

**UTT/12/5030/FUL (Widdington)**

**PROPOSAL:** Variation of Condition no.2 of planning application UTT/0770/12/FUL to allow minor changes to the approved plans for the erection of 4no. Dwellings

**LOCATION:** Church View, Church Lane, Widdington.

**APPLICANT:** Grange Builders LLP.

**AGENT:** Grange Builders LLP.

**GRID REFERENCE:** TL 539-317

**EXPIRY DATE:** 16.10.2012

**CASE OFFICER:** Maria Tourvas

**APPLICATION TYPE:** Minor

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**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 originally consisted of a 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 were a number of outbuildings which include two garages, one at either end of the access into the site, and what appeared 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/0770/12/FUL which is for the erection of four dwellings and garages which also sought amendments to the original application UTT/1727/11/FUL.

- 3.2 The amendments sought under this application is for the utilisation of void roof space of Plot 3. This would result in Bedroom four and the family bathroom would be re-located from the first floor to the roofspace. The roofspace would be further opened up to create a home office space. The Master bedroom and Bedroom 2 would have an adjacent en-suite and Bedroom 3 would be increased in floorspace size. 2 Velux windows are proposed in the Eastern Elevation to serve the stairwell and newly located bathroom. The proposed new home office space would see the creation of 2 small dormer windows which would be located on the rear roofslope backing onto the adjacent field to the rear.
- 3.3 An external service door serving the boiler on the east elevation is also proposed to be omitted from the scheme.

#### **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.
- 5.4 UTT/0770/12/FUL for the 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 granted 26 July 2012. This included the following amendments to the original scheme;

##### 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 600mmm and below.

5.5 UTT/12/5043/NMA - Non Material Amendment to UTT/0770/12/FUL - The installation of an additional ground floor window in plots 2 and 4. The removal of an external service cupboard door on plot 4 and the addition of one extra rooflight to the rear elevation of plots 2 and 4 – Granted 1/10/2012.

## 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 - no comments have been received.

### 8. CONSULTATIONS

N/a

### 9 REPRESENTATIONS

9.1 The neighbouring properties have been consulted of the current application. To date no objections have been received. Neighbour notification period expired 27<sup>th</sup> September 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 Other Material Considerations.

#### **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. The overall scale, size and general 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 dormer and velux windows are few, small and subordinate within the roof slope. These be located to the rear elevation of the dwellings backing onto a field rear of Fleur-de-Lys. 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 is considered from the proposed works forming part of this application.

- 10.5 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**

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

## **C Other Material Considerations**

- 10.7 Since the determination of the last application there have been no new material considerations that would add weight to the determination of this application.

## **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 new material issues for consideration.

### **RECOMMENDATION – APPROVE 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. The development hereby permitted shall be constructed in accordance with the details

that have been submitted and approved by the Local Planning Authority under reference UTT/1663 /12/DOC and UTT/0629/12/DOC relating to the implementation of a programme of archaeological work which formed part of a written scheme of investigation.

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

4. The development hereby permitted shall be constructed in accordance with the details that have been submitted and approved by the Local Planning Authority under reference UTT/1663 /12/DOC and UTT/0629/12/DOC relating to surface water drainage works

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).

5. The development hereby permitted shall be constructed in accordance with the details that have been submitted and approved by the Local Planning Authority under reference UTT/1663 /12/DOC and UTT/0629/12/DOC relating to samples of materials to be used in the construction of the external surfaces of the development. 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).

6. 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)

7. The development hereby permitted shall be constructed in accordance with the details that have been submitted and approved by the Local Planning Authority under reference UTT/1663 /12/DOC and UTT/0629/12/DOC relating to hard and soft landscape works

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).

8. 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).

9. The development hereby permitted shall be constructed in accordance with the details that have been submitted and approved by the Local Planning Authority under reference UTT/1663 /12/DOC and UTT/0629/12/DOC relating to boundary treatment.

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).

10. 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).

11. The development hereby permitted shall be constructed in accordance with the details that have been submitted and approved by the Local Planning Authority under reference UTT/1663 /12/DOC and UTT/0629/12/DOC relating to proposed floor levels.

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. The development hereby permitted shall be constructed in accordance with the details that have been submitted and approved by the Local Planning Authority under reference UTT/1663 /12/DOC and UTT/0629/12/DOC relating to the accessibility/'Lifetime Homes'.

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.

13. 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).

14. The development hereby permitted shall be constructed in accordance with the details that have been submitted and approved by the Local Planning Authority under reference UTT/1663 /12/DOC and UTT/0629/12/DOC relating to services (meter cupboards, gas boxes, and satellite dishes).

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).

15. 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).

16. The development hereby permitted shall be constructed in accordance with the details that have been submitted and approved by the Local Planning Authority under reference UTT/1663 /12/DOC relating to access arrangements for the application site in connection with the construction of the development, which includes wheel cleaning facilities.

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. The development hereby permitted shall be constructed in accordance with the details that have been submitted and approved by the Local Planning Authority under reference UTT/1663 /12/DOC and UTT/0629/12/DOC relating to discharge of surface water from the

development.

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).