

**UTT/13/0261/HHF (Felsted)**  
*(Referred to Committee by Cllr Crome.*

Reason: Felsted Parish Council as well as a number of adjacent residents are opposed to this proposed extension which is out of character with existing properties, and has a detrimental effect including

- the size of the proposed extension will cause overshadowing of the property to the north
- the proposed siting of the French doors on the south side of the proposed extension would overlook the sitting-out area of the neighbouring property
- the proposed un-obscured roof window would overlook the upper rooms of the property to the north)

**PROPOSAL: Proposed Two storey rear extension and relocation of existing garage**

**LOCATION: 1 Park View, Hartford End, Chelmsford, CM3 1JX**

**APPLICANT: Mr & Mrs Flood**

**AGENT: Andrew Stevenson Associates**

**GRID REFERENCE: TL 687 178**

**EXPIRY DATE: 26<sup>th</sup> March 2013**

**CASE OFFICER: Mrs M Jones**

---

**1.0 NOTATION**

- 1.1 Outside Development Limits.

**2.0 DESCRIPTION OF SITE**

- 2.1 The site is located within Hartford End to the south of Felsted. The property forms one half of a pair of semi-detached cottages and predominantly red brick. There is a single detached garage set back from the side of the house adjacent to the boundary with number 1 Brewery Cottages.

**3.0 PROPOSAL**

- 3.1 The proposal is for the erection of a two storey extension and the relocation of the existing garage.  
The extension would have dimensions: 5.2m deep , 5.8m wide and 7.2m high. The proposal would create a further bedroom with an en-suite and a sitting room and utility room. The southern elevation would have French doors and windows to the western elevation at ground and first floor levels. The northern elevation would have frosted glazed windows at first floor level serving the bathroom.  
The existing garage would be moved further west by 2.5m.

**4.0 APPLICANTS CASE**

- 4.1 None

**5.0 RELEVANT SITE HISTORY**

5.1 None

## **6.0 POLICIES**

### **6.1 National Policies**

- National Planning Policy Framework (March 2012)

### **6.2 Uttlesford District Local Plan 2005**

- Policy S7 Countryside
- Policy GEN2 Design
- Policy GEN8 Vehicle Parking Standards

## **7.0 PARISH/TOWN COUNCIL COMMENTS**

7.1 Felsted PC is opposed to this proposal on the following grounds:

- The size of the proposed extension will cause overshadowing of the property to the north
  - The proposed siting of the French doors on the south side of the proposed extension would overlook the sitting-out area of the neighbouring property
  - The proposed un-obscured roof window would overlook the upper rooms of the property to the north.

A single storey extension with a reduced ridge height might be acceptable if this were to eliminate the overshadowing.

## **8.0 CONSULTATIONS**

None.

## **9.0 REPRESENTATIONS**

9.1 Three letters of representation have been received:

Greengages:

Wish to oppose this proposal as I believe it will have an adverse effect on the open countryside feel and rural character of the local area.

The local hamlet is predominately made up of semi-detached houses that are situated quite closely to one another. The planning proposal extends the side of this attractive, Victorian property by two storey's. This will result in the property being incredibly close to the boundary of the neighbouring property, resulting in an oppressive feel on the surrounding houses/area. Houses being situated too closely together will not sit well with the overall visual impact of the local hamlet.

1 Brew House Cottage

I moved to Hartford End in 2007, choosing this location as opposed to densely populated new build estates in other areas of Essex. I was attracted by the open space and rural feel offered by living in this beautiful un-spoilt Hamlet.

All the semi-detached properties are in proportion to neighbouring homes creating a detached and spacious feel.

My property currently enjoys glorious views of open countryside from all aspects.

This was a big factor when I decided to buy here in the first instance considering it to be an excellent place to live and possibly raise a family

My property has a west facing garden laid to lawn it is relatively small but secluded and private. I have made a small decking area which currently receives sunlight in

the height of summer in the late morning as the sun moves around the shadow already created by no.1 & no.2 Park View.

The proposed extension would cause considerable overshadowing to this area in fact I think it would block the sunlight altogether until possibly late afternoon. In this area I also currently have my greenhouse and a little vegetable plot. This would also be overshadowed. Furthermore if the garage was relocated further down the garden this would obstruct the sunlight even further to the extent that more than half my garden would be shaded.

I will also lose those cherished far- reaching countryside views.

I also note from the proposed plan that there is to be a new side entrance door created. I would like to make you aware that this will open directly onto my border imposing once again on my privacy. I am guessing that this would be their main entrance in and out of their property.

I have spent 6 years building a home and garden I love and enjoy. If this proposal does go ahead it will cause me a lot of unnecessary upset, expense and work. In my opinion 1 Park View would benefit from subtle changes to its appearance as per 2 Park View with an un-intrusive rear single storey extension and a single side access porch. This would keep the existing character and uniformed appearance.

