

UTT/14/0905/DC (High Roding)

(MINOR Uttlesford District Council Planning Application)

PROPOSAL: Retrospective application of external cladding to provide insulation

LOCATION: 1B and 4 School Villas, Dunmow Road, High Roding

APPLICANT: Uttlesford District Council

EXPIRY DATE: 20 May 2014

CASE OFFICER: Chris Tyler

1. NOTATION

1.1 Within development limits, Conservation Area

2. DESCRIPTION OF SITE

2.1 The application site comprises of two semi-detached dwellings located to the east of The Street (B184) in the parish of High Roding. The dwellings are each one part of pairs of dwellings and include external materials of rendered walls under a tiled roof. Both properties have off street parking and are bound by hedgerow and low level close board fencing.

3. PROPOSAL

3.1 This retrospective application is in relation to the installation of external cladding to provide thermal insulation. The insulation has been applied directly to the existing rendered façade. The finish of the cladding has been re rendered and painted to match the existing.

4. APPLICANT'S CASE

4.1 None

5. RELEVANT SITE HISTORY

5.1 None

6. POLICIES

6.1 National Policies

- National Planning Policy Framework

6.2 Uttlesford District Local Plan 2005

- Policy ENV1- Development within Conservation Area
- Policy GEN2- Design

7. PARISH COUNCIL COMMENTS

7.1 None Received- Expiry date 25/04/2014

8. CONSULTATIONS

Uttlesford District Council Conservation Officer

8.1 No objections

9. REPRESENTATIONS

9.1 Eleven neighbouring properties notified. Expiry date 18/04/2014- no comments received.

10. APPRAISAL

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

A Whether the development would have detrimental impact on the character of the Conservation Area as outlined in Section 16(2) & 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (ULP Policy ENV1)

B Whether the design respect those of the character original building, whether the character and appearance of the host dwelling and street scene would be protected ULP Policy GEN2

A Whether the development would have detrimental impact on the character of the Conservation Area

10.1 The council's conservation officer has been consulted with regards to the retrospective development and has no objection. The proposals therefore would not have a detrimental impact to the character or appearance of the conservation area.

B Whether the proposal would respect the design of the original building

10.2 The external cladding has been installed to all the exterior walls of the dwelling. Due to the design and materials used it is not considered that the development has an adverse impact on the dwelling and street scene. The street consists of dwelling of different designs and character; it is considered that the proposal accords with policy GEN2.

11. CONCLUSION

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

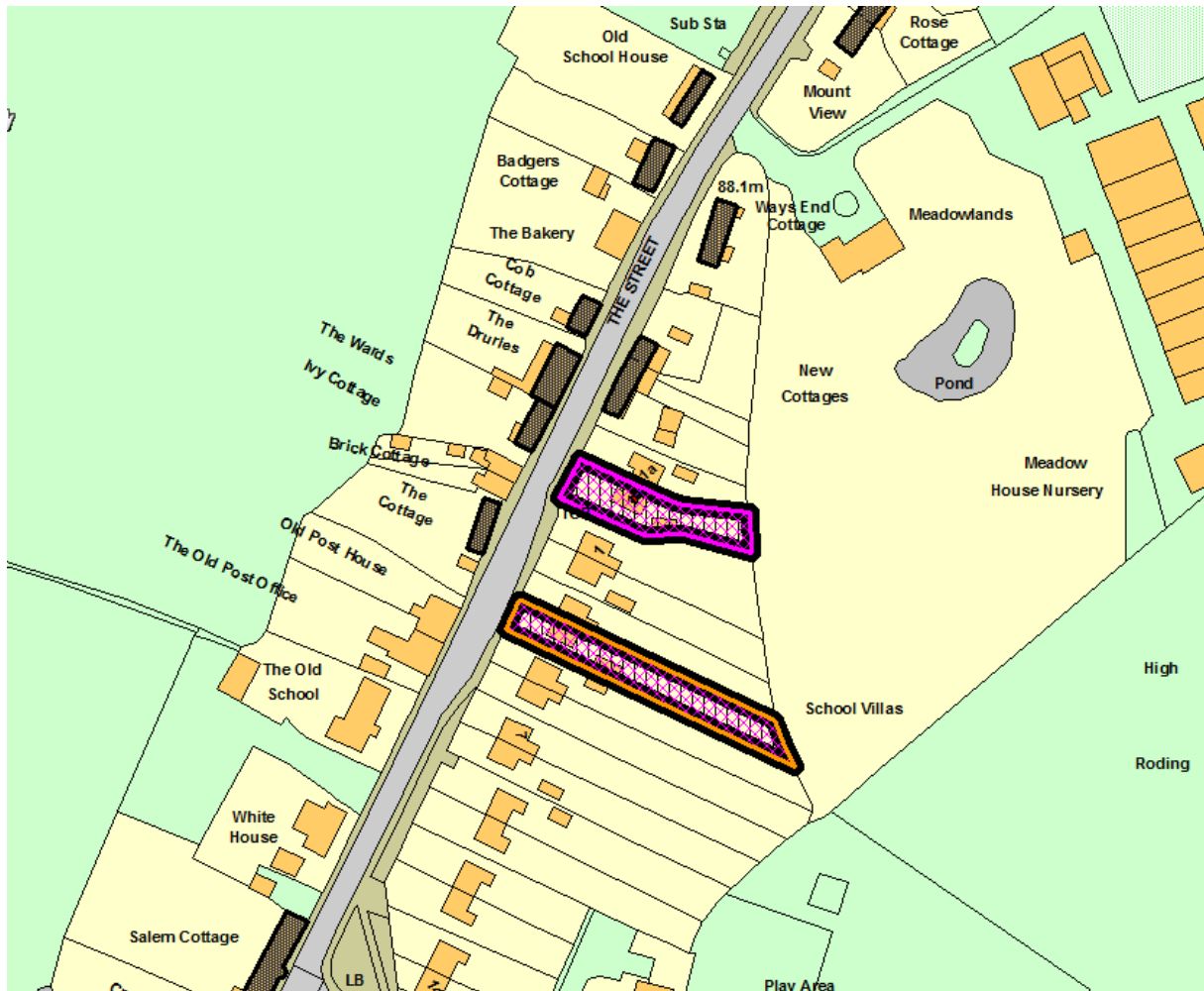
The proposal is considered to be in accordance with the relevant Uttlesford Local Plan policies and the application is recommended for approval.

RECOMMENDATION UNCONDITIONAL APPROVAL

Application no.: UTT/14/0905/DC

Address: 1B And 4 School Villas Dunmow Road

High Roding



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Organisation: Uttlesford District Council

Department: Planning

Date: 25 April 2014

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