

UTT/13/1606/HHF (Littlebury)

(Agent related to Cllr Menell)

PROPOSAL: **Erection of single storey rear extension (amended scheme to approved application UTT/2120/11/FUL)**

LOCATION: **Beech Cottage, Cambridge Road, Littlebury**

APPLICANT: **Mr & Mrs Broomfield**

AGENT: **D Menell**

EXPIRY DATE: **8 August 2013**

CASE OFFICER: **Clive Theobald**

1. NOTATION

1.1 Within Development Limits / Conservation Area / Grade II Listed Building.

2. DESCRIPTION OF SITE

2.1 The application site comprises a C17 two storey timber-framed and plastered Grade II listed frontage dwelling with C18 and later additions/alterations with modern detached garage block and associated long garden plot situated at the corner of Cambridge Road and Strethall Road. The dwelling has a plain tiled roof with central chimney stack and has a three storey frontage window range with glazing bars. A two storey twin gabled addition projects off the rear of the original dwelling with adjacent single storey sloping roofed "infill" kitchen extension. The site is flanked on its northern side by a long private track leading up to bungalows situated on higher ground to the rear and by a large listed dwelling situated beyond the track along Strethall Road (The Gate House). Further dwellings are situated to the south of the site along High Street.

3. PROPOSAL

3.1 This proposal relates to the replacement of the existing single storey rear lean-to extension with a new, larger footprint lean-to kitchen extension and represents an amended scheme to the previously approved rear kitchen extension scheme approved for the dwelling under application UTT/2120/11/FUL. The replacement extension would measure 6 metres across by 3.5 metres deep and would have a height of between 2.8 and 3.4 metres (varying internal ground levels). The extension would be externally clad in handmade clay tiles and rendered walls to match existing and would have timber painted casement windows also to match existing with boarded rear door.

4. APPLICANT'S CASE

4.1 It is stated within the accompanying Design and Access Statement that the intention of the amended scheme is to increase the footprint of the existing non-original lean-to rear kitchen extension to provide a larger kitchen space without changing the physical appearance of the existing lean-to addition as built. The statement adds that the amended scheme as submitted represents a substantial design change from the previously approved scheme.

5. RELEVANT SITE HISTORY

- 5.1 A replacement single storey rear kitchen extension and erection of a detached cart lodge within the site curtilage was approved by the Council in December 2011 under ref; UTT/2120/11/FUL. The submitted and approved drawings for that earlier proposal showed that the replacement extension would have a large vaulted gable roof with a ridge height of 5.7 metres (1½ storey level equivalent) where the gable end would extend beyond the line of the existing lean-to extension to be almost in line with the rear façade of the remainder of the main dwelling.
- 5.2 The Council's Conservation Officer was consulted on that previously approved scheme, who commented on the proposal as follows;

"The proposed modest addition to the floor plan of the kitchen [now] drawn up to a larger scale appears to be quite hefty. However, in terms of design, the very large double-pile existing two storey extension detracts from the character of the listed building to a greater extent than the proposed range, which represents better architectural articulation. It could therefore be said that the new extension would screen (especially when viewed from the side) the unfortunate additions from the past".

6. POLICIES

6.1 National Policies

National Planning Policy Framework.

6.2 Uttlesford District Local Plan 2005

S3 Other Settlement Boundaries
GEN2 Design
ENV1 Design of development within Conservation Areas
ENV2 Development affecting Listed Buildings

6.3 Uttlesford District DRAFT Local Plan

SP1 Development within Development Limits
SP13 Protecting the Historic Environment
DES1 Design
HE1 Design of development within Conservation Areas
HE2 Development affecting Listed Buildings

7. PARISH COUNCIL COMMENTS

- 7.1 Comments not received.

8. CONSULTATIONS

Conservation Officer

- 8.1 Beech Cottage is a timber-framed and plastered building of C17 origins with later extensions. The proposal is to demolish the rear modern lean-to range and erect a single storey lean-to extension of similar design, but of slightly larger footprint. The proposal would substitute a previously approved scheme which aimed at providing a much more ambitious garden room. I consider the now proposed slightly larger lean-to than the existing would represent a modest change to the existing low-key extension and on balance would be acceptable subject to recommended conditions.

9. REPRESENTATIONS

- 9.1 No representations received. Notification period expired 10 July 2013. Advertisement expired 18 July 2013. Site Notice expired 18 July 2013.

10. APPRAISAL

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

- A Design / whether the development would preserve or enhance the character and appearance of the conservation area / be in keeping with the character and setting of the listed building (ULP Policies GEN2, ENV1 and ENV2);
- B Impact on residential amenity (ULP Policy GEN2).

A Design / whether the development would preserve or enhance the character and appearance of the conservation area / be in keeping with the character and setting of the listed building (ULP Policies GEN2, ENV1 and ENV2).

- 10.1 As previously stated, the current application proposal represents an amended scheme to the replacement rear kitchen extension scheme previously approved by the Council in 2011 where that previous scheme incorporated a higher and more prominent roof profile. The current proposal in contrast would reflect closely the form, profile and detailing of the existing lean-to kitchen extension and to this extent would represent a more subdued replacement rear extension than that which has already been approved where this permission remains extant. The proposed extension would, however, extend beyond the existing slightly recessed kitchen extension footprint to be just short of the adjacent rear gabled elevation where this new rear alignment would be consistent with the approved scheme.

- 10.2 The proposed replacement extension would be screened from the northern flank boundary of the site by existing vegetation and would be only partially visible from outside of the site due to this. It is considered nonetheless that the extension by reason of its design and appearance would preserve the character and appearance of the conservation area. The Council's Conservation Officer has been consulted on the application, who has commented that the replacement addition would represent a modest change to the existing low-key kitchen extension and on balance would be acceptable as a design alternative to the approved extant scheme.

B Impact on residential amenity (ULP GEN2).

- 10.1 The proposed extension would be single storey in height and would be positioned on the opposite (northern) side of the dwelling to neighbouring properties situated to the immediate south of the site, whilst a private access track exists between the site on its northern side and The Gate House situated immediately beyond, where this dwelling is set back from the road frontage. It is considered from this that the proposal would not have a materially adverse effect on the reasonable occupation and enjoyment of these adjacent residential properties where this was similarly not considered to be an issue with the previously approved scheme.

11. CONCLUSION

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

- A The proposed replacement extension would be acceptable in terms of its design where it would represent a subservient addition and would preserve the character and appearance of the conservation area and be in keeping with the character and setting of the listed building;
- B The extension by reason of its siting and scale would not have a materially adverse effect on the reasonable occupation and enjoyment of adjacent residential properties.

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. Prior to commencement of the development hereby approved, (not including footings and foundations) a sample of the roof covering to be used for the replacement extension shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

REASON: In the interests of the appearance of the development in accordance with ULP Policies GEN2 and ENV1 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 in accordance with ULP Policy GEN2 of the Uttlesford Local Plan (adopted 2005).