

UTT/15/0782/HHF - RICKLING GREEN

(Referred to Committee by Cllr Parry Reason: if officers are minded to approve as this is a building in a Conservation Area. The proposed alterations will also result in a loss of privacy to neighbouring properties.)

PROPOSAL: Proposed first-floor rear and side extensions; dormer windows in front and rear elevations, rooflight in rear elevation and a new porch

LOCATION: Hedges, Rickling Green Road, Rickling Green

APPLICANT: Mr and Mrs C White

EXPIRY DATE: 5 June 2015

CASE OFFICER: Rosemary Clark

1. NOTATION

Within Development Limits, Conservation Area.

2. DESCRIPTION OF SITE

The application site comprises a single storey dwelling located to the rear of the properties that front Rickling Green Road. It is one of a pair of similar dwellings, attached by the garage buildings to the side. The property known as Pantiles (adjoined to application site) has been extended to the rear using the roof space to create first floor accommodation. Valentine Cottage further to the east is a more recently constructed dwelling granted permission in 2007. To the rear is the residential development of Hallfields, consisting of modest two storey dwellings, with the gardens backing onto the application site. There is a shared access drive with Pantiles and Valentine Cottage from Rickling Green Road. There is a parking space to the front of the garage and one across the front of the property. Mature hedging separates the application site from the properties fronting the road.

3. PROPOSAL

- 3.1 This application relates to proposed first-floor rear and side extensions. The rear extension will be jettied with a gable roof to provide a bedroom and the extension to the side will be built over the existing ground floor element to provide an ensuite. A rooflight is also proposed over the landing.
- 3.2 To the front roofslope two small dormer windows are proposed. One to serve a bedroom and one to serve an ensuite.
- 3.3 The application also includes the erection of an open porch.

4. APPLICANT'S CASE

- 4.1 No supporting statement was supplied with the application, however the applicant has responded to comments made regarding the application. Main points:-
- 2 Parking spaces will be provided, exclusive of garage space

- Height of roof of dormers and first floor extensions will not exceed the height of the existing roof
- No works proposed to a principle elevation that fronts a highway
- Distance and angles of dormers will ensure no substantial loss of privacy to neighbouring occupiers
- Two of the new dormers will serve non-habitable rooms and will be obscure glazed

5. RELEVANT SITE HISTORY

None

6. POLICIES

6.1 National Policies

National Planning Policy Framework

6.2 Uttlesford District Local Plan 2005

- GEN2 – Design
- H8 – Home Extensions
- ENV1 – Conservation Area
- SPD1 – Supplementary Planning Document – Home Extensions
- GEN8 - Parking
- Uttlesford Parking Standards (adopted February 2013)

7. PARISH COUNCIL COMMENTS

- 7.1 The property sits within the conservation area and there appears to be no justification in the application for the scale of increase in accommodation.
- 7.2 There is inadequate parking and access. In particular, access for building contractors, if permission is granted, will be very difficult.
- 7.3 The proposed alterations will result in the property having an overbearing effect on the immediate neighbouring properties, which would also suffer a loss of privacy.
- 7.4 The proposal would result in a property of questionable appearance which, being within the conservation area is not appropriate.
- 7.5 We have received, we believe, contradictory advice from UDC regarding the absence of a DAS and for this reason we have requested that Cllr. Perry call in this application.

Officers Comments:

The issues raised will be dealt with in the report. However it should be noted that access for building contractors is not a material planning consideration.

8. CONSULTATIONS

Conservation Officer

- 8.1 Proposals are acceptable subject to confirmation of materials to be used. Property not overly visible from the highway thus there will be minimal impact on the character and appearance of the Conservation Area,

9. REPRESENTATIONS

9.1 11 Neighbours consulted – 2 responses received – main issues raised;

- Parking
- Loss of 2-3 bedroom properties
- Loss of privacy
- Impact of building works during construction

Officers Comments:

The issues raised will be dealt with in the report. However, the impact of building works during construction is not a material planning consideration.

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, respecting the original dwelling and the Conservation Area (NPPF, ULP Policies GEN2, H8 and ENV1);
- B Whether the proposal would adversely affect the visual and residential amenity of neighbouring residents (NPPF, ULP Policies GEN2 and H8);
- C Whether the proposal would result in adequate parking provision (ULP Policy GEN8 and Uttlesford Local Parking Standards (adopted February 2013))

A Whether the proposed works would be of an appropriate design and scale, respecting the original dwelling and the Conservation Area (NPPF, ULP Policies GEN2, H8 and ENV1)

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. Policy ENV1 permits development where it preserves or enhances the character and appearance of the conservation area.

10.2 The proposed works will only modestly increase the basic footprint of the dwelling with the addition of the porch to the front of the dwelling. The first floor rear extension will be jettied over the existing ground floor of the dwelling, and the side extension is to be constructed over the existing single storey ground floor element. The remainder of the increase in floor space will be incorporated in the existing roofspace, in the form of front and rear facing dormer windows.

10.3 The larger gabled dormer to the rear along with the smaller bonnet-gabled dormers have been simply designed and together with the addition of two gabled dormers to the front are considered to be subservient extensions to the original property.

Whilst the dwelling to the east is largely unchanged on the front elevation, it has been extensively enlarged to the rear. The adjacent property to Pantiles has similar styled dormers to the front and therefore these proposals would not be out of character with the surrounding properties, in accordance with Local Plan Policies H8 and GEN2.

