

UTT/13/0182/HHF – (CLAVERING)

(Referred to Committee by Cllr Oliver. Reason: Overdevelopment. Impact on the character of the area and neighbouring properties)

PROPOSAL: Demolition of rear porch/utility room. Erection of two storey side extension. Loft conversion incorporation new dormer windows and gables. Detached garage. Creation of new vehicular and pedestrian access

LOCATION: Belmont, Arkesden Road, Clavering

APPLICANT: Mr S Vallance

GRID REFERENCE: TL 548 - 233

EXPIRY DATE: 25 March 2013

CASE OFFICER: Nicholas Ford

1.0 NOTATION

1.1 Within Development Limits.

2.0 DESCRIPTION OF SITE

2.1 Belmont is a detached brick built with concrete roof single storey two bedroom dwelling set back from and facing Arkesden Road. It has an access from Arkesden Road leading to a parking area and garage. It has a large rear garden that extends south from this garage behind adjacent dwellings named Wayside and Rustling End. These are two storey and semi-detached. Hope Cottage (also two storey) lies beyond. On the opposite side of the road (west) and north lies agricultural land. There is a paddock to the east.

3.0 PROPOSAL

3.1 It is proposed to extend and alter the existing dwelling. The height of the dwelling would be raised by about 300mm. To its north its elevation would be extended by about 3 metres over two floors. Gables would be added top front and rear elevations with a dormer window facing west and two dormer windows facing east to facilitate use of loft space for accommodation. A rear porch would be demolished. It is proposed to use timber feather edge boarding with render to elevations and clay peg tiles to the roof.

A new vehicular and pedestrian access is proposed to the front of the property from Arkesden Road leading to a new detached single garage and three off road parking spaces. The garage would be just over 22 sqm to a height of about 3.5 metres.

4.0 APPLICANTS CASE

4.1 See Planning Statement and Habitat Survey.

5.0 RELEVANT SITE HISTORY

5.1 None.

6.0 POLICIES

6.1 National Policies

- National Planning Policy Framework

6.2 Uttlesford District Local Plan 2005

- Policy H8 (Home Extensions)
- Policy GEN2 (Design)

- Supplementary Planning Document - Home Extensions

7.0 PARISH COUNCIL COMMENTS

- 7.1 Consider that the proposal does not comply with Policies GEN2 and H8. The scale of the building is too large to be compatible with the scale of surrounding buildings and it would have a materially adverse effect on the reasonable occupation and enjoyment of a residential or other sensitive property and would have an overbearing effect on neighbouring properties. The new driveway would involve the partial removal of good quality indigenous hedging and the need for the driveway alteration does not outweigh the need to retain the hedge for its importance to wild fauna and flora (Policy ENV8).

8.0 CONSULTATIONS

8.1 Ecologist

No objection subject to hedgerow retention and no removal of scrub between 1 March and 31 August of any year, control on external lighting and biodiversity enhancement.

8.2 Highway Authority

No objection subject to conditions.

9.0 REPRESENTATIONS

- 9.1 Wayside – The garage would decrease light to our kitchen and could go on the other side of the proposed road access.

10.0 APPRAISAL

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

Whether the scale, design and external materials of the extension respect those of the original building and the extension is compatible with the scale, form, layout, appearance and materials of surrounding buildings and whether highway safety and wildlife are preserved (ULP Policies S1, H8, GEN1, GEN2, GEN7 & SPD Home Extensions)

- 10.1 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. Policy GEN2

requires that amongst other criteria development is compatible with the scale, form, layout, appearance and materials of surrounding buildings.

- 10.2 The scheme would add additional scale to the north elevation as well as gables and dormer windows but would be only marginally higher than the existing dwelling. Furthermore, the dormer windows would not be dominant in the roof plane in comparison to the gables. Materials would be different to brick and concrete tiles. The resultant dwelling would not be out of context with its neighbours.
- 10.3 The Highway Authority has advised that they have no objections to the proposed new access arrangement. They have suggested a number of conditions. Two conditions are not reflected in the recommendation - control of surface water runoff to the highway is a Highway Authority matter and a condition requiring the new access be at right angles to the highway is unnecessary because this is indicated.
- 10.4 An ecological survey has been submitted. This found a small number of pippistrelle droppings at the northern end of the loft space. Taking into account their age, degradation and present of cobwebs at the former likely entry point and lack of droppings elsewhere, it is considered that the building is not currently used by bats or has been for some years.

