

UTT/14/0866/HHF (GREAT CHESTERFORD)

(Referred to Committee as Applicant related to Cllr Redfern)

PROPOSAL: **Erection of single storey rear and first floor rear extensions.**

LOCATION: **Fairview, Carmen Street, Road, Great Chesterford, Saffron Walden, Essex CB10 3LG**

APPLICANT: **Mr A Bower**

EXPIRY DATE: **27 May 2014**

CASE OFFICER: **Samantha Heath**

1. NOTATION

1.1 Within development limits; Article 4; Archaeological site: Conservation Area.

2. DESCRIPTION OF SITE

2.1 The application site comprises an end terrace two storey four bedroom dwelling with single garage and off road parking provision for one vehicle. It is located within a residential area amongst dwellings of varying sizes and designs. The land rises from east to west with the rear garden set at a higher level compared to the dwelling. It is bounded to the rear and south-east boundary by 1.8m close boarded fencing and to the north-west boundary by a brick wall.

3. PROPOSAL

3.1 The application proposes the erection of a single storey rear extension and first floor rear extension. The extensions will provide an orangery at ground floor and a larger bedroom at first floor level. The dimensions of the orangery are approximately 4m x 3m and 2.3m in height with lantern light. The first floor rear extension dimensions are 3.5m x 3.3m with a pitched roof set lower than the existing, it is to be constructed above the existing kitchen. Materials are to match existing.

4. APPLICANT'S CASE

4.1 None.

5. RELEVANT SITE HISTORY

5.1 UTT/1536/03/FUL Two storey side/rear extension. Single storey rear extension. Single garage. Approved 23.10.2003.

6. POLICIES

6.1 National Policies

- National Planning Policy Framework

6.2 Uttlesford District Local Plan 2005

- Policy S3 - Development limits for the Main Urban Areas
- Policy GEN2 - Design
- Policy H8 - Home Extensions
- Policy ENV1 – Design of Development in Conservation Areas

- SPD Home Extensions

- Uttlesford Local Parking Standards 2013

7. PARISH COUNCIL COMMENTS

7.1 No objection. Expired 02.05.14

8. CONSULTATIONS

ECC Archaeology

8.1 The Historic Environment Record shows that the proposed development lies within the historic core of Great Chesterford (EHER 18489). The position and size of the proposed extension means that it is unlikely to disturb significant archaeological deposits. Therefore, no archaeological recommendations are being made on this application. Expired 07.04.14.

9. REPRESENTATIONS

9.1 4 Neighbours were notified. Consultation expired 25.04.14.

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 H8 and GEN2)
- C Whether the proposal meets the required parking standards (Uttlesford Local Parking Standards 2013)

A Whether the proposed works would be of an appropriate design and scale

10.1 Policy H8 of the adopted Local Plan states that extensions will be permitted if their scale and design respects the original building. Similarly, Policy GEN2 states that the proposal must be compatible with the scale, form, layout, appearance and materials of surrounding buildings and development should respect the scale, height and proportions of the original house.

10.2 The site is located wholly within the Great Chesterford 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.

10.3 The principle of development in this location is accepted and the proposed extensions have been designed to be subservient to the host dwelling. These subordinate extensions 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. In addition, the scale is considered to be acceptable, 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 SPD indicates that the choice of materials is important, as the existing property utilises these materials already, the proposed materials are considered to be acceptable.

10.4 Given the position of the proposals to the rear of the dwelling, its scale, design and appearance and the fact that it cannot be viewed from the street scene, it is believed that the proposal would have no harmful impact to the character and appearance of the Conservation Area.

B Whether the proposal would adversely affect amenity values of neighbouring residents

10.5 With regard to neighbouring amenity, it is considered that there is no significant detrimental impact on amenity with regard to overlooking, compared to what already exists. Notwithstanding this, the neighbouring attached dwelling extends further back in to the site compared to the proposal ensuring that there will be no overlooking, overshadowing or overbearing impact. While the neighbouring dwelling has two first floor windows on the rear elevation these are both obscure glazed, one serves a staircase and the other a bedroom however this bedroom has an additional large window on the front elevation. The distance between the site and the property to the north east will ensure that there will be no detrimental impact on amenity.

C Whether the proposal meets the required parking standards

10.6 Although the Uttlesford Local Parking Standards 2013 state that a four bedroom dwelling should have three parking spaces, (two exist currently) the extension does not provide an additional bedroom therefore it would be unreasonable to request additional parking provision.

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 – 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.

