

UTT/13/1967/FUL (SAFFRON WALDEN)

(Referred to Committee by Cllr Perry. Reason: Over development, impact on adjacent listed building, impact on street scene, access, parking)

PROPOSAL: Demolition of garage/store and erection of 1 no. detached dwelling and garden wall.

LOCATION: Land adjacent to Linden Lodge, London Road, Saffron Walden.

APPLICANT: R Del Tufo

AGENT: Mr Andrew Frostick, Andrew Frostick Associates.

EXPIRY DATE: 8 October 2013

CASE OFFICER: Samantha Heath

1. NOTATION

- 1.1 Within development limits.
- 1.2 Conservation Area.

2. DESCRIPTION OF SITE

- 2.1 The application site comprises a detached brick building of early 19th Century origins under a natural slate roof, Grade II listed with later additions on the side (east) elevation. The dwelling is located in a built up part of the Saffron Walden Conservation Area fronting one of the principle streets through the town and occupies a prominent position. The dwelling is slightly elevated from the road with the rear garden at a higher level than the house. To the frontage of the site is a historic wall with in and out entry points and a detached pitched roof single garage constructed in 2003. The historic wall extends to both side rear boundaries. To the west is a large two storey detached dwelling which is in line with the application site, opposite is a row of two storey terraced cottages and to the east a detached two storey dwelling which is set further forward. The rear garden of the site backs on properties fronting Debden Road.

3. PROPOSAL

- 3.1 The application proposes the demolition of the garage/store and the erection of 1 No. detached dwelling and garden wall.
- 3.2 The garage to be demolished has a footprint of 26sqm.
- 3.3 The proposed dwelling is to be located within the area of the existing garage and will be set forward compared to Linden Lodge, it will run the same distance into the garden along the boundary with Linden Lodge. It has an approximate footprint of 105sqm. The majority of the dwelling would be two storeys with a single storey pitched roof range to the rear. There will be three bedrooms and a basement. The maximum height of the proposed dwelling is 6.3m compared to the height of Linden Lodge which is 9.5m. 2 no. parking spaces are proposed at dimensions of 5m x 2.4m. The rear garden is approximately 85sqm in size. The distance between the proposed new dwelling and the existing is approximately 3m. The proposed wall to the frontage that links the two

property's is 8m in width and 3.8m in height with a pair of wooden double gates at 2.4m in height. Materials proposed are soft red facing brick, natural slate and painted softwood fenestration.

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 UTT/1358/02/FUL Widening of existing access and erection of gates. Erection of double garage and reconstruction of greenhouse. Approved 06.02.03.
UTT/1359/02/LB Partial demolition of front boundary wall and erection of gates. Approved 06.02.03.

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
- H3 New Houses within Development limits
- GEN2 Design
- GEN8 Vehicle Parking Standards

7. PARISH/TOWN COUNCIL COMMENTS

7.1 No objection.

8. CONSULTATIONS

8.1 Conservation Officer

Linden Lodge, is a brick building of early C19 origins under a natural slate roof. The building is located in a built up part of Saffron Walden Conservation Area facing one of the principle streets through the town. The listed building is located behind a historic wall with in and out entry points. Although the house is detached the perception from the street gives impression of built form filling in the whole frontage, due to the garage and a substantial brick wall existing on one side of the Lodge and later extensions running up to the side boundary on the other.

The proposal subject of this enquire is the formation of a dwelling within the area of the new garage and running same distance into the garden along the boundary with adjoining house. Most of the house would be two storeys with a flat roof range to the rear. I consider that in principle formation of a modest building of suggested design for the two storey range, which would be distinctly subservient to the Lodge but in keeping with its architectural style, would represent architectural improvement to the present arrangement in this area. I feel however that the indicated level of untraditional flat roof would be damaging to the setting of the listed Lodge especially when viewed from the higher areas of the garden or upper windows of the house.

As I pointed out at the meeting although my advice would relate mostly to the impact any such development would have on the setting of the listed building or the character of the conservation area, I envisaged planning concerns related to the parking arrangements and possible conflict of interests resulting from two separate users of the site. I suggested that further information should be provided indicating how the issue of driving in and out and parking would be resolved. A suggestion has also been made that the rear part of the new house should be omitted to avoid flat roof form and possible overdevelopment. With regards to the access and parking, I must remind you that the wall to the front of the site is also listed and the removal of any of its fabric would not be acceptable.

I was rather hoping that a reduced scheme with more clear indication of how the manoeuvrings of vehicles and associated parking would be resolved could be presented so that my response could be more positive. As it stands I feel that the proposal is likely to fail for the reasons stated above.

8.2 ECC Highways

I have had a look at the documents and the application form states 1 x 1 bed dwelling with 1 parking space but the drawings show a 3 bed dwelling with 2 parking spaces. These spaces are to the minimum size and should actually be 1 metre wider when between structures, page 25 3.2.7 of the parking standards, to allow for improved manoeuvrability. A gate is shown in front of these spaces and it is unclear as to how much of the existing frontage to Linden Lodge will be available to the proposed dwelling for manoeuvring as this area will also contain the displaced parking from Linden Lodge. I notice that all the existing planting is to remain and if some of this was removed it would probably provide sufficient parking and manoeuvring for both dwellings.

