

UTT/14/1879/FUL (Great Dunmow)

(Councillor Ranger has an interest in the development)

PROPOSAL: **Erection of entrance porch and installation of 2 no. roof lights**

LOCATION: **The Old Police Station, Stortford Road, Great Dunmow**

APPLICANT: **West Essex Mind**

EXPIRY DATE: **29th August 2014**

CASE OFFICER: **Chris Tyler**

1. NOTATION

1.1 Within Development Limits/ Within Conservation Area/ Grade II Listed Building/ Listed Building Adjacent.

2. DESCRIPTION OF SITE

2.1 The application site occupies a prominent position on the corner of Stortford Road and Chequers Lane and comprises the former Dunmow Police Station building. The building has two storey principle frontage consisting of two staggered adjoining blocks set behind the pavement and a single storey range to the rear. Both the principle elevations and the single storey range are clad in slate and red bricks and have sash windows. A car park exits at the rear of the building, which is enclosed by high brick walls to a new housing development built behind.

3. PROPOSAL

3.1 This application relates to the erection of a porch at the new disabled entrance and installation of 2 no. roof lights. The porch would be to the front of the site providing shelter to the new disabled access within the existing converted garage. The porch would have a foot print of 2.2m by 1.3m, eaves height of 2.4m and overall height of 3m. The porch would be of an open design and include materials that would match the existing building and normally used in this type of development. The roof lights would be inserted into the existing converted garage and will provide additional light within the new entrance area.

4. APPLICANTS CASE

4.1 Design and Access Statement;
A design and access statement has been submitted by the applicant and includes:

Consent has been granted for the use as offices for local and district volunteer groups. The previously approved works do not involve changes to the style and formation of the building. None of the features noted on the register are being removed. This application seeks to protect users of the new access from the inclement weather

The new porch is subservient in scale and proportion to the existing single storey addition to which it will be attached. The ridge of the porch will be set below the existing ridge line.

The porch is designed to allow wheelchair users to approach the new entrance and be under cover while announcing their arrival to counsellors.

The materials for the porch are identical to those already found within the original construction; red bricks (mainly reclaimed from alterations to the building previously approved) black slate and painted timber.

5. RELEVANT SITE HISTORY

- 5.1 UTT/14/1023/LB (Formation of disabled access and internal and external alterations (alternative scheme to that approved under Listed Building Consent Formation of disabled access and internal and external alterations (alternative scheme to that approved under Listed Building Consent UTT/1490/11/LB)

UTT/1490/11/LB (Conversion of police station (Sui Generis) to offices (B1). Proposed window on south elevation. New disabled access into reception. Internal and external alterations)

UTT/0567/11/FUL (Change of use from police station (Sui Generis) to offices (B1)

UTT/0568/11/LB (Conversion of police station (Sui Generis) to offices (B1). Internal and external alterations)

These applications relate to the schemes previously approved for the ongoing conversion of the site.

6. POLICIES

6.1 National Policies

- National Planning Policy Framework (2012)

6.2 Uttlesford District Local Plan 2005

- S1 – Main Urban Areas
- GEN2- Design
- ENV1- Design of development within Conservation Areas
- ENV2- Development affecting Listed Buildings
- GEN7- Nature Conservation

7. TOWN COUNCIL COMMENTS

- 7.1 Supports the application

8. CONSULTATIONS

Essex Wildlife Trust

- 8.1 No comments received reply due date 30/07/2014

ECC Ecology

8.2 No comments received reply due date 30/07/2014

Natural England

8.3 No objections

Conservation Officer

8.4 No objections

9. REPRESENTATIONS

9.1 27 Neighbouring properties- No comments received reply due date (30/07/2014)
The application has been advertised and no representations have been received as yet. Expiry date 7th August 2014

10. APPRAISAL

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

- A Whether the proposed uses are appropriate in the location and whether there would be any detrimental impact on neighbour's amenity (ULP Policy S1, GEN2, ENV1, and ENV2
- B Whether the proposed development would have a harmful effect on wildlife (ULP Policy GEN7)

A Whether the proposed uses are appropriate in the location and whether there would be any detrimental impact on neighbour's amenity (ULP Policy S1, GEN2, ENV1, and ENV2

10.1 The development is within the development limits and therefore being defined as being a main urban area in the Uttlesford Local Plan. Policy S1 states that in urban the main urban areas planning permission would be given, if compatible with the character of the settlement. The proposal would be to the front of the building and will include works that would be in character with the existing urban area

The building is Grade II listed and is set within a conservation area. The proposal would only include minor alterations to the building and the erection of a porch. The porch would be of a subservient scale and would not have a detrimental impact on neighbouring properties amenity. It is considered to not have an adverse impact to the setting of the listed building and that the character of the conservation area would be preserved. The materials to be used in the development would match the existing building. Uttlesford District Councils Conservation Officer has no objections to the proposal.

B Whether the proposed development would have a harmful effect on wildlife (ULP Policy GEN7)

10.2 In addition to biodiversity and protected species being a material planning consideration, there are statutory duties imposed on local planning authorities. Regulation 9(3) of the Conservation of Habitats and Species Regulations 2010 requires regard to the requirements of the Habitats Directive and Birds Directive so far as they may be affected by the exercise of those functions". European Protected species (EPS)

only present a ground for refusal only where (i) Article 12 is likely to be offended; and (ii) a Natural England Licence is unlikely.

