

UTT/14/2952/LB (ASHDON)

Reason: Applicant UDC Employee

PROPOSAL: Proposed replacement single storey side extension

LOCATION: 1 Crown Hill, Ashdon, Essex CB10 2HA

APPLICANT: Ms Rachel Linton

AGENT: Mr E Spencer

EXPIRY DATE: 24 November 2014

CASE OFFICER: Rosemary Clark

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 located on a slightly elevated site from the highway and sits on the corner of Barlow Road and Rectory Lane.

3. PROPOSAL

The proposal relates to the 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 matching natural slate tiles to the mono-pitch roof. The door and window will be timber to match the existing and there will be two conservation range 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 proposals 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

- ENV2

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 has no concerns 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 have a detrimental impact on the historic fabric, character or appearance of the Listed Building (ULP Policy ENV2, NPPF)

A Whether the proposals would have a detrimental impact on the historic fabric, character or appearance of the Listed Building (ULP Policy ENV2, NPPF)

10.1 The NPPF and Uttlesford Local Plan Policy ENV2 seeks to protect the historic character and appearance of Listed Buildings as outlined in Section 16(2) & 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990. This proposal to extend the existing side extension is a minor alteration and after consultation with the Conservation Officer it is considered that it would not have a detrimental impact to the historic fabric, character or appearance of the Listed Building and therefore complies with the relevant national and Local Plan Policies.

11. CONCLUSION

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

11.1 The proposals would not have a detrimental impact on the historic fabric, character or appearance of the Listed Building and comply with the requirements of Section 16(2) & 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

RECOMMENDATION – APPROVE LISTED BUILDING CONSENT

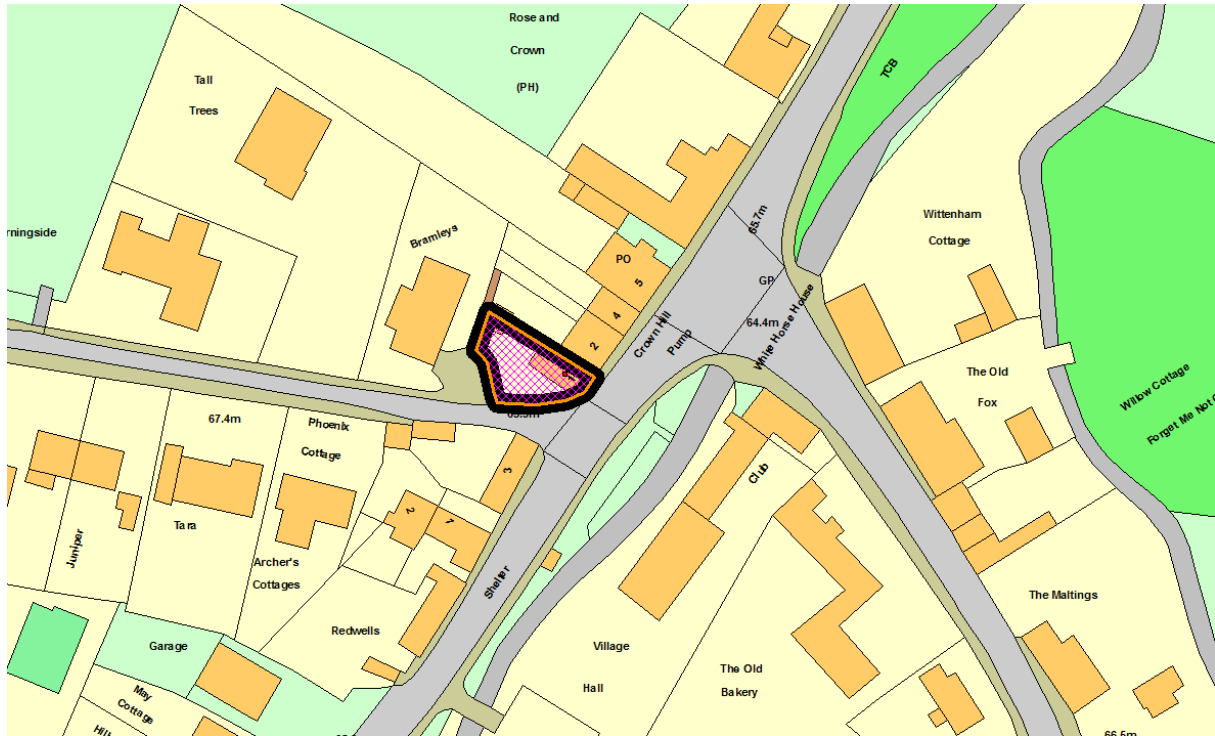
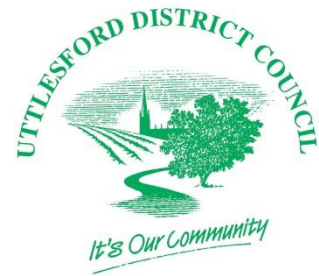
Conditions

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.

Application No.: UTT/14/2952/LB

Address: 1 Crown Hill Bartlow Road Ashdon



Reproduced from the Ordnance Survey map with the permission of the Controller of Her Majesty's Stationary Office© Crown Copyright 2000. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings

Organisation: Uttlesford District Council
Department: Planning
Date: 30 October 2014
SLA Number: 100018688