

UTT/14/1902/HHF (BIRCHANGER)

(Referred to Committee by Cllr Godwin. Reason: Overdevelopment; Unsafe access; Overlooking; Overbearing; Harm to street scene; Harm to listed buildings)

PROPOSAL: Removal and infilling of 2 no. windows to side elevations and 2 no. new windows to the rear elevation

LOCATION: Green Farm Cottage, 275 Birchanger Lane, Birchanger

APPLICANT: Mrs A Farr

AGENT: Ian Abrams Architect Ltd

EXPIRY DATE: 27 August 2014

CASE OFFICER: Luke Mills

1. NOTATION

1.1 Within Development Limit.

2. DESCRIPTION OF SITE

2.1 The application site is located off Birchanger Lane in Birchanger. It accommodates Green Farm Cottage, a Grade II listed building, and its curtilage.

3. PROPOSAL

3.1 The application is for planning permission to move two windows from the side elevation to the rear elevation.

4. APPLICANT'S CASE

4.1 The submitted 'Design, Access & Heritage Statement' concludes that the proposal would preserve the setting of the adjacent listed building and the character of the street scene.

5. RELEVANT SITE HISTORY

5.1 No recent, relevant history.

6. POLICIES

6.1 Uttlesford District Local Plan 2005

- Policy S3 – Other Settlement Boundaries
- Policy GEN2 – Design
- Policy ENV2 – Development affecting Listed Buildings

7. PARISH COUNCIL COMMENTS

7.1 Objection.

8. CONSULTATIONS

Conservation Officer

8.1 Verbal comments: No objection.

9. REPRESENTATIONS

9.1 Neighbours were notified of the application by letter and a notice was displayed near the site. Representations have been received, which raise concerns over the effect of the proposal on the character of the listed building.

9.2 The concerns raised in the representations are addressed in the below appraisal.

10. APPRAISAL

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

- A Character of settlement (ULP Policy S3)
- B Compatibility with surrounding buildings (ULP Policy GEN2)
- C Character of listed building (ULP Policy ENV2)

A Character of settlement

10.1 It is considered that the nature, and modest scale, of the proposal ensures that there would be no material impact on the character of the village. There is no conflict with Policy S3, which seeks to protect the rural character of villages such as Birchanger.

B Compatibility with surrounding buildings

10.2 The street scene has a varied appearance, including pre- and post-20th century houses of different styles. It is considered that the proposal would cause no material impact on the appearance of the street scene. There is no conflict with Policy GEN2, which seeks designs that are compatible with surrounding buildings.

C Character of listed building

10.3 The proposal includes the removal of two existing windows and the blocking up of the openings with a matching painted brick finish. New timber windows would be inserted into the rear elevation of the building. It is considered that the proposed alteration, which affects a later addition to the building, would not affect the special characteristics of the listed building.

11. CONCLUSION

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

- A There is no conflict with any relevant planning policies or guidance.

RECOMMENDATION – CONDITIONAL APPROVAL

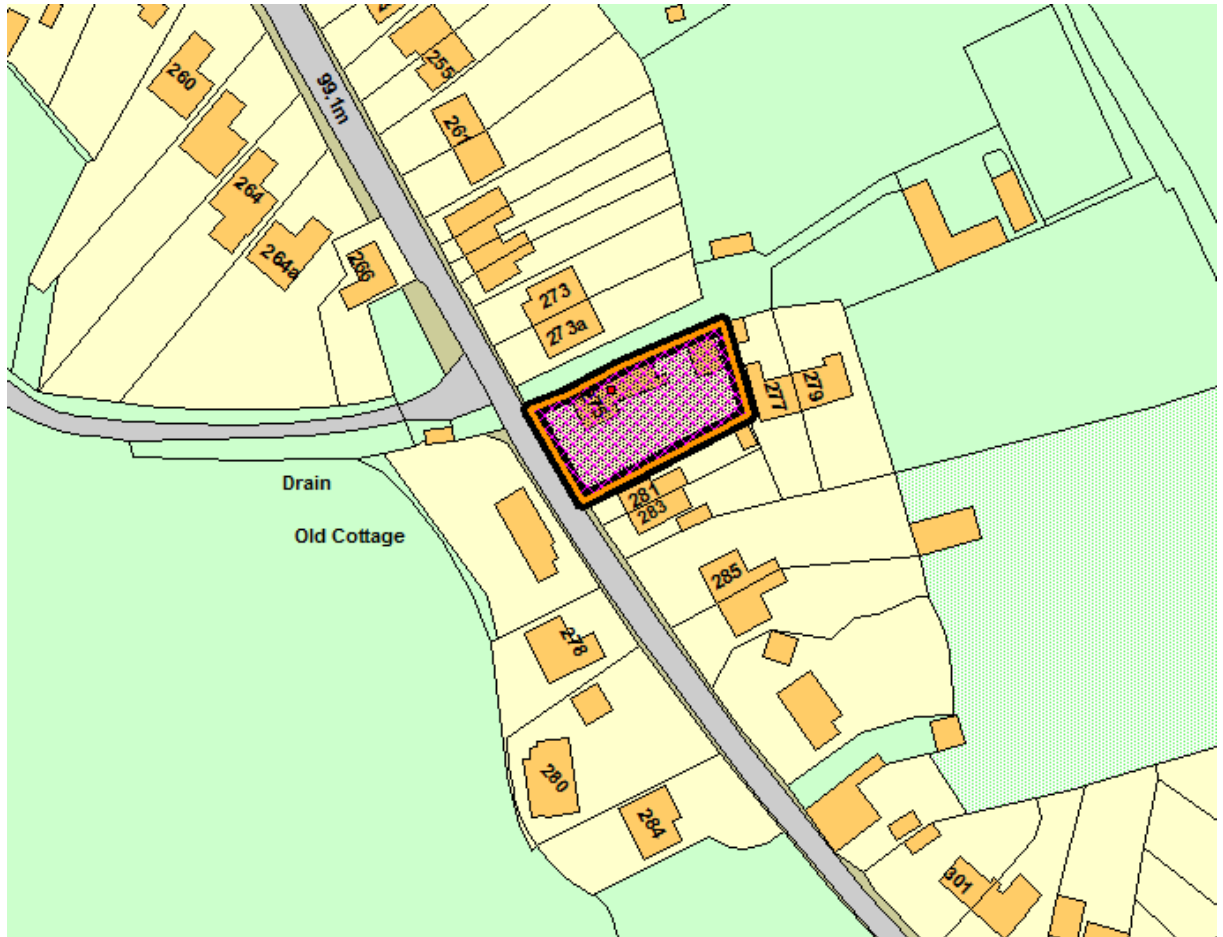
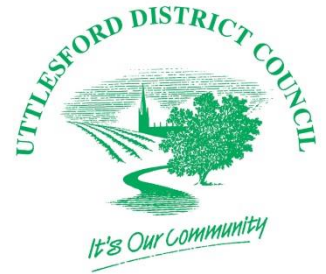
Conditions/reasons

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/14/1902/HHF

Address: Green Farm Cottage
275 Birchanger Lane
Birchanger



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Organisation: Uttlesford District Council

Department: Planning

Date: 4 September 2014

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