

**UTT/13/1848/FUL - (Great Chesterford)**

(Committee item as applicant is former Councillor)

**PROPOSAL:**                **Erection of Rear extension, front first floor extension and carport**

**LOCATION:**                **High Green Rose Lane Great Chesterford**

**APPLICANT:**            **Mrs Elfreda Tealby-Watson**

**AGENT:**                 **Mr John Costen**

**EXPIRY DATE:**        **11<sup>th</sup> September 2013**

**CASE OFFICER:**        **David Gibson**

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**1. NOTATION**

1.1 Within Development Limits.

**2. DESCRIPTION OF SITE**

2.1 The application site is a residential property located on Rose Lane in Great Chesterford. The property is a two storey dwelling with a horizontal emphasis due to its large frontage.

2.2 The site is located in a predominantly residential area but is set quite a distance from the neighbouring properties. The House, Camber House and Squirrels are located to the west of the application site. Culcreugh is located to the east of the application site. Easter House is located to the north of the site.

2.3 The dwelling is located within the Great Chesterford Conservation Area.

**3. PROPOSAL**

3.1 The applicant seeks planning permission for the erection of an extension to the front, a car port to the side, a rear single storey orangery style extension and the replacement of windows.

3.2 The front extension would create additional living space at first floor level. It would not bring the building line of the dwelling any further forward. The car port to the side would be constructed from materials that match the existing property. The single storey rear extension would project from the rear elevation by 3.1m. It would have a flat roof and would have a lantern style feature.

**4. APPLICANT'S CASE**

4.1 The applicant has submitted a short Design and Access Statement discussing the merits of the scheme.

**5. RELEVANT SITE HISTORY**

5.1 None

## **6. POLICIES**

### **6.1 National Policies**

- National Planning Policy Framework.

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

- GEN1 Highways
- GEN2 Design
- ENV1 Development within a Conservation Area

## **7. PARISH/TOWN COUNCIL COMMENTS**

- 7.1 No objections.

## **8. CONSULTATIONS**

- 8.1 ECC Archaeology – Have requested a condition be attached to any approval.

## **9. REPRESENTATIONS**

- 9.1 No objections or comments have been received with regards to the development.

## **10. APPRAISAL**

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

- A The impact of the development on the character of the site and the surrounding Conservation Area (GEN2 and ENV1).
- B Impact on the amenity of the neighbouring properties (GEN2)

### **A The impact of the development on the character of the site and the surrounding area (GEN2).**

- 10.1 The Policies GEN2 and ENV1 combined seek to ensure that a proposed development is designed to be in keeping with the surrounding area in terms of its size, scale and materials. The policies also seek to ensure that developments preserve and enhance the character and appearance of the Conservation Area.

- 10.2 The proposed development would involve the alteration and extension to an infill plot within the Great Chesterford Conservation Area. The site is not located within a particularly prominent location and is mostly hidden from view by the surrounding properties.

- 10.3 The extensions have been designed to be subservient to the original dwelling, with all new roof forms having a ridge height lower than the existing house. The proposal aims to be in keeping with the host dwelling and the surrounding properties by using materials that match the existing dwelling. Due to the orientation of the property and the screening afforded to it by the neighbouring properties, it is considered that the proposed works would not impact on the character or appearance of the streetscene or the Conservation Area.

10.4 The proposed development is considered to be of an acceptable design and is considered to accord with ULP Policies GEN2 and ENV1.

### **B Impact on the amenity of the neighbouring properties (GEN2)**

10.5 Policy GEN2 aims to protect the amenity of the neighbouring residents by ensuring new development does not lead to an increase in overlooking or an increase in overshadowing or a loss of outlook.

10.6 In terms of the impact on the neighbouring properties, the front extension would be sited a significant distance from the neighbouring properties. The extension would not be forward of the existing building line and would not bring the dwelling significantly closer to the neighbouring properties. The windows in the proposed front extension would replicate the views from the existing windows so would not lead to an increase in overlooking.

10.7 With regards to the single storey rear extension, the development would be extremely minor and would be located a significant distance from the neighbouring properties. It would therefore not have an adverse impact on the amenity of the neighbouring residents. In terms of privacy, the existing boundary treatment would shield the view from the proposed new windows. The development would therefore not have an adverse impact on the privacy of the neighbouring residents.

10.8 Finally, the car port to the side of the dwelling would be single storey and would be much smaller than the gable end of the property. Due to the reduced size and the set back from the boundary, it is considered that the development would not have a significant impact on the amenity of the neighbouring residents. The car port would not have any windows so would not lead to any overlooking.

10.9 The proposed development is therefore considered to be acceptable and is considered to accord with ULP Policy GEN2 as the extensions would not lead to a loss of amenity or privacy for the neighbouring residents.

## **11. CONCLUSION**

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

- A The proposed development is minor and due to its location would not have an adverse impact on the character and appearance of the site or the surrounding street scene or the Conservation Area.
- B The proposed development would not have an adverse impact on the privacy or amenity of the neighbouring residents as the proposed development would not result in the loss of light or would not lead to an increase in overshadowing or loss of outlook.

## **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. The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building 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)

UTT/13/1848/HHF

High Green Rose Lane, Great Chesterford



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Department	Planning and Building Control
Comments	
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