

UTT/13/1471/HHF (SAFFRON WALDEN)

(Referred to Committee by Cllr Sadler. Reason: Will block light in neighbouring garden 27 Castle Street)

PROPOSAL: **Single storey extensions, internal alterations and construction of single storey outbuilding within garden.**

LOCATION: **23 Castle Street, Saffron Walden .**

APPLICANT: **Mrs Jenefer Bamborough**

AGENT: **Mr Gideon Brimmer, Donald Purkiss Associates LLP.**

EXPIRY DATE: **1 August 2013**

CASE OFFICER: **Samantha Heath**

1. NOTATION

- 1.1 Within development limits.
- 1.2 Conservation Area.
- 1.3 Archaeological site.

2. DESCRIPTION OF SITE

- 2.1 The application site comprises a detached two storey three bedroomed dwelling built in the 1960's located within the Conservation Area of Saffron Walden. It has rendered pargetted walls and clay plain tiles to its mansard roof with two flat roofed dormers on the front elevation and two to the rear. It is situated between two passages, Sarah's Place to the north-east allows access to the rear gardens of Number 23 and the neighbouring property and a second passage to the south-west forms the principle access to the Fry Art Gallery and to the public gardens beyond. On this boundary is a red brick high wall and to the opposite boundary with No. 27 there is 1.8m high fencing and a brick wall. The rear garden is terraced and slopes down considerably.

3. PROPOSAL

- 3.1 The application proposes the erection of single storey rear extensions, internal alterations and the construction of a single storey outbuilding located at the bottom of the garden.
- 3.2 The first part of the extension extends out for 3.5m to a maximum height of 3.4m with a flat roof and a width of 5m. The second part which utilises the natural fall of the garden, stepping down from the rear of the house is set at a lower level, it has a depth of 4.5m, a width of 5.2m and a maximum height of 3.2m. The extension is located adjacent tot her boundary wall with the access to the Fry's Art Gallery but is set back from the neighbouring dwelling to the north-east by 1.1m. Proposed materials are render, horizontal larch boarding, timber joinery and a zinc roof. The boarding is to be utilised on the south-west and north-west elevations with painted render to the north-east. The shallow- pitched zinc roof has a monopitch over the first part of the extension and hipped form over the second part.

- 3.3 The proposed outbuilding is located at the bottom of the garden approximately 1.2m from the boundary wall to the south-west and has dimensions of 3.7m x 5.1m and 2.9m to the pitch. Materials match the proposed extension.

4. APPLICANT'S CASE

- 4.1 A design and access statement has been submitted and is available on the file.

5. RELEVANT SITE HISTORY

- 5.1 N/A

6. POLICIES

6.1 National Policies

National Planning Policy Framework

6.2 Uttlesford District Local Plan 2005

S1	Development Limits for Main Urban Areas
ENV1	Design of Development within Conservation Areas
H8	Home Extensions
GEN2	Design
GEN7	Nature Conservation
SPD	Home Extensions

7. PARISH/TOWN COUNCIL COMMENTS

- 7.1 Concerned about impact of the height of the extension and how it would affect the light on neighbouring properties. Also, that a tree on the neighbour's boundary would have its root area disturbed.

8. CONSULTATIONS

8.1 Conservation Officer

23 Castle Street is unremarkable modern diminutive house located in Saffron Walden Conservation Area. The proposal subject of this application is to increase its foot print by adding single storey range at the rear. In addition it is proposed to form a modest outbuilding at the bottom of the garden. Any development within conservation areas is assessed in terms of its impact on the views from public thoroughfares.

The proposed design concept aims at the formation of contemporary low structures which would be mostly hidden beyond the substantial brick wall along the public foot path leading to Bridge End Garden and would not be visible at all from the historic Castle Street. The low pitched zinc roofs with the necessary structural rolls would be not unlike traditional lead roofs frequently present within the context of early listed buildings. Further visual interest would be added by the stepping of the plan form which would follow the topography of the land, and the deep eaves which would create a shadow giving an impression of a light floating roof.

The same assessment would apply to the small outbuilding which due to its inconspicuous and low key characteristics and good quality modern material and detailing would not compete with the historic structures in the vicinity.

In conclusion I feel the proposal would make an appropriate C21 contribution to the locality while providing the badly needed additional accommodation. Consequently I suggest approval subject to the following conditions.

- Sample of the zinc sheeting to be approved.
- Large scale drawings indicating the eaves and chamfered roof joists to be approved.
- The indicated weatherboarding to be painted to match the render.

9. REPRESENTATIONS

9.1 Four neighbours were consulted; two letters of objection were received. Summary of points raised:

- Materials are alien
- Design does not respect local vernacular and has adverse impact on Conservation Area
- If site were excavated height of extension could be reduced
- Not desirable to remove tree
- Limited permission should be given to studio to prevent residential
- Height will dominate garden and have adverse impact on Listed Building
- Overlooking to No.27
- Loss of light to No. 27
- Root protection area of conifer tree on boundary will be undermined

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, respecting its Conservation Area location (ULP Policies S3, H8, ENV1 and GEN2).
 - B Whether the proposal would adversely affect amenity values of neighbouring residents (ULP Policy GEN2).
 - C Whether the proposal would adversely affect nature conservation (ULP Policy GEN7)
- A Whether the proposed works would be of an appropriate design and scale, respecting its Conservation Area location (ULP Policies S3, H8, ENV1 and GEN2).**

10.1 The site is located within the development limits for Saffron Walden where, in principle, development will be permitted.