Article 12 relates to:

1. Deliberate capture or killing or injuring of an EPS
2. Deliberate taking or destroying of EPS eggs
3. Deliberate disturbance of an EPS
4. Damage or destruction of an EPS breeding site or resting place

It is not considered that the proposal affects any European Protected Species, its amenity value or its biodiversity. Essex County Council Ecology Advice and Natural England have no comments, objections or recommendations regarding the proposal.

11. CONCLUSION

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

- 11.1 The proposal would not have any material detrimental impact on the character and setting of the conservation Area or Listed Building
- 11.2 The proposed design of the development would not have an adverse impact to the character of the property and street scene. There would be no harm to the neighbouring properties in terms of over shadowing and overlooking
- 11.3 The proposal will not have a detrimental impact on Nature Conservation

RECOMMENDATION – CONDITIONAL APPROVAL

Conditions

1. The development to which this consent relates shall be begun before the expiration of 3 years from the date of this decision.

REASON: To comply with the requirements of Section 18 of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004..

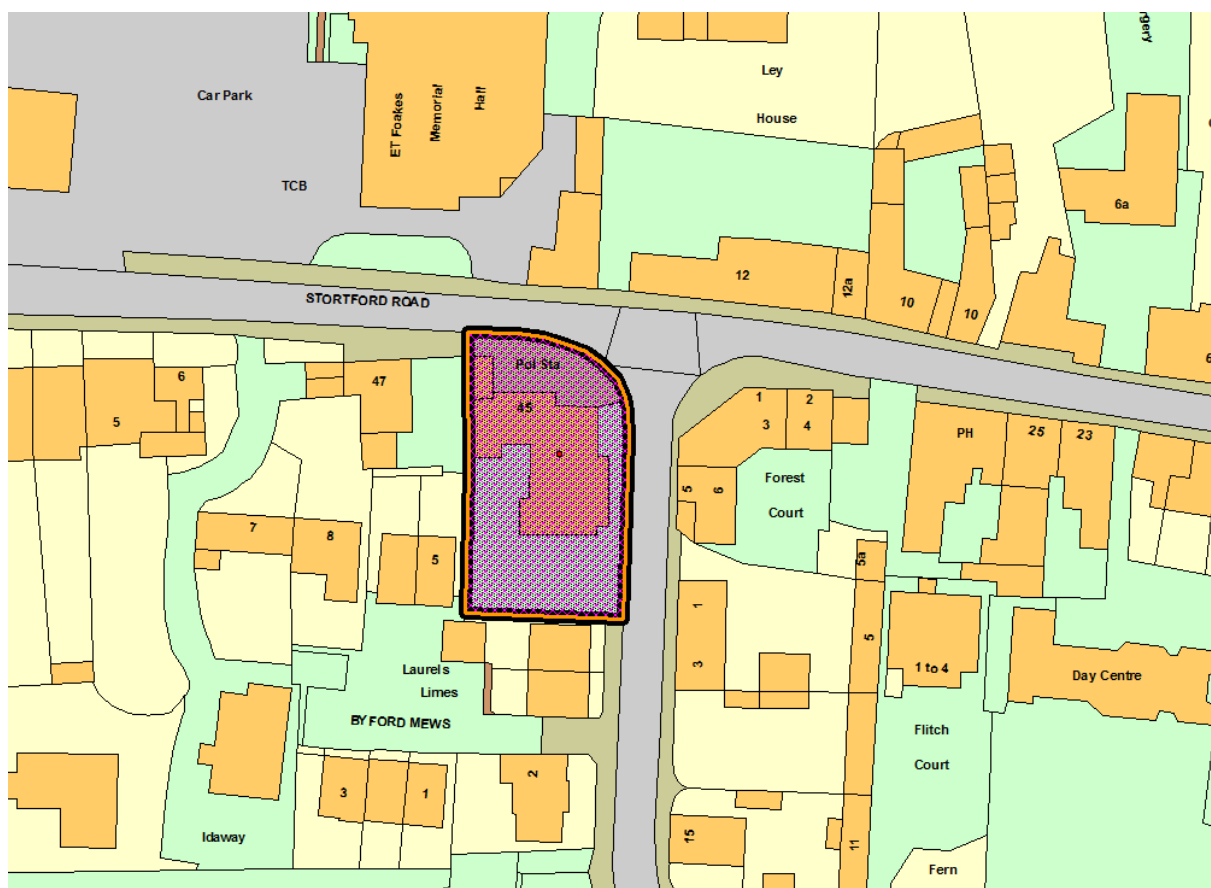
2. The development hereby permitted shall be constructed entirely of the materials details of which are shown on plan no 1445/9-01 REV D, 1445/14 REV B and as shown on the schedule of materials on the planning application form unless otherwise agreed in writing by the Local Planning Authority.

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



Application no.: UTT/14/1879/FUL

Address: The Old Police Station Gt Dunmow



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Organisation: Uttlesford District Council

Department: Planning

Date: 4 August 2014

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