

UTT/13/2174/CA (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

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

- ENV1 Design of Development within Conservation Areas

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 rage, 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.

9. REPRESENTATIONS

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

- Any demolition would be subject to a Party Wall Agreement and would require our permission – 1 London Road

10. APPRAISAL

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

A Whether the demolition works proposed would be damaging to the character and appearance of the conservation area (NPPF, ULP Policy ENV1)

A **Whether the demolition works proposed would be damaging to the character and appearance of the conservation area (NPPF, ULP Policy ENV1)**

10.1 Policy ENV1 states that development involving demolition of a structure which positively contributes to the character of the area will not be permitted.

10.2 The building is not considered to be of any particular merit or positively contribute towards the character and appearance of the conservation area. Therefore its demolition is considered to be acceptable.

11. CONCLUSION

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

A The development fully accords with local and national planning policies and will not impact upon the character and appearance of the Conservation Area

RECOMMENDATION – CONDITIONAL APPROVAL

CONDITIONS

1. The development to which this consent relates shall be begun before the expiration of 3 years from the date of this decision.

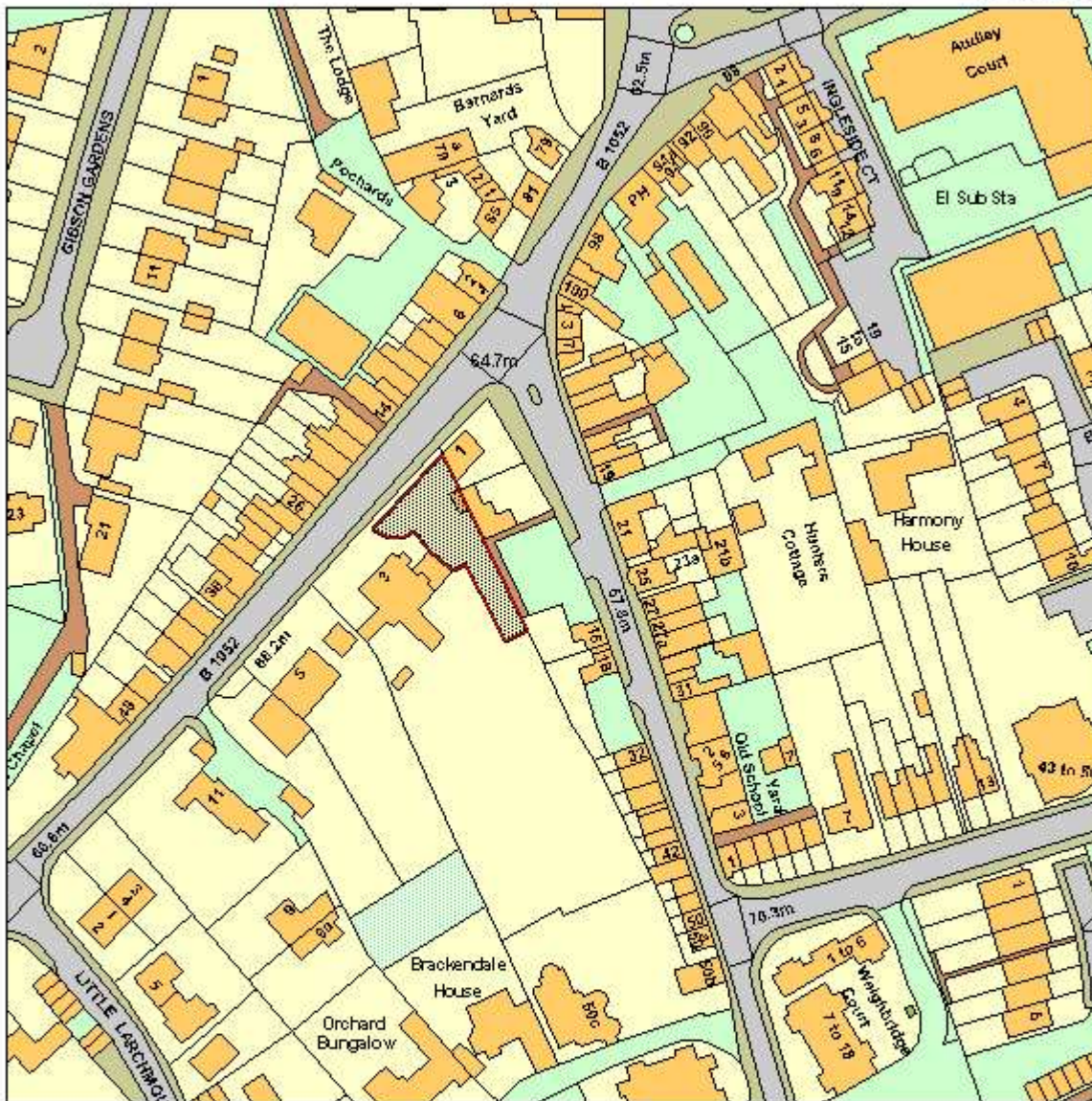
REASON: To comply with the requirements of Section 18 of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. All materials arising from the demolition of the buildings that are not be re-used in the development shall be removed from site within three months of the commencement of the works unless otherwise agreed in writing by the Local Planning Authority.

REASON: In the interests of the appearance of the development and conservation area, in accordance with Policy ENV1 of the Uttlesford Local Plan (adopted 2005).

UTT/13/2174/CA

Land adj Linden Lodge, London Road, Saffron Walden



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Organisation	Uttlesford District Council
Department	Planning & Building Control
Comments	
Date	08 October 2013
SLA Number	N/A