

## **UTT/13/2992/HHF (MANUDEN)**

(Referred to Committee by Cllr Loughlin. Reason: To assess the impact on the neighbouring, listed cottage and on the conservation area)

**PROPOSAL:** Proposed first floor side extension

**LOCATION:** 18 The Street, Manuden, Bishops Stortford CM23 1DQ

**APPLICANT:** Mr David Farnham

**AGENT:** Mr Roy A Rowe

**EXPIRY DATE:** 31 December 2013

**CASE OFFICER:** Samantha Heath

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### **1. NOTATION**

1.1 Within development limits, Conservation Area, Grade II Listed Building adjacent.

### **2. DESCRIPTION OF SITE**

2.1 The application site comprises a semi-detached two storey dwelling with single storey side extension located on the eastern side of The Street, approximately 50m north of the Primary School. It is situated within the Conservation Area, there are a number of listed buildings within the vicinity with a Grade II listed dwelling adjacent to the south.

### **3. PROPOSAL**

3.1 The application proposes the erection of a first floor side extension.

3.2 The proposed extension will be constructed above the existing side extension with no increase in ground floor footprint. The height will be raised from 4.2m to 5.3m with a half hipped end to the roof. There will be two flat roofed dormers to the front elevation with no additional fenestration elsewhere. The property will remain a three bedroom dwelling. Matching materials will be utilised.

3.3 This application follows a previously refused application UTT/13/2436/HHF which had a ridge height of 6.2m and two larger pitched roof dormers. This was refused due to its size, scale and design and large dormer windows which would have a dominant visual impact within the streetscene and be harmful to the character and appearance of the Conservation Area.

### **4. APPLICANT'S CASE**

4.1 N/A.

### **5. RELEVANT SITE HISTORY**

5.1 UTT/0343/01/FUL Two storey side extension incorporating double garage. Creation of vehicular access. Refused 28.09.01  
UTT/0710/02/FUL Single storey and two storey extensions. Two dormer windows and two rooflights. Insert window in rear elevation. Refused 30.08.02.

UTT/1462/02/FUL Two storey rear extension. Approved 26.11.02.  
UTT/1831/04/FUL Single storey side extension. Approved 27.01.05.  
UTT/13/2436/HHF Proposed first floor side extension. Refused 09.10.13.

## **6. POLICIES**

### **6.1 National Policies**

- National Planning Policy Framework

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

- S3 Other Development Limits
- ENV1 Design of Development within Conservation Areas
- H8 New Houses within Development limits
- GEN2 Design
- SPD Home Extensions

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

- 7.1 Manuden Parish Council strongly opposes this plan, loss of amenity to neighbouring property.

## **8. CONSULTATIONS**

### **Conservation Officer**

- 8.1 The proposal is a single storey side extension with attic accommodation and is set well back from the front elevation. No concerns regarding detrimental impact on Conservations Area or adjacent listed building.

## **9. REPRESENTATIONS**

- 9.1 Nine neighbours were consulted; one letter of objection was received. Summary of points raised:

- Neighbouring property Lantern Thatch, 16 The Street, would be badly affected.

## **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 S3, H8, 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 Manuden where, in principle, development will be permitted.
- 10.2 The site is located wholly within the Manuden 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 H8 states that extensions will be permitted if their scale, design and external materials respect those of the original building, there would be no material overlooking or overshadowing of nearby properties or have an overbearing effect. This application follows a previous refusal and following advice from both the Conservation Officer and Planning Officer has reduced the height of the extension by 0.9m and reduced the dormers in size and given them a flat roof appearance. It is considered that this revised design has addressed the reasons for refusal and results in a proposal which has been designed to be subordinate to the host dwelling thereby avoiding a dominating or detrimental impact on the character of the existing dwelling. The eaves height remains as existing and the proposal is in effect still a single storey side extension but with attic accommodation. It is of an acceptable scale with an increase in first floor footprint of 23 square metres, given the scale of the existing dwelling and the size of its curtilage, it is capable of accommodating the proposal whilst leaving sufficient amenity land. The scale is therefore considered to be acceptable. This subordinate extension would be in keeping with the character of the dwelling and 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, as they match the existing the proposed materials are considered to be acceptable.

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

- 10.4 With regard to neighbouring amenity, the proposed extension has been designed with the intent to minimise potential impact on neighbouring properties, with no additional windows to the side elevation. The dwelling would be no nearer to the boundary with the neighbouring dwelling to the south and the distance of 2m between side elevations is considered to be sufficient so as not to have an overbearing impact. In addition the neighbouring property is set at an oblique angle to the application site and is set back resulting in minimal detrimental material 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, this is unaffected, there remains off road parking within the curtilage of the site in line with the Uttlesford Local Residential Parking Standards December 2012. Three parking spaces exist on site, in line with the recommended standards for a three bedroom dwelling.