I do not have any concerns over visibility as the accesses are reasonably wide and vehicle speeds at this location will be quite slow.

8.3 Access and Equalities

There is no reference in the Design and Access Statement to the SPD on Accessible Homes and Playspace. As a new dwelling it will be required to meet the standard. If approved please condition that a Lifetime Homes Drawing is submitted prior to commencement. Level or gently sloping access to the principal entrance is required.

9. REPRESENTATIONS

9.1 Fourteen neighbours were consulted; three letters of objection were received. Summary of points raised:

- Size – two storey part will tower above adjacent property
- Lack of parking provision on site for both dwellings
- Highway safety
- Add to traffic congestion on London Road
- Detrimental to listed building
- Detrimental to streetscene/conservation area
- Overdevelopment
- Height will dominate garden and have adverse impact on Listed Building
- Overlooking to No. 2 Debden Road, No.1 London Road and No.16 London Road
- Loss of light to No. 2 Debden Road and No.1 London Road.

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 S1, H3, 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 access and vehicle parking standards (ULP Policy GEN8)

A Whether the proposed works would be of an appropriate design and scale, respecting its Conservation Area location (ULP Policies S1, 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 The site is located wholly within the Saffron Walden Conservation Area. Policy ENV1 of the Local Plan refers to the design of development within conservation areas. This policy states that development will be permitted where it preserves or enhances the character and appearance of essential features of a Conservation Area, including plan form and relationship between buildings. The Council's Conservation Officer has no concerns regarding a detrimental impact to either the Conservation Area or the adjacent listed building.
- 10.3 Policy GEN2 states that development should be compatible with the scale, form, layout and appearance of surrounding buildings and should have regard to guidance on layout and design adopted as supplementary planning guidance to the development plan. While Policy H3 states that new houses will be permitted if the development would be compatible with the character of the settlement. The proposed dwelling would reflect the design details of the host property and to this extent would be in keeping if considered in isolation. Nonetheless it would be a dwelling constructed in the north-eastern corner of the site, and in the context of its surroundings would appear to be squeezed into the site. In terms of its size and the spacing between it and neighbouring dwellings it would appear cramped and an overdevelopment of the site. It would be at odds with the prevailing characteristic of single dwellings on spacious plots along this part of London Road. The Essex Design Guide recommends 100sqm of private amenity area for a three bedroomed property however this plot only has a garden area of approximately 85sqm, resulting in a long, thin impractical garden indicating that the dwelling has been contrived to fit the plot.

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

- 10.4 With regard to neighbouring amenity, the proposed dwelling has been designed with the intent to minimise potential impact on neighbouring properties, with minimal windows on the eastern elevation and the reduction in height from two storey to single storey towards the rear. However its proximity to no. 1 London Road with a distance of 2.4m at two storey height with windows at both ground and first floor would result in an unacceptable degree of overlooking. No 1 London Road has a window at ground floor level on the side elevation and the proposed new dwelling would also cause over shadowing later in the day and have an overbearing impact.

C Whether the proposal would adversely affect access and vehicle parking standards (ULP Policy GEN8)

10.5 With regard to access and vehicle parking standards, it is proposed that the new dwelling share the existing access to Linden Lodge and 2 No. parking spaces are proposed for the three bedroom dwelling. There have been a number of objections to the proposal stating that it would have a harmful impact on highway safety. Highways have no concerns regarding sharing the existing access however the size of the proposed parking spaces is not acceptable. Uttlesford Local Parking Standards adopted February 2013, state that a three bedroom dwelling should have 2 spaces and the ECC Parking Standards require a minimum size of 2.9m x 5.5m and where between structures should be a metre wider to allow for improved manoeuvrability and entry/exit to/from the vehicle. In addition the proposed arrangement would mean that any vehicles would have to be reversed into the parking area reserved for Linden Lodge to enable exit from the site which would already contain the displaced parking from Linden Lodge.

