

UTT/13/1501/HHF (SAFFRON WALDEN)

(Referred to Committee as Applicant employed by UDC)

PROPOSAL: Garage conversion and pitched roof to porch

LOCATION: 24 St Johns Close, Saffron Walden, Essex CB11 4AR

APPLICANT: Mr & Mrs R Williams

AGENT: Mr A Weaver

GRID REFERENCE: TL 078-261

EXPIRY DATE: 30 July 2013

CASE OFFICER: Samantha Heath

1. NOTATION

1.1 Within development limits.

2. DESCRIPTION OF SITE

2.1 The application site comprises a detached two storey dwelling with integral single garage located at the end of a cul-de-sac amongst dwellings of a similar size and design. The garage and porch have a flat roof design. There is hardstanding to the front of the dwelling with provision for 3/4 vehicles. The site is located on level ground with neighbouring properties and is bounded on the front west elevation by established hedging and is open to the east. Access to the rear garden can be gained at either side of the dwelling.

3. PROPOSAL

3.1 The application proposes the conversion of the garage and the erection of a pitched roof over both the garage and porch. It is proposed to replace the garage door with a window on the front elevation and to remove the window on the side (west) elevation and replace with a pair of French doors. The height of the existing porch and garage is 2.5m and the height of the proposed pitch roof is 3.6m.

4. APPLICANT'S CASE

4.1 None.

5. RELEVANT SITE HISTORY

5.1 N/A.

6. POLICIES

6.1 National Policies

National Planning Policy Framework (2012)

6.2 Uttlesford District Local Plan 2005

Policy S1 - Development limits for the Main Urban Areas
Policy GEN2 - Design
Policy H8 - Home Extensions

SPD Home Extensions
Uttlesford Local Parking Standards 2013

7. PARISH/TOWN COUNCIL COMMENTS

7.1 None received.

8. CONSULTATIONS

8.1 N/A.

9. REPRESENTATIONS

9.1 5 Neighbours were notified. Consultation expired 28.06.13.

11 Hill Top Lane - no issues with proposed application and therefore support it.

10. APPRAISAL

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

- A Whether the proposed works would be of an appropriate design and scale, (ULP Policies S1, H8 and GEN2).
- B Whether the proposal would adversely affect amenity values of neighbouring residents (ULP Policy H8 and GEN2)
- C Whether the proposal meets the required parking standards (Uttlesford Local Parking Standards 2013)

A Whether the proposed works would be of an appropriate design and scale

10.1 Policy H8 of the adopted Local Plan states that extensions will be permitted if their scale and design respects the original building. Similarly, Policy GEN2 states that the proposal must be compatible with the scale, form, layout, appearance and materials of surrounding buildings and development should respect the scale, height and proportions of the original house.

10.2 The principle of development in this location is accepted and the proposed extension has been designed to be subservient to the host dwelling. This subordinate extension would be in keeping with the character of the dwelling and will not have a dominating or detrimental impact on the character of the dwelling or surrounding buildings. In addition, the scale is considered to be acceptable, given the scale of the existing dwelling and the size of its curtilage, it is capable of accommodating the proposal whilst leaving sufficient amenity land. The SPD indicates that the choice of materials is important, as the existing property utilises these materials already, the proposed materials are considered to be acceptable.

10.3 There are five other properties in the immediate vicinity that have erected pitched roofs over the porch and garage, in addition three of these five have also undertaken a garage conversion. In consideration of this, given the position of the proposal and its scale, design and appearance, it is believed that the proposal would have no harmful impact on the visual amenities of the area.

B Whether the proposal would adversely affect amenity values of neighbouring residents

10.4 With regard to neighbouring amenity, it is considered that there is no significant detrimental impact on amenity with regard to overlooking, compared to what already exists. While the window on the side (west) elevation is being replaced with French doors, the neighbouring dwelling has no openings on this side facing elevation. The distances between the site and the properties to the east and west will ensure that there will be no overshadowing or overbearing impact.

C Whether the proposal meets the required parking standards

10.5 Although the garage conversion will result in the loss of a parking space, there is provision within the curtilage of the site for three vehicles; this is in line with the Uttlesford Local Parking Standards 2013 for a four bedroomed dwelling.

11. CONCLUSION

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

The proposal is considered to be in accordance with the relevant Uttlesford Local Plan policies and the application is recommended for approval.

RECOMMENDATION – CONDITIONAL APPROVAL

Conditions/reasons

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.