of a horse chestnut. This mature twin stemmed tree has a number of defects, including the presence of decaying cankers. No objection would be raised to the felling of this tree subject to a replacement horse chestnut being planted immediately adjacent to the position of the original tree at a size to be agreed in writing. The proposed tree protection measures are considered to be appropriate to safeguard the other protected trees.

BAA Safeguarding

8.8 The proposed development does not conflict with safeguarding criteria. We therefore have no objection to this proposal.

9. REPRESENTATIONS

9.1 Three representations supporting the application. Period expired: 19 July.

1. No objections.

2. As a neighbouring business we support the application for Mr Pope.

3. I fully support this application. This is a sensible application that will improve the area and the design compliments the surroundings and make sensible use of the land without impacting on the rural qualities of Gaunts End.

10. APPRAISAL

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

A The principle of developing this site for one dwelling

B The proposed access to the site

C The design of the Development

- D Whether there would be an impact on listed "Home Farmhouse"
- E Impact on protected trees on the site
- F Parking Provision
- G Other material considerations

A The principle of developing this site for one dwelling

10.1 The site is outside of any development limits as defined in the Uttlesford Local Plan and as such is located within the Countryside where Policy S7 applies. This specifies that the countryside will be protected for its own sake and planning permission will only be given for development that needs to take place there or is appropriate to a rural area.

Development will only be permitted if its appearance protects or enhances the particular character of the part of the countryside within which it is set or there are special reasons why the development in the form proposed needs to be there.

10.2 The site is also located within the Countryside Protection Zone surrounding Stansted Airport. Policy S8 identifies that planning permission will only be granted for development that is required to be there or is appropriate to a rural area. In addition, proposed development will not be permitted if new buildings or uses would promote coalescence between the airport and existing development in the surrounding countryside or it would adversely affect the open characteristics of the zone.

10.3 The character of this area of Gaunts End is rural with a loose pattern of residential development along the road frontage. To the rear of the site are a number of former agricultural buildings which are grouped together within the historic farmyard. The existing residential properties facing the main road, Home Farmhouse and Home Farm Cottage, have frontages of approximately 60m and 48m respectively. The gap between these two properties, including the application site, the adjacent access to the former agricultural buildings and an area of land adjacent to that, amounts to approximately 63m and the site itself has a frontage of 40m. This does not constitute a small gap within a small group of properties that would be appropriate as an infill site as identified in paragraphs 6.13 and 6.14 of the Uttlesford Local Plan.

10.4 As detailed above, the proposal would not constitute an infill plot and no information has been submitted with the application to demonstrate that the proposed dwelling needs to be on this site in the countryside. The introduction of built form and domestic paraphernalia associated with the proposed residential use would detrimentally erode the open and rural character of the surrounding countryside and would adversely affect the open characteristics of the Countryside Protection Zone. The proposal is therefore unacceptable in principle and is contrary to the requirements of ULP Policies S7 and S8.

B The proposed access to the site

10.5 The local highways authority has no objection to the proposal. Therefore in relation to criteria a) of ULP Policy GEN1 specifying that the access to the main road network must be able capable of carrying traffic generated by the development safely, the proposal complies.

10.6 The Gaunts End area of Elsenham has no shops or services and there are no pavements along the main road. As a result it is likely that the occupiers of the proposed dwelling would have a heavy reliance on private cars to access jobs, shops and services. The proposal would therefore fail to encourage movement by means other than driving a car as required by criteria e) of ULP Policy GEN1.

C Design of the Development

10.7 The proposed dwelling would have a modern design with some traditional elements, such as the pitch of the roofs and the dormer windows being minor incidences in the roofplane. As such it would not be unduly out of keeping with the more traditional and

historic dwellings to the east and west of the site. The proposed materials would also be traditional and in keeping with the surrounding buildings.

10.8 There would be sufficient distances between the existing neighbouring properties and the proposed dwelling to prevent any loss of amenity arising from the proposal. The dwelling would not result in any loss of privacy, loss of daylight, overbearing impact or overshadowing. The dwelling would also comply with the requirements of Supplementary Planning Document "Accessible Homes and Playspace" with regard to Lifetime Homes. The proposal would therefore comply with the requirements of ULP Policy GEN2.

D Impact on Listed Building

10.9 The historic setting of the listed Home Farmhouse is characterised by the open space either side of the property which gives the building the appearance of being located in the open countryside. The erection of a dwelling on this site would erode the historic setting of the building and would result in the loss of sense of isolation that the listed building currently benefits from. The proposed dwelling would therefore adversely affect the setting of the listed building and is contrary to the requirements of ULP Policy ENV2.

E Impact on protected trees on the site

10.10 The site has a number of protected trees located along the road frontage and, with the exception of one horse chestnut, these are intended to be retained. The horse chestnut has a number of defects and the Landscape Officer has no objection to its removal subject to the planting of a replacement tree. The proposals would not have a detrimental impact on the protected trees and therefore would comply with the requirements of ULP Policy ENV3.

F Parking Provision

10.11 The proposed garage would have a length that would be 1m shorter than required by the adopted parking standards. However there would be sufficient open parking and turning areas within the site to ensure that adequate parking provision would be available in association with the dwelling. The proposal would therefore comply with the requirements of ULP Policy GEN8 and the adopted parking standards.

G Other material considerations

10.12 The applicant has indicated that the approval of the Tri-Sail office development on the land to the south of the site has set a precedent for development on this site and as a result, the site is now sustainable. It is a well established planning principle that proposals must be determined on their own merits however notwithstanding that, the Tri-Sail development will primarily be located on land that has been allocated for employment rather than land covered by the Countryside Protection Zone. This proposal is significantly different from the Tri-Sail development and the two schemes are not comparable both in terms of the type of development and the relevant policies that they have been assessed against.

