

**UTT/14/2951/HHF (ASHDON)**

(Applicant Employee of UDC)

**PROPOSAL:** Replacement single storey side extension

**LOCATION:** 1 Crown Hill Bartlow Road Ashdon CB10 2HA

**APPLICANT:** Ms Rachel Linton

**AGENT:** Mr Ernie Spencer

**EXPIRY DATE:** 24 November 2014

**CASE OFFICER:** Rosemary Clark

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**1. NOTATION**

Within Development Limits, Grade II Listed Building, Conservation Area

**2. DESCRIPTION OF SITE**

The application site comprises a two storey end of terrace C17 Cottage. It is lath and plaster on an oak timber frame with a natural slate roof. The property has been previously extended at the rear and the side. It is slightly elevated from the road and sits on the corner of Bartlow Road and Rectory Lane.

**3. PROPOSAL**

- 3.1 This proposal relates to the proposed replacement of the existing single storey side extension with a larger single storey side extension to provide a larger entrance hall and downstairs cloakroom. The walls will be rendered to match the existing dwelling with natural slates tiles to the roof. The door and window will be timber to match the existing and there will be two conservation roof lights inserted in the roof slope.

**4. APPLICANT'S CASE**

- 4.1 The Design and Access Statement that was submitted with the application states the proposal enlarges the existing side extension by 1m towards the front and 1.5m towards the side. This will enable a ground floor WC to be installed. The height will be increased by 0.6m

**5. RELEVANT SITE HISTORY**

N/A

**6. POLICIES**

**6.1 National Policies**

- National Planning Policy Framework

**6.2 Uttlesford District Local Plan 2005**

- GEN2 – Design
- H8 – Home Extensions
- ENV2 – Development Affecting a Listed Building
- ENV1 – Development within the Conservation Area
- SPD1 – Home Extensions

## **7. PARISH COUNCIL COMMENTS**

7.1 Parish consulted – expires 31.10.14 – no comments received as at 27.10.14

## **8. CONSULTATIONS**

### **Conservation Officer**

8.1 The Council's Conservation Officer has no objections to the proposed design and is not concerned that the proposal would be detrimental to the Listed Building or Conservation Area, subject to conditions regarding the materials.

## **9. REPRESENTATIONS**

9.1 5 Neighbours consulted – no responses received

## **10. APPRAISAL**

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

**A Whether the proposals would be of an appropriate design and scale, respecting the Listed Building and the character and appearance of the Conservation Area (ULP GEN2, H8, ENV1 and ENV2)**

**B Whether the proposals would have any adverse impact on neighbouring residential amenity (ULP Policy GEN2 and H8)**

**A Whether the proposals would be of an appropriate design and scale, respecting the existing Listed Building and the character and appearance of the Conservation Area (ULP GEN2, H8, ENV1 and ENV2)**

10.1 Policy H8 and GEN2 of the Uttlesford Local plan, as well as the Supplementary Planning Document (SPD) Home extensions, state that any works or extensions will be permitted if their scale, design and external materials respect those of the original building and the surrounding buildings. Policy ENV2 states that development should not be harmful to the character and setting of the Listed Building. ENV1 seeks to allow development that preserves or enhances the character and appearance of the Conservation Area. The proposed extension is a small increase in footprint to the current side extension. The outward appearance will remain the same, with the position of the door and window identical to that in the existing side extension. It is therefore considered that the proposal would be in character with and would not be detrimental to the Listed Building or the Conservation Area and meets the criteria of the relevant Local Plan Policies.

**B Whether the proposals would have any adverse impact on neighbouring residential amenity (ULP Policy GEN2 and H8)**

10.2 Policies H8 and GEN2 of the Uttlesford Local Plan state that development should not have a materially adverse effect on the reasonable occupations and enjoyment of any

nearby property as a result of loss of privacy, loss of daylight, overbearing impact or overshadowing.

Due to the location of the proposed development there would be no adverse impact on the amenity of any neighbouring properties and using materials to match the existing dwelling would not be harmful to the street scene.

## **11. CONCLUSION**

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

11.1 The proposals 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.

## **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 with materials to match the existing dwelling 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 and ENV2 of the Uttlesford Local Plan (Adopted January 2005).

3. All new rooflights shall be of a conservation range and details of all the new rooflights shall be submitted to and approved in writing by the local planning authority before development commences and installed in accordance with those details.

REASON: To ensure a satisfactory standard of development in the interests of visual amenity in accordance with Policy GEN2, ENV1 and ENV2 of the Uttlesford Local Plan (Adopted January 2005).