Whether the proposal would result in harm to the amenity of neighbouring properties by way of overlooking, overshadowing or overbearing effects (ULP Policies H8, GEN2 & SPD Home Extensions)

- 10.4 The representation received is noted. There would be no significant harm in relation to overshadowing, overbearing or overlooking impact. A window is shown to the first floor of the elevation facing Wayside but this would be to an en-suite and can be obscure glazed and controlled by condition. No objections are raised.

11.0 CONCLUSION

The following is a summary of the main reasons for the recommendation:

- 11.1 The extension is considered to accord with Policies H8 and GEN2 of the Uttlesford Local Plan adopted 2005 as well as Supplementary Planning Document - Home Extensions subject to conditions.

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 as shown on the schedule of materials on the planning application form unless otherwise agreed in writing by the Local Planning Authority.

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

3. 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.

4. Subject to the requirements of condition 9, the frontage hedgerow shall be retained and protected during the construction period.

REASON: In the interests of biodiversity of conservation importance in accordance with Policy GEN7 of the Uttlesford Local Plan adopted 2005 and the NPPF.

5. No scrub, hedgerow or tree clearance shall be carried out on site between 1 March and 31 August inclusive in any year, unless otherwise approved in writing by the Local Planning Authority. If such permission is given for scrub, hedgerow or tree removal, a detailed hand-search of the affected area must be carried out by a suitable qualified ecologist at least 48 hours prior to work commencing. If any nests are found, a 10 metre buffer zone must be established around each nest and works must be halted in this zone until all chicks have fledged.

REASON: In the interests of biodiversity of conservation importance in accordance with Policy GEN7 of the Uttlesford Local Plan adopted 2005 and the NPPF.

6. Any external lighting shall be designed to avoid impact on nocturnally mobile animals. Any lighting shall be directed away from boundary vegetation and any nesting and roosting boxes inward toward the development and be either low pressure sodium lights or high pressure sodium lights with UV filters.

REASON: In the interests of biodiversity of conservation importance in accordance with Policy GEN7 of the Uttlesford Local Plan adopted 2005 and the NPPF.

7. Features to enhance the site for bats, birds and invertebrates including artificial roosting features (2 bat tiles to south east to south west orientation), bird nesting boxes to trees or swift bricks (out of direct sunlight and at least 5 metres above ground), native species hedge shall be planted in accordance with details which shall have previously been submitted to and approved in writing by the Local Planning Authority.

REASON: In accordance with Paragraph 109 of the NPPF which states that the planning system should seek to enhance the natural environment by providing net gains in biodiversity wherever possible, and incorporating biodiversity in and around developments should be encouraged under Paragraph 118.

8. There should be no obstruction above ground level in height within a 2.4 metre wide parallel visibility splay across the site frontage as measured from the edge of the carriageway. Such visibility splays shall be provided before the access is first used by vehicular traffic and retained free of any obstruction at all times.

REASON: In the interests of highway safety in accordance with Policy GEN1 of the Uttlesford Local Plan adopted 2005.

9. There shall be no gates with 6 metres of the back edge of the carriageway.

REASON: In the interests of highway safety in accordance with Policy GEN1 of the Uttlesford Local Plan adopted 2005.

10. The en-suite window to the first floor south elevation shall be fixed shut and obscure glazed with glass of obscuration level 4 or 5 of the range of glass manufactured by Pilkington plc at the date of this permission or of an equivalent standard agreed in writing by the local planning authority. Glazing of that obscuration level shall thereafter be retained in that window.

No further windows, rooflights, or other form of opening shall be inserted into this elevation or roof slope without the prior written consent of the local planning authority.

REASON: To avoid overlooking of the adjacent property in the interests of residential amenity in accordance with Policy GEN2 of the Uttlesford Local Plan adopted 2005.

INFORMATIVES

All works affecting the highway shall be carried out by prior arrangement with and to the satisfaction and requirements of the Highway Authority and application for the necessary works should be made to Essex County Council on 0845 603 7631.

Should any bats or evidence of bats be found prior to or during the development, all works must stop immediately and an ecological consultant or the Council's ecologists contacted for further advice before works can proceed. All contractors working on site should be made aware of the advice and provided with the contact details of a relevant ecological consultant.