

UTT/1438/12/FUL (Great Chesterford)

(Site adjoins property in which staff member has an ownership interest)

PROPOSAL: Proposed two storey rear extension and roof dormers to front and rear.

LOCATION: Bourn Cottage, High Street, Great Chesterford.

APPLICANT: Mr Irving.

AGENT: Alun Design Consultancy.

GRID REFERENCE: TL 509-428

EXPIRY DATE: 10 September 2012.

CASE OFFICER: Mr C Theobald

1.0 NOTATION

1.1 Within Development Limits / Conservation Area / Listed Buildings adjacent.

2.0 DESCRIPTION OF SITE

2.1 The application site is situated on the northern side of High Street and comprises an attractive 1960s tiled and rendered front gabled 1½ storied dwelling with flat roofed side garage with associated curtilage. The site is open and slightly raised to the road frontage, whilst it is enclosed and level to the rear. The site is flanked on both sides by listed dwellings and opposite by modern development, whilst the rear garden of a listed dwelling in Carmel Street backs onto the site at right angles.

3.0 PROPOSAL

3.1 The proposal comprises a 1½ storey rear projecting extension measuring 4 metres deep by 4 metres wide to provide a ground floor dining area with additional fourth bedroom above, a pitched roof over an existing flat roofed rear dormer, a new adjacent rear dormer to match and a new front dormer of the same design. The rear extension would have a dropped ridge line and would incorporate twin side rooflights set at a minimum height of 1.7 metres above finished first floor level. The extension and new dormers would be externally clad in clay pantiles and painted render to match existing, whilst all new windows and doors would be of painted softwood.

4.0 APPLICANTS CASE

4.1 The submitted Design and Access Statement describes the extent, layout, scale and appearance of the proposed development.

5.0 RELEVANT SITE HISTORY

5.1 Minor single storey side extension approved in 1981. Demolition and replacement of existing 1½ storey dwelling with larger frontage dwelling and cartlodge garage refused in 2009, although allowed on appeal in 2010. Permission not implemented to date (previous owners).

6.0 POLICIES

6.1 National Policies

- National Planning Policy Framework

6.2 East of England Plan 2006

- Policy ENV6: The Historic Environment;
- Policy ENV7: Quality in the Built Environment

6.3 Essex Replacement Structure Plan 2001

- None

6.4 Uttlesford District Local Plan 2005

- ULP Policy S3 - Other Settlement Boundaries
- ULP Policy H8 - Home Extensions
- ULP Policy GEN2 - Design
- ULP Policy ENV1 - Design of development within Conservation Areas
- ULP Policy ENV2 – Development affecting Listed Buildings

- SPD “Home Extensions”
- SPD “Energy Efficiency and Renewable Energy”

- Great Chesterford Conservation Area Appraisal document

7.0 PARISH COUNCIL COMMENTS

- 7.1 No objections, although the suitability of a Velux window on the front elevation of a property that is located within the Conservation Area is questioned.

8.0 CONSULTATIONS

- 8.1 Specialist Advice on Historic Buildings and Conservation: I consider that the suggested scheme in terms of design responds well to the form and detailing of the local vernacular and in particular the style of Bourn Cottage and the character of the conservation area. I therefore have no objections to the proposal subject to appropriate conditions.

9.0 REPRESENTATIONS

- 9.1 None received. Notification period expired 8 August 2012. Advertisement expired 16 August 2012. Site notice expired 10 August 2012.

10.0 APPRAISAL

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

- A Design (NPPF, ULP Policies S3, H8, GEN2, ENV1, ENV2, & SPD’s “Home Extensions” and “Energy Efficiency and Renewable Energy”;
- B Whether the proposal would have a materially adverse effect on the reasonable occupation and enjoyment of neighbouring dwellings (ULP Policy GEN2).

A Design

- 10.1 The site is located within village development limits where proposed extensions to dwellings are acceptable in principle and where the subject dwelling itself remains substantially unaltered. The proposed extension as shown by virtue of its relatively modest footprint size, gabled format with dropped ridge and use of matching materials would represent a subservient and appropriate rear addition to the dwelling, whilst the proposed small eaves line rear dormers as shown would carry the gabled theme across the rear elevation. Similarly, the introduction of the front dormer would carry the gabled theme across the frontage elevation. As such, the scale, design and external materials of the extension and dormers would respect those of the original building.
- 10.2 The site is situated within the conservation area and adjacent to listed buildings and appropriate consideration therefore has to be given to whether the development would preserve or enhance the character and appearance of the conservation area and to listed building protection. The development as previously described would be commensurate with the scale, design and appearance of the original dwelling, albeit that the dwelling itself is of C20 construction, and it is considered that the proposal would in this respect preserve the conservation area's character and appearance. Similarly, the development by reason of this and the rear positioning of the extension would not have a detrimental effect of the setting of the adjacent listed dwellings, The Old White Horse and The Chestnuts. Whilst the Parish Council's comments are noted, the reference to a Velux window on the front elevation of the dwelling is incorrect where this would in fact be a gabled small dormer.

B Whether the proposal would have a materially adverse effect on the reasonable occupation and enjoyment of neighbouring dwellings

- 10.3 The rear extension would be located some 5 metres away from the boundary with The Old White Horse situated on the north-east side of the site where the dwelling at that property stands forward of the application dwelling along the road frontage. As such, the extension would not give rise to any loss of light or overshadowing of that dwelling, nor would it have any overbearing effect. The small side rooflights shown for the extension would be positioned at a height suitably above finished floor level (minimum of 1.7 metres) where these are unlikely to give rise to any material loss of garden privacy through overlooking to the occupants of either The Old White Horse or to The Chestnuts situated on the other side of the site.

11.0 CONCLUSION

- 11.1 The following is a summary of the main reasons for the recommendation:
- 11.2 The proposed development is considered acceptable in terms of its design and appearance where it would not have an adverse effect on neighbouring amenity and would therefore accord with ULP Policies S3, H8, GEN2, ENV1 and ENV2 of the approved local plan and relevant SPD advice.

RECOMMENDATION – CONDITIONAL APPROVAL

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 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 roof surfaces of the extension and dormers hereby permitted shall match those used in the existing building unless otherwise agreed in writing by the Local Planning Authority, samples of which shall be submitted to and agreed in writing by the Local Planning Authority prior to commencement of development.

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

4. All external rendering shall be of smooth render to match existing

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

5. All new external joinery shall be of painted timber.

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

6. The roof lights to be inserted shall be of the conservation range type, details of which shall be submitted to and agreed in writing by the Local Planning Authority prior to commencement of development.

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

7. 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 in accordance with Policy GEN2 of the Uttlesford Local Plan (adopted 2005).

