

UTT/14/2383/HHF – GREAT CHESTERFORD

Reason: UDC employee

PROPOSAL: Proposed front (garage) and rear single storey extension

LOCATION: 4 Ash Green Great Chesterford

APPLICANT: Mr & Mrs T Greenwood

AGENT: Mr A F Weaver

EXPIRY DATE: 07 October 2014

CASE OFFICER: Rosemary Clark

1. NOTATION

1.1 Within Development Limits

2. DESCRIPTION OF SITE

2.1 The application site comprises a two storey detached dwelling located in a cul-de-sac, part of a residential development on the edge of Great Chesterford village. The properties either side are similar sized, individually styled detached dwellings. There is an attached single garage to the side with gravel driveway and parking area to the front of the property. The property to the north-west, No 6 Ash Green is set forward of the application site with the garage of No 4 forming part of the shared boundary. To the rear is a patio area and grassed area which slopes slightly upwards from the property. The property to the rear is bordered by 1.8m close boarded fencing and mature planting. There is a small shed located immediately to the rear of the garage.

3. PROPOSAL

3.1 This application relates to a proposed single storey extension to the front of the garage projecting 1.3m and an extension to the rear of the garage extending 3.3m, to provide a utility room and garden store with the garage remaining as a garage. The roofline will be extended and will be hipped at both ends. The materials used will match those of the existing dwelling.

4. APPLICANT'S CASE

4.1 N/a

5. RELEVANT SITE HISTORY

5.1 N/a

6. POLICIES

6.1 National Policies

- National Planning Policy Framework

6.2 Uttlesford District Local Plan 2005

- GEN2 - Design
- H8 – Home Extensions
- SPD1 – Home Extensions

7. PARISH COUNCIL COMMENTS

7.1 Parish consulted – expires 10.9.14

8. CONSULTATIONS

No consultees

9. REPRESENTATIONS

9.1 6 Neighbours consulted – expires 3.9.14

None received as at 1.9.14

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, (ULP Policies S1, H8, GEN2)

B Whether the proposal would affect the amenity values of neighbouring residents (ULP Policies H8 and GEN2)

A Whether the proposed works would be of an appropriate design and scale, (ULP Policies S1, H8, GEN2)

10.1 Local Plan Policies H8 and GEN2 as well as the Supplementary Planning Document (SPD) – Home Extensions indicate that development should respect the appearance of the existing dwelling with regard to size, design and appearance, in addition the SPD requires that all development should respect the scale, height and proportions of the original house.

10.2 The proposed extensions are modest in scale and form and would be subservient to the existing dwelling. Whilst the increase in built form along the shared boundary is acknowledged, as the extensions are single storey and the roof design will slope away from the boundary it is not considered that the proposed development would be unduly overbearing or overshadowing to the adjacent site at No. 4. The materials will match those of the existing dwelling. It is considered therefore that the proposed extensions are acceptable and meet the criteria of the relevant ULP Local Plan Policies.

B Whether the proposal would affect the amenity values of neighbouring residents (ULP Policies H8 and GEN2)

10.3 Policy GEN2 and H8 of the Local Plan state that development should not have a materially adverse effect on the reasonable occupation and enjoyment of any nearby property as a result of loss of privacy, loss of daylight, overbearing impact or overshadowing. The overbearing and overshadowing issue has been dealt with in the above paragraph 10.2. There are no additional windows on the side elevation and it is

considered that there would be no potential increase in loss of privacy or daylight to neighbouring properties. The garage door will be brought forward to the front of the new extension and therefore from the street scene there will be little change. It is therefore considered that the proposals meet the requirements of ULP Policies H8 and GEN2.

11. CONCLUSION

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

A & B The proposed extension to the front and rear are acceptable in terms of design and would not have any adverse impact on visual or residential amenity of the locality and therefore accords with the relevant National and Local Plan Policies.

RECOMMENDATION – CONDITIONAL APPROVAL

Conditions

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this decision.

