

UTT/14/2412/HHF (Felsted)

(Called in by Councillor Felton – due to overlooking and loss of privacy)

PROPOSAL: Proposed demolition and replacement of two storey extension

LOCATION: The Old Post House, Felsted

APPLICANT: Mr Alan Mills

AGENT: Hilary Brightman- Architect

EXPIRY DATE: 15 October 2014

CASE OFFICER: Chris Tyler

Update: This application was deferred from the previous meeting for a site visit to enable Members to consider the concerns in relation to overlooking and loss of privacy. Since the last meeting the applicant has submitted additional plans which swap the positions of the bathroom and bedroom 4. This would result in the window adjacent to the boundary of Jasmine Cottage would be obscure glazed. The officer's recommendation in respect of the original plans still stands as detailed in this report. The revised plans overcome any concerns regarding the issues of overlooking and loss of privacy. Therefore officers would recommend the approval of the revised drawing numbers 14/04/03C and 14/04/04/C.

1. NOTATION

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

2. DESCRIPTION OF SITE

- 2.1 The site comprises of a two storey semi -detached dwelling located to the east of Chelmsford Road in the main village of Felsted. The dwelling is a Grade II Listed building and consists of a timber framed building with rendered walls under a clay tiled roof. The dwelling includes a modern flat roof two storey extension to the rear, constructed of weather boarding. To the rear of the site is garden area bound by brink wall and close board fencing.

3. PROPOSAL

- 3.1 This application is in relation to the demolition of the existing rear extension and the erection of a replacement two storey extension. The extension would be marginally wider than the previous addition extending to the south of the of the boundary line. The extension will include a new gable to the rear and lean to roof extending to the ridge. The external construction materials will include painted timber weatherboarding under a clay tiled roof.

4. APPLICANTS CASE

- 4.1 The proposal includes the demolition of the existing two storey flat roof extension and section of cat slide roof and their replacement with a new two storey rear extension with lean too roof extending to the ridge.

The existing 1960's extension, whilst of a design and appearance that is of its time, does not contribute to significance of the listed building. It is in poor condition and has little or no insulation. The large plate glass window is single glazed and cills etc are showing signs of decay. The proposed replacement of is only marginally wider than the existing extension, but extending to the south of the boundary line. The increase in in gross area of the ground floor footprint in comparison with the existing extension is 7.2m

The proposal will include the removal of a small section of cat slide roof remaining between the existing extension and boundary. The cat slide roof is likely to be later than the original building and also may have been disturbed during the construction of the existing extension.

5. RELEVANT SITE HISTORY

5.1 UTT/14/1375/HHF (Proposed demolition and replacement of two storey extension)

5.2 UTT/14/1376/LB (Proposed demolition and replacement of two storey extension and associated internal alterations)

Both these previous applications were withdrawn following receiving objections from Uttlesford District Council Conservation Officer.

6. POLICIES

6.1 National Policies

- National Planning Policy Framework

6.2 Uttlesford District Local Plan 2005

- S3 - Other Development Limits
- ENV1- Design of development within Conservation Areas
- ENV2- Development affecting Listed Buildings
- GEN2- Design
- H8-Home Extensions

7. PARISH COUNCIL COMMENTS

7.1 The Parish Council is opposed to the proposal due to the inappropriate design and used of use of materials. The proposal seems to have issues with overlooking of Jasmine Cottage. The extension is too large for the site and does not include off road parking provisions.

8. CONSULTATIONS

Conservation Officer

8.1 No objections to the proposed design and have no concerns that the proposal would have a detrimental impact to the Listed Building or Conservation Area

9. REPRESENTATIONS

8 Neighbouring properties notified, consultation expired 23.09.14 - 1 letter of objection (Jasmine Cottage)

- 9.1 The proposal would be harmful to the residential amenity of the neighbouring dwelling
- 9.2 The proposal would result in an overdevelopment of the site
- 9.3 It would result in unreasonable noise and disturbance to occupiers of neighbouring properties.

10. APPRAISAL

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

- A Whether the proposed uses are appropriate in the location, design and scale (ULP Policy S1, GEN2, ENV1, and ENV2)**
- B Whether the proposed development would affect the amenity values of neighbouring residents (ULP policies H8 and GEN2)**
- A Whether the proposed uses are appropriate in the location and whether there would be any detrimental impact on neighbour's amenity (ULP Policy S3, GEN2, ENV1, and ENV2)**

10.1 The development would be in the development limits and therefore being defined as other settlements outside main urban areas in the Uttlesford Local Plan. Policy S3 states that development compatible with the settlements character and countryside setting would be permitted. The extension would be to the rear of the dwelling and would include works that would be in character with the existing historic residential area.

10.2 The building is Grade II listed and is set within a conservation area. The proposal would include the demolition of the existing rear flat roof extension and the erection of replacement extension. The existing extension is of no historic merit; the proposed replacement extension will include the introduction of a rear gable and extended lean to roof constructed with traditional materials. It is considered the extension is of an appropriate scale and design and will not have an adverse impact to the setting of the listed building and that the character of the conservation area would be preserved. Uttlesford District Council's Conservation Officer has no objections to the proposal.

- B Whether the proposed development would affect the amenity values of neighbouring residents (ULP policies H8 and GEN2)**

10.3 The proposal would include the insertion of additional windows to the first floor rear elevation. However the insertion of such windows would not cause an increase or additional detrimental impact on neighbouring properties amenity.

10.4 However, should Members be minded to refuse the original plans due to overlooking and loss of privacy, the applicant has submitted additional plans which swap the position of the bathroom and bedroom 4. This would result in the bathroom window being adjacent to the boundary with Jasmine Cottage and this would be obscure glazed.

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

RECOMMENDATION – CONDITIONAL APPROVAL

Conditions/reasons

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 14/04/04 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).

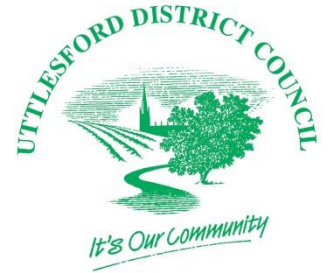
*If Members are minded to approve the additional revised layout plans this drawing number should read 14/04/04 REV C

3. 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/14/2412/HHF

Address: The Old Post House, Felsted



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Organisation: Uttlesford District Council

Department: Planning

Date: 2 October 2014

SLA Number: 100018688