

UTT/ 13/2588/HHF (GREAT CHESTERFORD)

Reason: Applicant related to employee

PROPOSAL: Erection of brick chimney to end gable for installation of wood burning stove

LOCATION: 6 Wakefield Close, Great Chesterford, Essex CB10 1QQ

APPLICANT: Mr Mark Gale

AGENT: M J Gale Carpentry

EXPIRY DATE: 15.11.13

CASE OFFICER: Rosemary Clark

1. NOTATION

1.1 Within Development Limits, Tree Preservation Order

2. DESCRIPTION OF SITE

2.1 The application site comprises a two storey detached dwelling in a cul-de-sac to the south east of the village of Great Chesterford, accessed via Jacksons Lane. There is a single garage attached to the side of the property with parking in front.

3. PROPOSAL

3.1 The proposal relates to the erection of a chimney stack to the north west gable for installation of a wood burning stove.

4. APPLICANT'S CASE

4.1 N/A

5. RELEVANT SITE HISTORY

5.1 None

6. POLICIES

6.1 National Policies

- National Planning Policy Framework

6.2 Uttlesford District Local Plan 2005

- H8 Extensions
- GEN2 Design

7. PARISH/TOWN COUNCIL COMMENTS

7.1 No objection

8. CONSULTATIONS

ECC Archaeology

8.1 No conditions required

9. REPRESENTATIONS –

9.1 12 Neighbours consulted – Expires 16.10.13

10. APPRAISAL

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

A Whether the proposed development would be of an appropriate design and scale, (ULP Policies H8 and GEN2)

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

A Whether the proposed development would be of an appropriate design and scale, (ULP Policies H8 and GEN2)

10.1 Policy H8 of the adopted Local Plan states that development will be permitted if its scale and design respects the original buildings. 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. The proposed chimney will not have a dominating or detrimental impact on the character of the dwelling or surrounding buildings. The SPD indicates that the choice of materials is important. The proposed materials are considered to be acceptable as they match the materials used in the existing dwelling.

10.3 Due to the scale and location of the development it is considered that there would be no harmful impact on the visual amenities of the area.

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

10.4 With regard to neighbouring amenity, it is considered that the proposed chimney stack, by way of its location and scale would not have a detrimental impact on any neighbouring property.

11. CONCLUSION

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

A 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

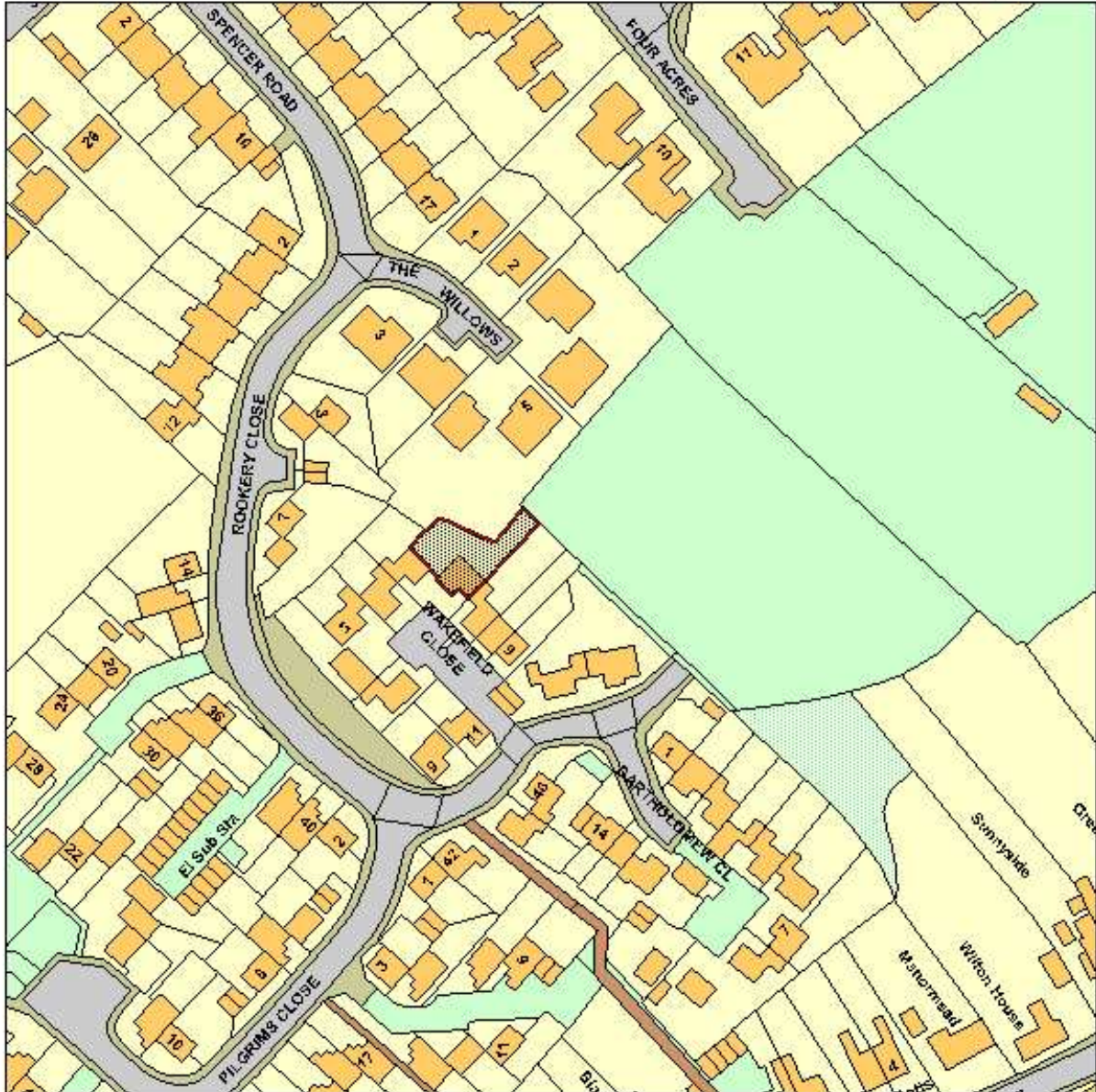
Conditions

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.

UTT/13/2588/HHF

6 Wakefield Close, Great Chesterford



Scale: 1:1250

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Organisation	Uttlesford District Council
Department	Planning and Building Control
Comments	
Date	08 October 2013
SLA Number	Not Set