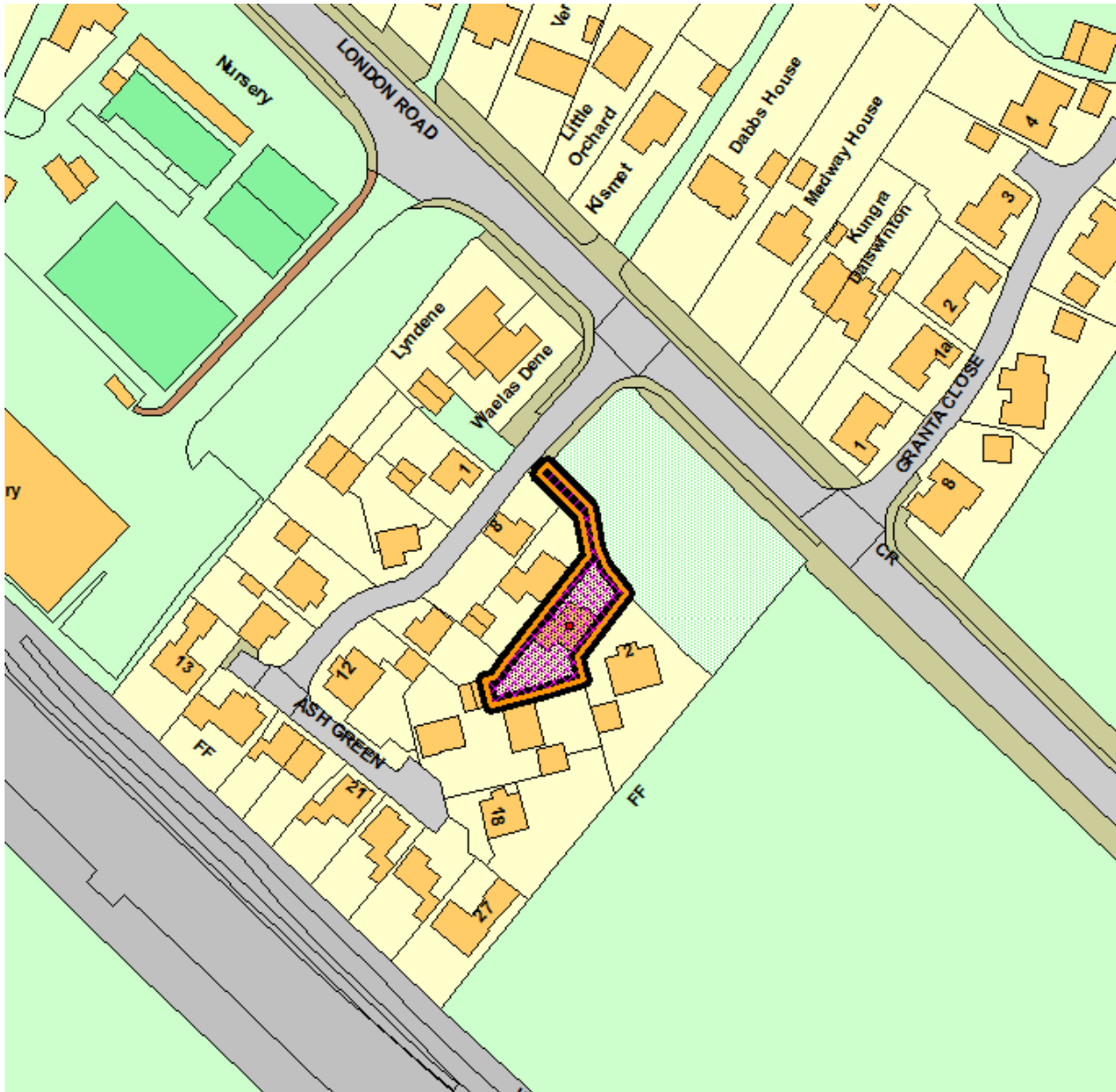
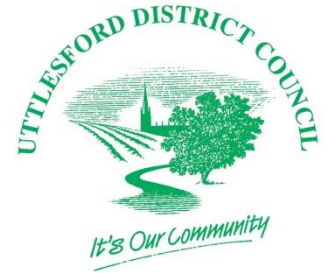
REASON: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. 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/14/2383/HHF

Address: 4 Ash Green
Great Chesterford
Saffron Walden



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Organisation: Uttlesford District Council

Department: Planning

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