

UTT/ 14/0052/HHF (Debden)

(Referred to Committee as the applicant is a member of the Council's staff)

PROPOSAL: **Proposed single storey garage extension**

LOCATION: **Mellings, High Street, Debden,**

APPLICANT: **Mrs C Burchall**

AGENT: **Alun Design Consultancy**

EXPIRY DATE: **10 March 2014**

CASE OFFICER: **Tony Boswell**

1. NOTATION

1.1 Within the defined development limits of Debden.

2. DESCRIPTION OF SITE

2.1 "Mellings" is a substantial modern detached home on the south side of High Street Debden. It is not within a Conservation Area and no Listed Buildings are in close proximity.

2.2 It has a large gravelled front driveway that serves a compact double garage set within the front main wall. The adjacent "Rosemary Cottage" is sited forward of Mellings and has no flank windows fronting the driveway to Mellings. The boundary with Rosemary Cottage is formed by an intervening hedge some 2.5 metres high.

3. PROPOSAL

3.1 The proposal is to construct a single storey double garage attached to the front main wall of the main house, across the frontage of the existing garage - having converted the pre-existing garage to a utility room and "store" area adjacent to the new garage. The garage would have plan dimensions of some 5.5 metres in depth and a width of 6.3 metres, with an off-street turning facility within the pre-existing gravelled driveway. The flank or rear of the proposed garage would be circa 3 metres from the adjacent Rosemary Cottage.

4. APPLICANT'S CASE

4.1 No case is made out, although the proposed garage extension is not in proximity to any Listed Building or within a Conservation Area. It has no apparent neighbourly impacts.

5. RELEVANT SITE HISTORY

5.1 None relevant.

6. POLICIES

6.1 **National Policies**

- National Planning Policy Framework.

6.2 Uttlesford District Local Plan 2005

- GEN2 - Design.

7. PARISH COUNCIL COMMENTS

- 7.1 No observations received.

8. CONSULTATIONS

National Air Traffic Control Service

- 8.1 No observations.

9. REPRESENTATIONS

- 9.1 Site notice posted and five adjacent or near neighbours notified by direct mail. No responses received. Re-notified following receipt of an amended block plan. No further response.

10. APPRAISAL

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

- A The proposed design and elevational appearance
- B The relationship with the adjacent Rosemary Cottage
- C Retained provision of sufficient off-street parking.

A The design and elevational appearance

- 10.1 The design and elevational appearance of the proposed double garage building. This would be located at the front of the existing building and would not be in proximity to any Listed Building. Its front main wall would be some 8 metres from the pre-existing front hedge. Subject only to appropriate external materials it would be unobjectionable.

B The relationship with the adjacent Rosemary Cottage

- 10.2 The proximity of the proposed garage to the adjacent Rosemary Cottage. That adjacent dwelling would be approximately 3 metres away from the flank or rear wall of the proposed garage and has no windows or other openings that might be obstructed.

C Retained provision of sufficient off-street parking.

- 10.3 The future provision of off-street parking and turning capacity. Mellings appears to be a 4-5 bedroom home and should therefore be provided with not less than 3 off-street parking spaces. At present it has a double garage and potentially two or more additional spaces within its driveway, plus an off-street turning facility. That would not change under the proposed arrangement.

11. CONCLUSION

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

Subject only to compliance with the conditions recommended, the proposal would have no apparent adverse effect on the matters listed A, B, or C above.

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.