10.2 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 and appearance of the surrounding buildings, in addition the SPD requires that all development should respect the scale, height and proportions of the original house.

10.3 The proposed extensions are contemporary low structures which have been designed to be subordinate to the host dwelling thereby avoiding a dominating or detrimental

impact on the character of the existing dwelling. Whilst the low key design and use of zinc as a roofing material are contemporary in nature, the Conservation Officer considers that this is acceptable in this location, stating that the pitched zinc roofs with the necessary structural rolls would be not unlike traditional lead roofs frequently present within the context of early listed buildings. The existing house has a ground floor footprint of 46.7m², the proposed extension has a floor area of 38m², this is less than 50% of the existing dwelling which, in addition, has not benefitted from any other extensions. 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 scale is therefore considered to be acceptable.

- 10.4 ULP Policy ENV1 permits development where it preserves or enhances the character and appearance of the Conservation Area. The proposed development would not be visible from the street scene, however views would be possible from the passageway to Fry's Art Gallery, therefore the development's impact on the Conservation Area must be assessed. The low structure of the proposed extensions would be mostly hidden beyond the substantial brick wall along this public footpath and as previously stated would not be visible at all from the historic Castle Street. The Conservation Officer is of the opinion that further visual interest would be added by the stepping of the plan form which would follow the topography of the land, and the deep eaves which would create a shadow giving an impression of a light floating roof, thereby reducing its impact.
- 10.5 The same assessment above applies to the small outbuilding which due to its inconspicuous and low key characteristics and good quality modern materials and detailing would not compete with the historic structures in the vicinity.

B Whether the proposal would adversely affect amenity values of neighbouring residents (ULP Policy GEN2).

- 10.6 With regard to neighbouring amenity and the impact of the extensions on the neighbouring property to the north-east, as the proposed extension is single storey in nature and of low pitch it is considered that there is no significant detrimental impact with regard to overlooking. In addition there is existing boundary treatment which will prevent any views into the neighbouring dwelling.
- 10.7 With regard to the amenity issue of overshadowing, the 45 degree rule has been applied here and there is no detrimental impact on the neighbouring property to the north-east.
- 10.8 Whilst the proposed extension does project beyond the rear elevation, it is considered that the distance between the site and the neighbouring property to the north-east of approximately 1.1m and the low-pitch of the proposal means that it will have minimum impact. It is considered therefore that there is no significant overbearing impact.
- 10.9 The neighbouring dwelling to the south-west is unaffected by these proposals as it is sited at a sufficient distance away with the public footpath located between it and the site.
- 10.10 The proposed outbuilding poses no significant amenity concerns as it is single storey in nature, with a low pitch and is screened by the existing boundary treatment and trees. Although the construction will require the removal of a tree this will require a separate application for consent and will be assessed at that time by the Landscape Officer.

C Whether the proposal would adversely affect nature conservation (ULP Policy GEN7)

10.11 With regard to nature conservation, the applicant has submitted a biodiversity questionnaire and whilst the proposal does require the felling of a tree, a nesting birds condition can be imposed to address this.

11. CONCLUSION

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

- A It is considered that the proposals are of appropriate design and scale and would not have a detrimental impact on the character of the Conservation Area.
- B It is considered that there will be no significant impact on the amenity of neighbouring dwellings.
- C There will be no detrimental impact on nature conservation.

RECOMMENDATION – CONDITIONAL APPROVAL

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. No demolition or site clearance works or removal of hedgerows or trees shall be carried out on site between the 1st March and 31st August inclusive in any year, unless otherwise approved in writing by the local planning authority. If written permission is given for such removal/clearance, a detailed hand-search by a qualified ecologist of the affected areas shall be undertaken at least 48 hours prior to removal/clearance commencing. If any nests are found, a 10m buffer zone shall be established around each nest and no works shall be undertaken within that zone until all chicks have fledged.

REASON: To protect roosting birds which use the site in accordance with Policy GEN7 of the Uttlesford Local Plan (adopted 2005).

3. All weatherboard timber shall be painted to match the render. Subsequently, the materials shall not be changed without the prior written consent of the local planning authority.

REASON: In the interests of preserving the historic character and appearance of the listed building and its setting in accordance with ENV2 of the Uttlesford Local Plan adopted 2005 and the NPPF.

4. Large scale drawings indicating the eaves and chamfered roof joints to be submitted and approved prior to the commencement of works. All works shall be carried out in accordance with these details and thereafter retained.

REASON :In the interests of preserving the Conservation Area, in accordance with Policy ENV1 of the Uttlesford Local Plan Adopted 2005 and the NPPF.

5. A sample of the zinc sheeting shall be submitted and approved prior to the commencement of works. All works shall be carried out in accordance with these details and thereafter retained

REASON: In the interests of preserving the character and appearance of the Conservation Area, in accordance with Policy ENV1 of the Uttlesford Local Plan Adopted 2005 and the NPPF.