

UTT/1633/12/FUL – (SAFFRON WALDEN)

(Application by Cllr A Ketteridge)

PROPOSAL: Demolition of rear extension. Erection of single storey and two story front and rear extensions

LOCATION: 53 Landscape View, Saffron Walden

APPLICANT: Mr A Ketteridge

AGENT: Tony Walton Design

MAP REFERENCE: 5539 236860

EXPIRY DATE: 05 October 2012

CASE OFFICER: Mrs S Heath

1. NOTATION

1.1 Within development limits.

2. DESCRIPTION OF SITE

2.1 The application site comprises a two storey semi-detached dwelling with enclosed front porch located amongst similar dwellings, on the eastern side of Landscape View. There are semi-detached dwellings to the north and south and the land is level with neighbouring properties. There is a rear single storey extension that covers the width of the rear elevation and tall hedging to both side boundaries. Also in the rear garden is a walnut tree that has been made the subject of a TPO. There is off road parking to the frontage of the dwelling for 2 cars.

3. PROPOSAL

3.1 This application seeks planning permission for the demolition of the rear extension and the erection of single storey and two storey front and rear extensions. Materials are to match existing.

The dimensions of the single storey front extension are 2m x 3.5m and 3.7m in height with a lean-to roof, this is located on the boundary with the attached neighbour and will provide additional living space on the ground floor.

The two storey element on the front elevation measures 2m x 2.7m with eaves height to match existing but a lower ridge height. This will extend the living space at ground floor and an existing bedroom at first floor level.

The proposed rear extension is at single storey height, on the boundary with the neighbour, for a width of 2.2m x 4m in depth rising to two storey for a width of 5.8m with a matching ridge height. This rear extension will act as a kitchen and dining room at ground floor and bedroom at first floor.

4. APPLICANTS CASE

4.1 None.

5. RELEVANT SITE HISTORY

- 5.1 UTT/0906/12/FUL Demolition of rear extension. Erection of two storey rear extension. This was withdrawn by the Applicant following discussion with the Case Officer, refusal was likely due to the detrimental impact on amenity for the attached neighbour.
- 5.2 UTT/0175/95 FUL Erection of front porch and single storey rear extension. Approved 31.03.95.

6. POLICIES

6.1 Uttlesford District Local Plan 2005

- NPPF
- Policy S1
- Policy H8
- Policy GEN2
- SPD Home Extensions

7. PARISH/TOWN COUNCIL COMMENTS

- 7.1 All Councillors present declared a personal non-prejudicial interest as they knew the applicant. Expired 11.09.12.

8. CONSULTATIONS

- 8.1 Landscape Officer - the proposed rear extension to the house would not have an adverse affect on the mature walnut situated in the rear garden of the property.

9. REPRESENTATIONS

- 9.1 One received. Owner/Occupier 55 Landscape View - two storey extension will ruin the symmetry, balance and general aesthetics of the semi-detached dwellings. No other property extended front of their dwelling by two storeys. Extensions will almost double the house size, out of character. Two storey front extension will impair my street view. Concerns regarding overlooking to the rear with the proposed balcony. Expired 04.09.12.

10. APPRAISAL

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

- Whether the proposed extensions would be of an appropriate design and scale, respecting the original dwelling (ULP Policies H8 and GEN2);
- Impact on trees (ULP Policy ENV3)
- Whether the proposal would adversely affect amenity values of neighbouring residents (ULP Policy GEN2).

10.1 Design and scale

Local Plan Policies H8 and GEN2 as well as the Supplementary Planning Document (SPD) - Home Extensions indicate that extensions should respect the appearance of the existing dwelling with regard to design and appearance, in addition the SPD requires that all extensions should respect the scale, height and proportions of the original house.

The floor space of the existing dwelling is approximately 74m² and the proposed floor space would be approximately 100m². It is considered that as the existing rear extension is being demolished and the dwelling has not benefitted from any other extensions that the proposal is of acceptable proportionate scale.

In addition the proposed appearance is considered to be appropriate as it mirrors the existing design and the front extension has a lower ridge height than the existing dwelling indicating that it is visually subordinate to the main dwelling. The neighbouring property, No. 51, has a single storey front extension and it was noted from the Officers' site visit that other properties along this road have altered the appearance of their properties so that there is no longer a uniformity of appearance.

The SPD indicates that the choice of materials is important, as they match the existing dwelling they are considered to be acceptable.

It is considered that given the scale of the existing dwelling and the size of its curtilage that it is capable of accommodating the proposed extensions whilst leaving sufficient amenity land.

10.2 Impact on neighbouring amenity

Both the front and rear extensions have been designed to minimise the impact on the attached neighbour, they are both single storey on the boundary, therefore there are no concerns regarding overbearing or overshadowing impact. Whilst concerns have been raised regarding overlooking there are no additional windows at first floor level and while there is a Juliet balcony proposed this is not weight-bearing but a design feature.

With regard to the amenity of the unattached neighbour, it is considered that due to the distance of 3.5m between the properties and the existing screening on the boundary that there will be no significant impact with regard to over shadowing or overbearing impact. With regard to overlooking, whilst there are 2 additional windows proposed on the side elevation, (one of these is a bathroom and will therefore be obscure glazed) there are no windows at first floor level on the neighbouring property, so overlooking is not a concern.

10.3 Trees

The walnut tree in the rear garden of 53 Landscape View has been made the subject of a TPO. The Order was made on 3rd September 2012 and took immediate effect. An objection to the making of the Order from the applicant Andrew Ketteridge has been received which will be reported to the Planning Committee prior to a decision being taken as to whether or not the Order is confirmed.

The existence of the TPO is a material consideration in the determination of this planning application. However the Landscape Officer has stated that the proposed rear extension to the house would not have an adverse affect on the mature walnut situated in the rear garden of the property.

11. CONCLUSION

The proposed extensions are acceptable and comply with all relevant Development Plan policies

RECOMMENDATION – APPROVAL WITH 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.

The following plans are the subject of the recommendation above:

PLANS

AK03-12

AK02-12

AK01-12

AK04-12

Location Plan