10.13 Furthermore, it would be premature to describe this site as sustainable based on the provision of facilities within the Tri-Sail development. That development has not yet been constructed and the grant of planning permission for it has not now made this site more sustainable.

10.14 There are no material considerations which would warrant the approval of this application contrary to the policy objections listed above.

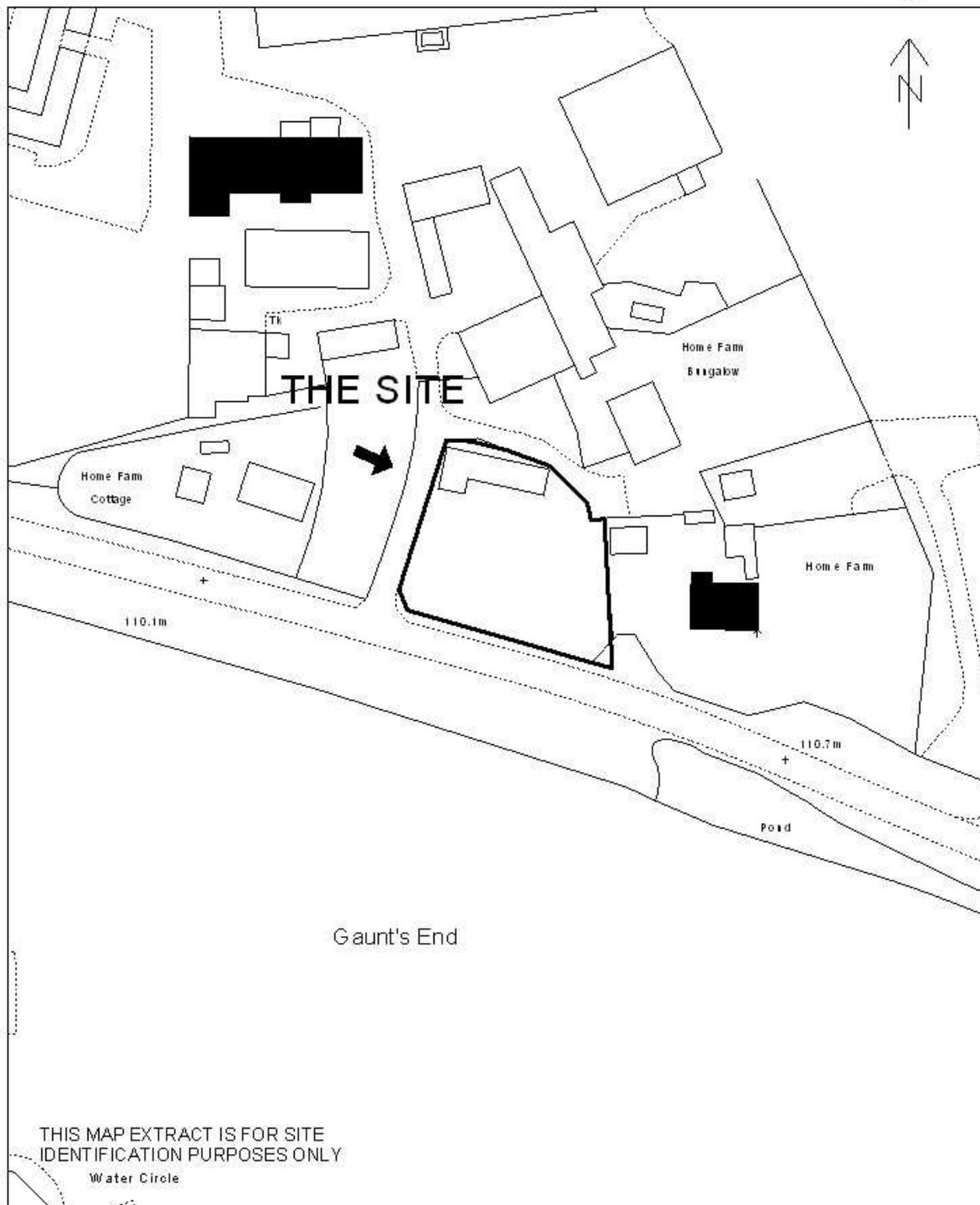
11. CONCLUSION

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

- A The proposal would result in built form within the Countryside and the Countryside Protection Zone that does not need to take place there, would erode the open and rural character of the surrounding countryside and would adversely affect the open characteristics of the CPZ.
- B The proposal would fail to encourage movement by means other than driving a car.
- C The design of the proposal is acceptable.
- D The proposed dwelling would have a detrimental impact on the historic setting of the listed Home Farmhouse.
- E The proposal would not have a detrimental impact on protected trees on the site.
- F The proposed parking provision would be adequate.
- G There are no material considerations which would warrant the approval of this application contrary to the policy objections listed above.

RECOMMENDATION – REFUSAL

1. The proposal would result in the introduction of built form and domestic paraphernalia associated with the residential use in the Countryside and Countryside Protection Zone. The proposed dwelling and garage do not need to be on this site, would detrimentally erode the open and rural character of the surrounding countryside and would adversely affect the open characteristics of the Countryside Protection Zone. The proposal is therefore unacceptable and is contrary to the requirements of Policies S7 and S8 of the Uttlesford Local Plan (adopted 2005) and the NPPF.
2. The proposed development would be located in an area with limited public transport options which would result in the occupiers of the dwellings having a reliance on the use of private cars contrary to the requirement of Criteria e) of ULP Policy GEN1.
3. The erection of a dwelling and garage on this site would erode the historic setting of the listed building and would result in the loss of sense of isolation that Home Farmhouse currently benefits from. The proposed dwelling would therefore adversely affect the setting of the listed building and is contrary to the requirements of ULP Policy ENV2 and the NPPF.



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