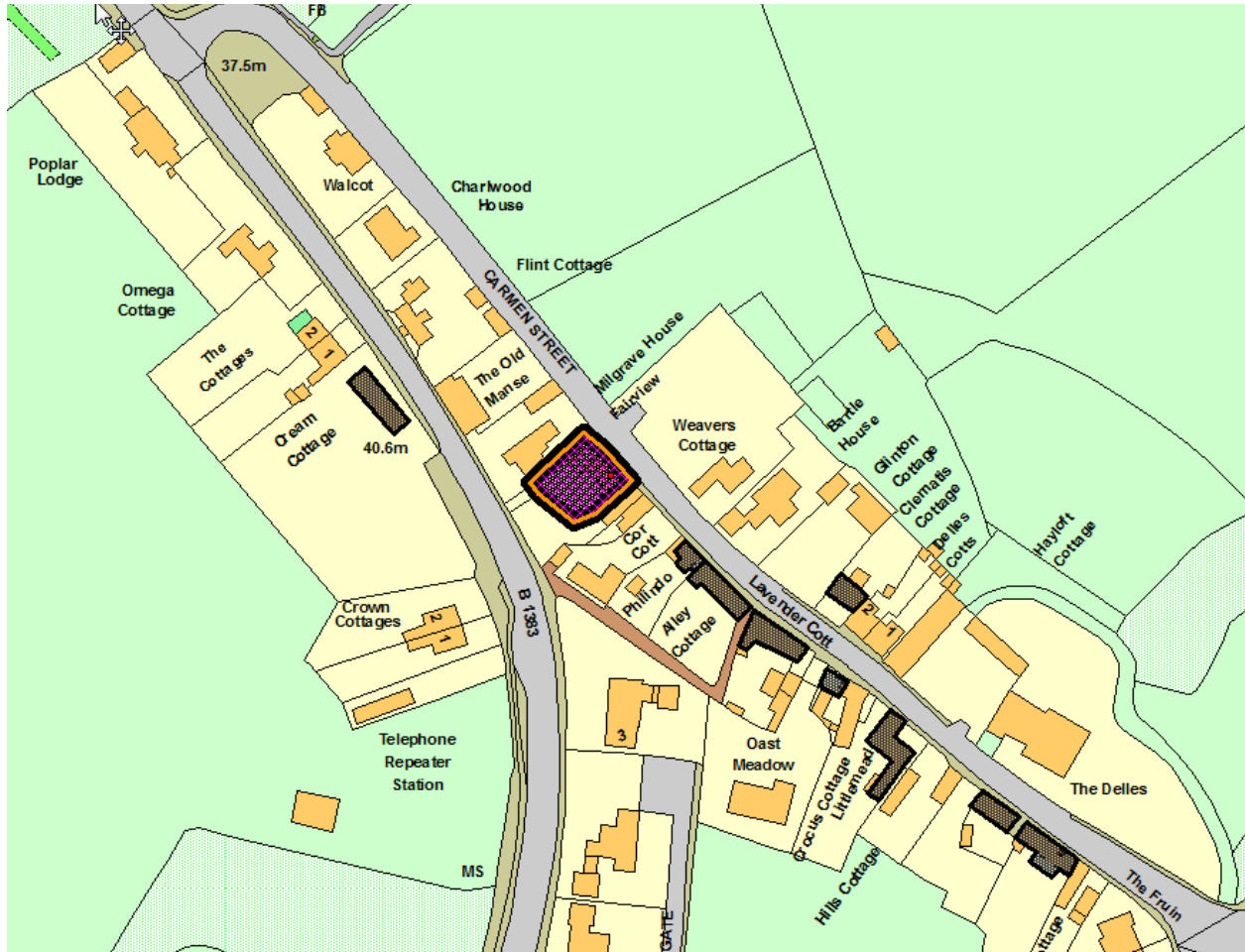
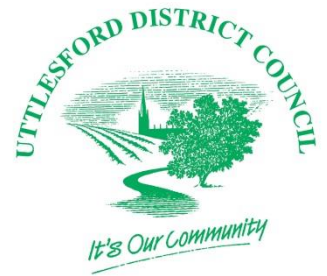
REASON: In the interests of the appearance of the development in accordance with Policy GEN2 of the Uttlesford Local Plan (adopted 2005).

3. Within four weeks of the date of the commencement of the development hereby permitted or other such period as agreed by the local planning authority details of Cost Effective Energy Efficiency Measures to be carried out to the extended dwelling shall be submitted to and approved in writing by the local planning authority. These measures shall be implemented during the construction of the development, unless otherwise previously agreed in writing by the local planning authority.

REASON: These measures are required to mitigate the greater use of energy resulting from the provision of the new extension to meet the requirements contained in adopted SPD Energy Efficiency and Renewable Energy Adopted October 2007.

Application no.: UTT/14/0866/HHF

Address: Fairview Carmen Street Great Chesterford



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