

## UTT/14/1219/DC (CHRISHALL)

(Referred to Committee as UDC Application)

**PROPOSAL:** Application of external cladding to provide thermal insulation.  
**LOCATION:** 5 & 7 Crawley End, Chrishall, Royston, Hertfordshire SG8 8QL  
**APPLICANT:** Uttlesford District Council  
**EXPIRY DATE:** 20 June 2014  
**CASE OFFICER:** Samantha Heath

---

### **1. NOTATION**

1.1 Within development limits.

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

2.1 The application site comprises a semi-detached pair of red brick two storey dwellings with flat roof porch to the front elevation. Parking provision is to the front of the properties with established hedging to the road frontage. The dwellings are located amongst similar sized dwellings and curtilages with a row of bungalows opposite. There are differing elevational treatments from brick to render in the near vicinity.

### **3. PROPOSAL**

3.1 The application proposes the application of external cladding to provide thermal insulation. The existing façade of the dwellings are solid wall with a red brick finish, the proposal includes insulating externally with 100mm system, the proposed finish is painted render.

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

4.1 None.

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

5.1 None.

### **6. POLICIES**

#### **6.1 National Policies**

- National Planning Policy Framework (2012)

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

- Policy S3 – Other development limits

- Policy GEN2 - Design

## **7. PARISH COUNCIL COMMENTS**

- 7.1 Chrishall Parish Council objects to the proposed render finish to this project. The original building is brick finish. There are brick 'slips' available to finish the proposed external cladding and the Parish Council would suggest this is more in keeping with the original building and the street scene. Whilst there may be an initial higher cost for brick slips, the long term maintenance costs would be reduced as the need for ongoing painting of the proposed render finish would not be required.  
Expired 27.05.14

## **8. CONSULTATIONS**

- 8.1 N/A.

## **9. REPRESENTATIONS**

- 9.1 7 Neighbours were notified. Consultation expired 20.05.14.

## **10. APPRAISAL**

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

- A Whether the proposed works would be of appropriate design respecting the character of the dwelling and the character and appearance of the streetscene. (ULP Policies S3 and GEN2).

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

- 10.1 Policy S3 of the adopted Local Plan states that development compatible with the settlement's character and countryside setting will be permitted. 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 principle of development in this location is accepted and the proposed render finish will not have an adverse impact on the dwelling or the street scene. Neighbouring dwellings to the northeast (namely No.'s 9, 11, 13 and 15) have a render finish therefore the proposal will not be out of keeping with the existing street scene. It is considered that the proposal accords with Policies S3 and 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 – 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.

Application no: UTT/14/1219/DC

Address: 5 & 7 Crawley End, Chrishall, Royston, Hertfordshire SG8 8QL



Reproduced from the Ordnance Survey map with permission of the Controller of Her Majesty's Stationery Office © Crown Copyright 2012.

Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

**Scale:** 1:1,229

Organisation	UDC
Department	Planning
Comments	Not Set
Date	22/05/2014
MSA Number	100018688