## 11. CONCLUSION

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

- A It is considered that the proposals are of appropriate design and scale and would not have a detrimental impact on the character of the Conservation Area or adjacent listed building.
- B It is considered that there will be no significant impact on the amenity of neighbouring dwellings.
- C The parking provision is adequate and accords with the requirements of the adopted Uttlesford Parking Standards (February 2013).

### **RECOMMENDATION – CONDITIONAL APPROVAL**

Conditions/reasons

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.

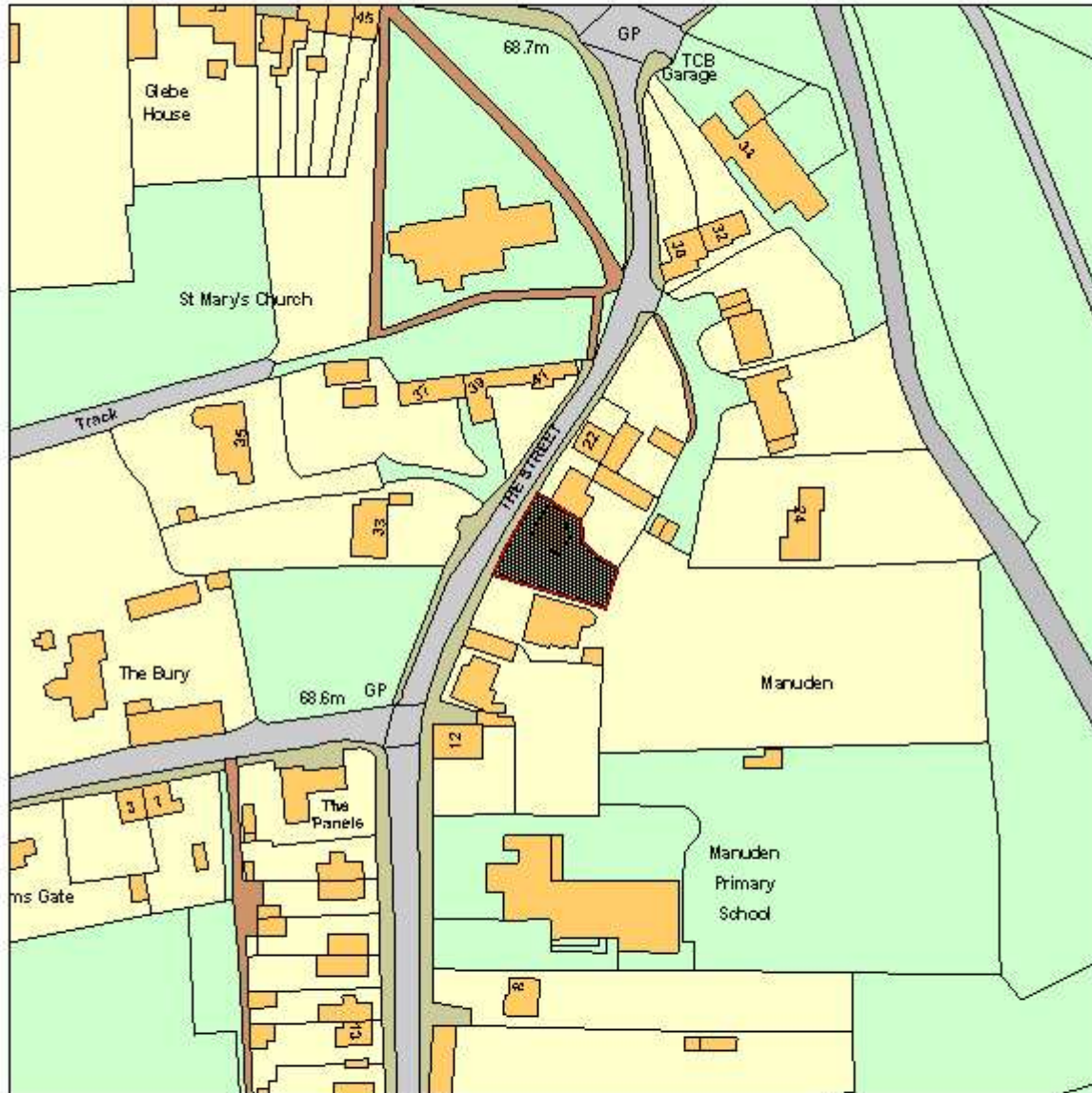
REASON: In the interests of the appearance of the development in accordance with Policy GEN2 of the Uttlesford Local Plan (adopted 2005).

# UTT/13/2992/HHF

## 18 The Street Manuden



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Organisation	Uttlesford District Council
Department	Planning and Building Control
Comments	
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