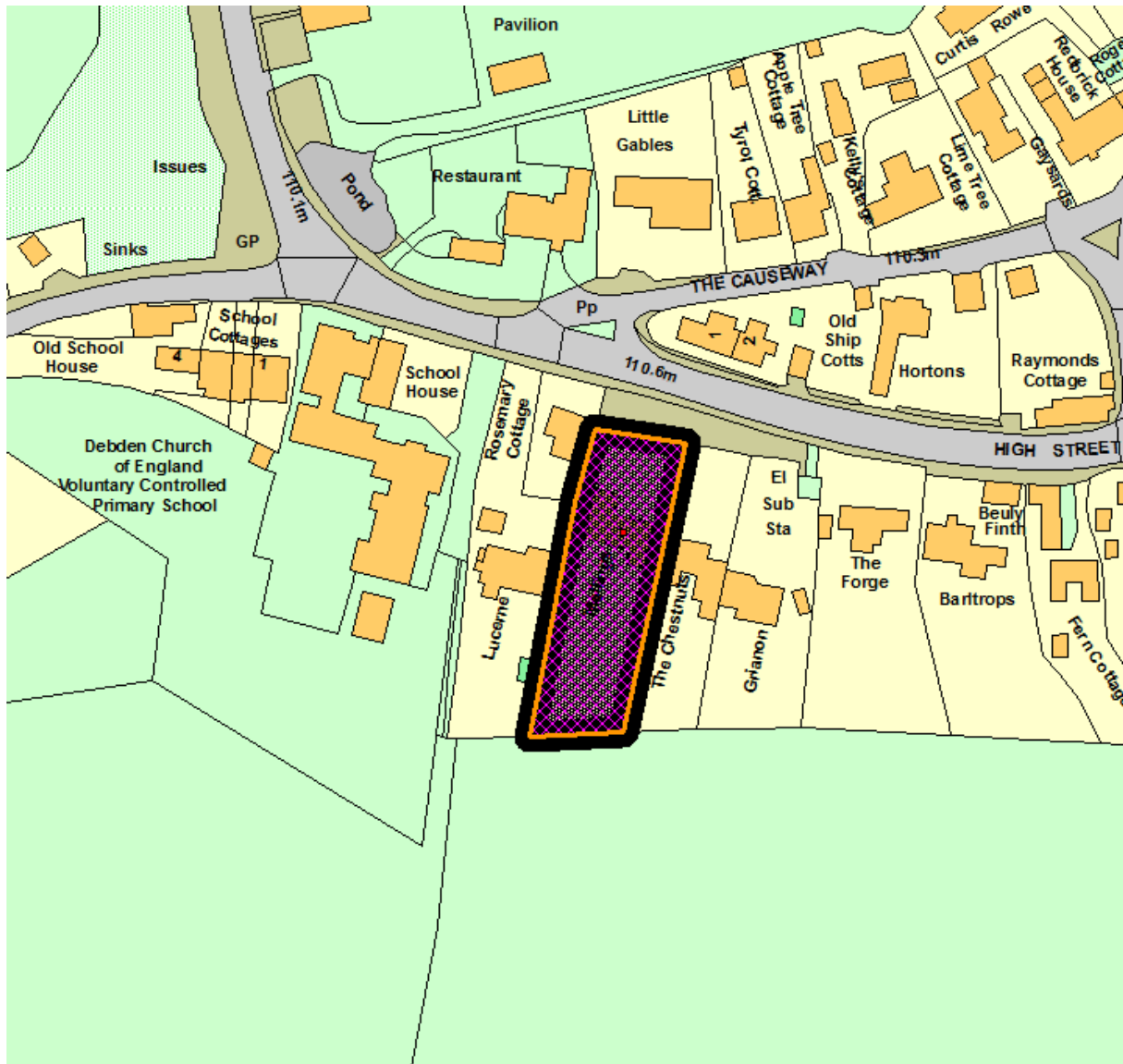
REASON: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The external materials used in construction of the double garage hereby permitted shall closely match those of the pre-existing building.

REASON: To safeguard the finished appearance of the proposed building and pursuant to Policy GEN2 of the Uttlesford Local Plan (2005).

Application no.: UTT/14/0052/HHF

Address: Mellings High Street Debden



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Organisation: Uttlesford District Council

Department: Planning

Date: 26 March 2014

SLA Number: 100018688