

UTT/12/5545/FUL – UGLEY

Referred to Committee by Ugley Parish Council.

Reason: Impact on the character of the area and neighbouring properties

PROPOSAL: Retrospective application for entrance wall, piers and gates

LOCATION: Harewood Snakes Lane, Ugley

APPLICANT: Mr Stephen Cramer

AGENT: Martyn Pattie Architects

EXPIRY DATE: 12.12.2012

CASE OFFICER: David Gibson

APPLICATION TYPE: Other Householder Developments

1. NOTATION

1.1 Outside settlement boundary

2. DESCRIPTION OF SITE

2.1 The application site is a large detached property located within its own grounds. The site benefits from its own private access road. The host property is screened from the main road by dense vegetation measuring in excess of 4 metres in height.

3. DESCRIPTION OF PROPOSAL

3.1 The applicant seeks retrospective consent for the retention of gates, piers and brick walls in excess of 2 metres in height. The gates are wrought iron with the wall and piers constructed from bricks.

3.2 The development is set back approximately 15 metres from the highway.

4. APPLICANT'S CASE

4.1 None received

5. RELEVANT HISTORY

5.1 None relevant

6. POLICIES

6.1 National Policies

National Planning Policy Framework

6.2 Uttlesford District Local Plan 2005

Policy GEN1 – Access
Policy GEN2 – Design
Policy H8 – Home Extensions
SPD1 Home Extensions

7. CONSULTATIONS

N/A

8. PARISH COUNCIL COMMENTS

- 8.1 The councilors for Ugley Parish are all in agreement with regard to the above planning application consultation. They all object on the basis that the height and overall size of the gates and brickwork etc. are inappropriate for a little country lane. The security lighting is excessive and illuminated throughout all hours of darkness, the lights are very obtrusive and shine into the garden of other properties.

9. REPRESENTATIONS

- 9.1 The neighbouring properties were notified of the application. One objection was received Mr David Hilton of The Cottage, Snakes Lane, Ugley -

The iron gates, high brick walls and high ornate pillars are totally inappropriate for a small country lane and are of such a size to dominate the area and would be more in keeping with Buckingham Palace. Previously there was a normal type 5 barred wooden gate and posts. The obtrusive high security floodlights (four) are reminiscent of a high security prison and which shine throughout the hours of darkness onto our property. Energy saving appears a nonsense.

10. APPRAISAL

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

(A) The Design and amenity (NPPF, ULP Policies H8 and GEN2 and SPD's "Home Extensions").

(B) Impact of the development on highway safety (ULP Policies GEN1 and GEN8).

- 10.2 The sit sites within an attractive rural setting with the host property set well back from the highway and screened by mature vegetation that occupies the site boundary.

- 10.3 The brick walls measure 2.14 metres high, the gates have a maximum height of 2.8 metres high and the piers have a maximum height of 3.25 metres high. As stated above, the development is retrospective and set well back from the highway to the north.

- 10.4 Two objections have been received with regards to the development. They both relate to the impact of the development on the character of the area due to its size and the impact of the floodlights which shine through the night.

- 10.5 It is considered that the walls, piers and gates are of a high standard of design and relate well to the host property in terms of their materials, their scale and their design. The development is set well back from the highway to the north and already assimilates well into the street scene when viewed in conjunction with the host

property, the surrounding vegetation and the wider area due to its high quality of design, the set back from the highway and the fact the development is flanked on either side by relatively dense vegetation. It is therefore considered that the development has a positive impact on the area in accordance with ULP Policy H8 and the SPD Home Extensions.

- 10.6 With regards to the floodlights that are erected on site, these are normally permitted development and do not form part of the application in this instance. If the objector is concerned with light spilling into his property then it is recommended that he contacts the Environmental Health Department to see if it constitutes a statutory nuisance.

(B) Impact of the development on highway safety (ULP Policies GEN1)

- 10.7 In terms of highway safety, the gates are located over 15 metres from the highway and open inwards ensuring that vehicles who park at the gates to wait for them to open will not overhang the highway causing an obstruction, potentially leading to an accident. Due to the inward opening and the distances involved it is considered that this element of the proposal accords with the relevant highway policy GEN8 of the Uttlesford Local Plan 2005.

11. CONCLUSIONS

- 11.1 After taking the comments received into account, it is considered that the proposal is acceptable and complies with all the relevant development plan policies. It will not have a detrimental impact on highway safety, and has a positive impact on the appearance of the host property and the character of the wider area. No conditions will be required as the works are retrospective

RECOMMENDATION – Approval Unconditional.