11. CONCLUSION

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

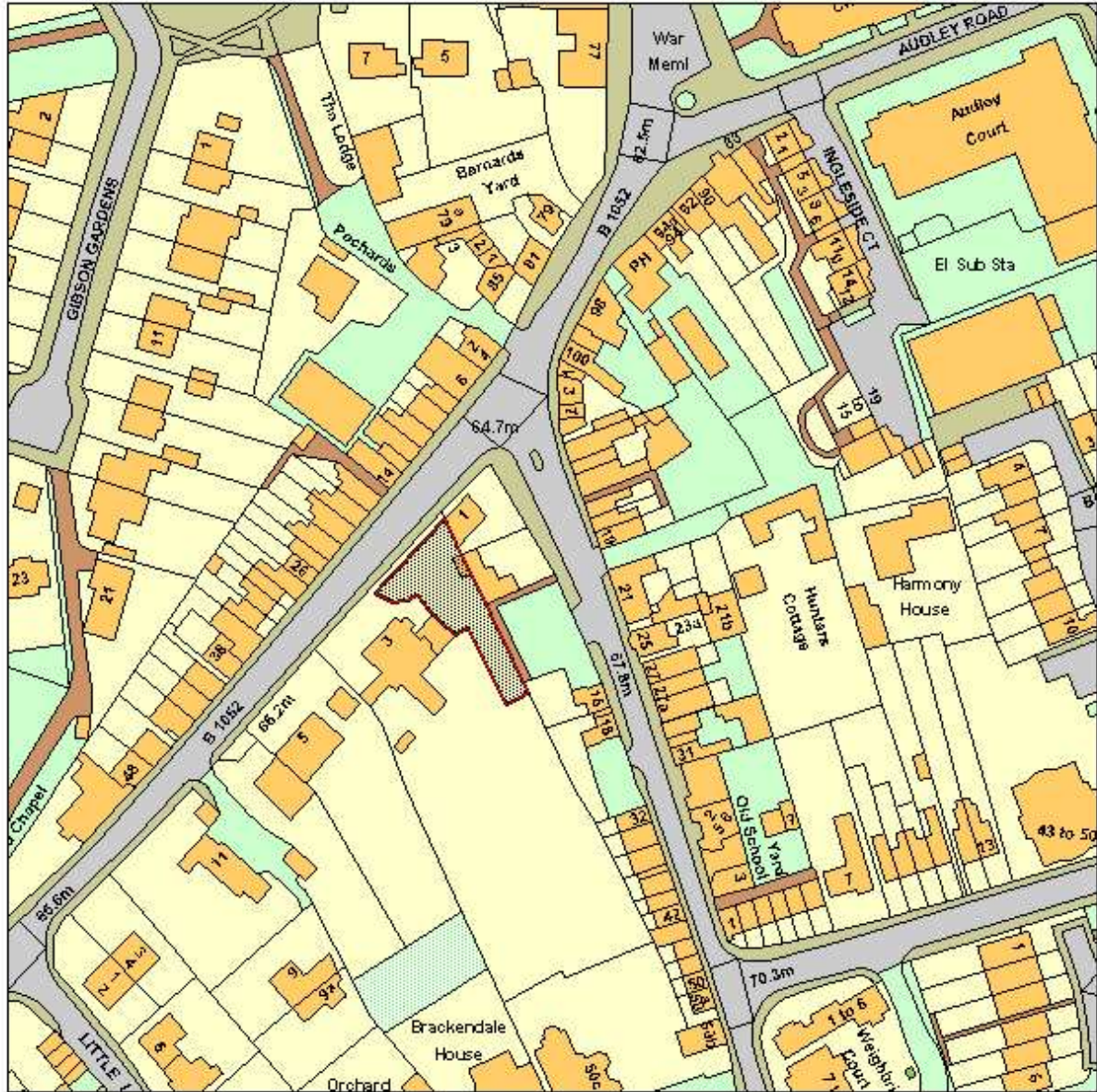
- A The proposal would result in overdevelopment of the site with the dwelling have a cramped appearance, it would be out of keeping with the pattern of development along this part of London Road.
- B The proposal would result in an unacceptable relationship with No. 1 London Road resulting in overlooking, overbearing and overshadowing impacts.
- C The parking provision is inadequate as it does not accord with the requirements of the adopted Vehicle Parking Standards (September 2009), the parking spaces are too small.

RECOMMENDATION – REFUSE FOR THE FOLLOWING REASONS

1. The proposed development, by reason of its scale, design and layout, in particular the cramped appearance, would constitute overdevelopment of the site. The proposal is not compatible with the built form and layout of surrounding buildings contrary to Policies ENV1, H3 and GEN2 of the Uttlesford Local Plan (2005).
2. The proposed dwelling would give rise to materially detrimental overlooking, overshadowing and overbearing impacts between the proposal and No 1 London Road as a result of there being insufficient distance between the side elevations of those properties contrary to Policy GEN2 of the Uttlesford Local Plan (adopted 2005).
3. The parking provision for the scheme is inadequate as does not accord with the requirements of the adopted Vehicle Parking Standards (September 2009) as the sizes of the proposed parking spaces are not large enough. There would also be conflict between users of the proposed dwelling and the host dwelling with insufficient parking provision and the ability to manoeuvre on site. This is likely to give rise to on street parking in an area where the roads are narrow and there is no existing on street parking available, which would compromise road safety contrary to the requirements of Policy GEN1 of the Uttlesford Local Plan (2005).
4. The proposal fails to secure adequate contributions to affordable housing in accordance with the Council's Developer Contributions Guidance dated June 2013, and therefore is contrary to its Adopted Housing Strategy as evidenced by the Affordable Housing Viability Assessment August 2010 and update March 2012.

UTT/13/1967/FUL

Land adj Linden Lodge London Road Saffron Walden



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