2 Park View:

We would like to object for the following reasons:

Visual impact

Hartford End is a very small Hamlet and we take pride in maintaining all our properties to a high standard. We live there because of the open countryside and appreciate its semi-rural location and relish not living on each other's doorsteps. We truly appreciate the advantage that we have over new developments because of the open space between our individual properties.

The vary nature of this proposal is inappropriate for the area; it is large and imposing extension relative to the size of the plot. It would ruin the overall look of the Hamlet and would make the road look like it was a continuous row of houses; this would lose our unique advantage of openness and therefore create the feeling of oppression.

I also note from the plans that the wall we will have on our side is to be rendered one of the reasons we bought our house was because we love the old brickwork and now we'll have a rendered wall that will stand out like a sore thumb against the lovely old bricks. This will also be the view we will have from one of our bedroom windows.

This area has been through a few changes over the last few years and I think most people have appreciated the area and taken this into consideration when doing any alterations or changes.

Overlooking & Privacy

The plans also show that the new patio/French doors on the additional new lounge open directly facing our patio area. Because our properties stand in an elevated position a 6ft fence would not be enough to protect our privacy. They would be overlooking us every time they came out of those doors or even just standing looking out of them.

If the doors were changed to open down towards the garden as our do and that proposed wall was amended to solid brick this would alleviate this particular issue.

The new extension may also cause overshadowing on our patio area and definitely in one of our bedrooms.

We have spent a great deal of time creating a secluded and private garden and we feel that this will be ruined. We have lived in our house for over 5 years and in Hartford End for over 25 years. We love the area and would like the area to be treated with the respect it deserves.

## 10.0 APPRAISAL

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

- A Design, scale, impact on neighbours amenity and effect on character of the countryside (ULP Policies S7, GEN2, H8, & SPD Home Extensions and Energy Efficiency.)**
  - B Highway Safety (H8 and supplementary Planning Guidance Parking Standards)**
- 
- A Design, scale, impact on neighbours amenity and effect on character of the countryside (ULP Policies S7, GEN2, H8, & SPD Home Extensions and Energy Efficiency.)**

- 10.1 The property is located outside development limits where there is strict control on new development and development only will be permitted if its appearance protects or enhances the particular character of the countryside within which it is set.
- The design is in proportion to the original dwelling .The height is subservient to the principal dwelling and as the extension is set back from the front elevation, and that it is not built up to the boundary, it is not considered that the proposal would materially affect the character and appearance of the street scene or the appearance of the countryside. The extension would have an acceptable design and would respect the size, scale, form and external materials of the original dwelling and as such would comply with the criteria of policy H8.
- Three representations have been received in relation to the proposal, however it is not considered that the proposed extension would cause any significant material detrimental overlooking or overshadowing of neighbours properties that would warrant refusal of the application.
- With regards to the comments received made regarding overlooking, the proposed window to the northern elevation at first floor level serves a bathroom and is to be obscured glazed. The roof lights to the side elevation would be set at an oblique angle and would not result in significant harm by virtue of overlooking. The French doors are at ground floor level facing timber fencing and side brick wall of a single storey extension to number 2 Park View. Supplementary Planning Guidance states that generally a distance of 1m between the side wall of the extension and the boundary should be left. The proposal complies with this separation distance and as it is set back from the front elevation, would not result in a terracing effect. Although the comments regarding loss of view have been noted, loss of view is not a valid planning consideration.
- Policy H8 of the Local Plan states that extensions will be permitted if their scale, design and external materials respect those of the original building, that there be no material overlooking or overshadowing of nearby properties and that development would not have an overbearing effect on neighbouring properties.
- The garage has eaves height of 2m and a ridge height of 2.8m. It should be noted that a garage of a height of 2.5m height could be erected as permitted development and it is considered that the minor difference in the height to what could be built as permitted development and that as proposed is not significant enough to warrant refusal.
- If the application were to be approved, in order to address the disparity between the building regulations requirements for extensions and the energy efficiency of the existing dwelling, a condition would be imposed requiring cost effective energy efficiency measures to be undertaken to the existing dwelling. This would be in accordance with the requirements of ULP Policy GEN2 and the adopted SPD - "Energy Efficiency and Renewable Energy".

**B. Highway Safety (H8 and supplementary Planning Guidance Parking Standards)**

- 10.2 Although the repositioning of the garage will result in the loss of garage provision for the parking of vehicles, three off road parking spaces would be provided and as such the required parking standards would be met.

**7.0 CONCLUSION**

The proposal complies with policies.

**RECOMMENDATION –CONDITIONAL APPROVAL**

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 constructed entirely of the materials details of which are shown on plan No 02

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

---