10.4 Due to the location of the dwelling, tucked behind the properties fronting the highway on Rickling Green Road and the design of the proposals the development would not be harmful to the character and appearance of the Conservation Area in which it is located. The materials to be used will be controlled by condition to ensure they are suitable for a property within the Conservation Area, in accordance with Local Plan Policy ENV1 and NPPF.

B Whether the proposal would adversely affect amenity values of neighbouring residents (NPPF, ULP Policy GEN2 and H8)

10.5 Policies GEN2 and H8 of the 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.

10.6 Due to the location and design of the proposal there are no concerns regarding overshadowing or overbearing impact on the occupiers of the neighbouring properties. Whilst the number of windows at first floor level will be increased, due to the distances and orientation of the properties to the front and rear the potential for overlooking will not be sufficient enough to warrant refusal of the application. The window in the west (side) gable will be omitted thus reducing the potential for overlooking or loss of privacy to the west, in accordance with Local Plan Policies GEN2 and H8.

10.7 Should the application be approved, the ensuite dormer window to the rear and bathroom window to the front roofslope would be conditioned to be obscure glazed thus further reducing the potential for overlooking.

C Whether the proposal would result in adequate parking provision (ULP Policy GEN8 and Uttlesford Local Parking Standards (adopted February 2013))

10.8 The plans indicate that the dwelling currently has the potential to be a 3 bedroomed property. As the existing bungalow has the capacity to be 3 bedroomed, there is no increase in the number of bedrooms in the proposed scheme. Therefore it considered that it would be unreasonable to request further details of parking provision. The existing garage is to remain, albeit not meeting the dimensions required by the Uttlesford Local Parking Standards (adopted February 2013), there is a parking space in front of the garage, as well as a gravelled area to the front, resulting in the required minimum of two parking spaces available within the site for a 3 bedroomed property. This is in accordance with the Local Plan Policy GEN8 and Uttlesford Parking Standards adopted February 2013.

11. CONCLUSION

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

- A The proposed extensions and alterations are subservient extensions respecting the original dwelling and would not be harmful to the character and setting of the conservation area and therefore are considered to meet the criteria of the relevant Local Plan Policies.
- B The proposals would not cause substantial overlooking or loss of privacy to occupiers of neighbouring residential properties in accordance with Policies GEN2 and H8 of the Uttlesford Local Plan (adopted 2005)

- C The proposals would be in accordance with the Uttlesford Local Parking Standards and Local Plan Policy GEN8 and it is considered that there would be adequate parking provision within the site.

12. 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. Prior to commencement of the development details of the materials to be used in the construction of the external surfaces of the proposal shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be implemented in accordance with the approved scheme.

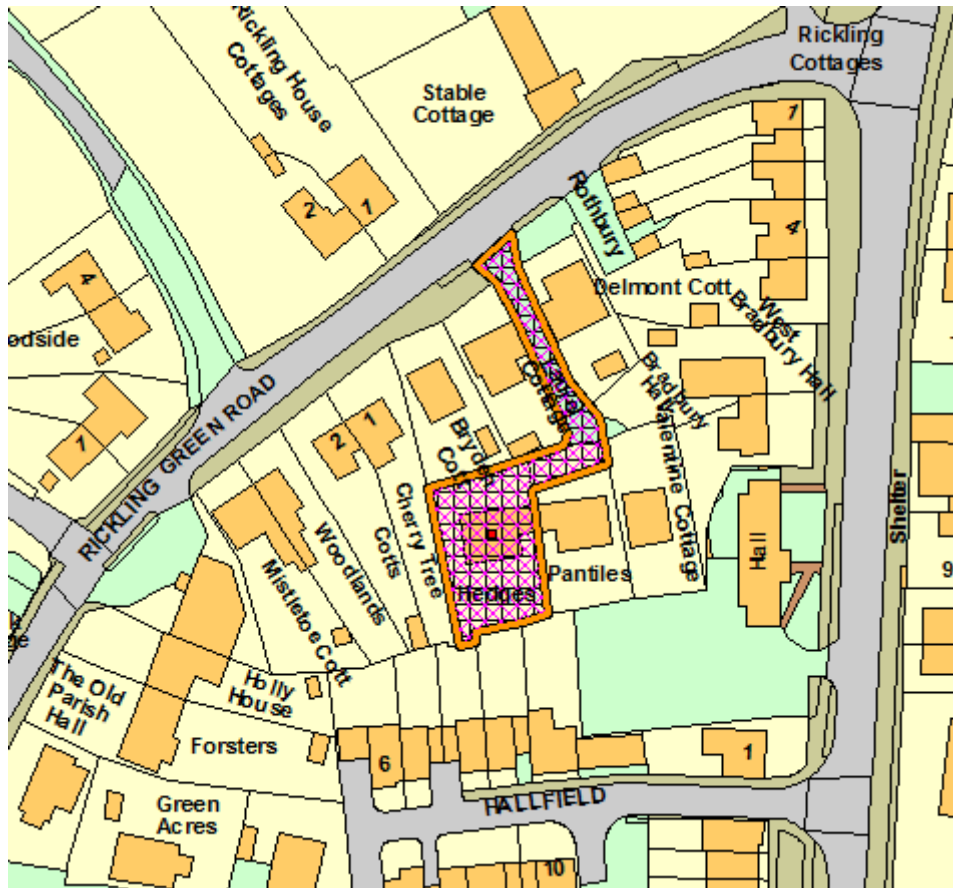
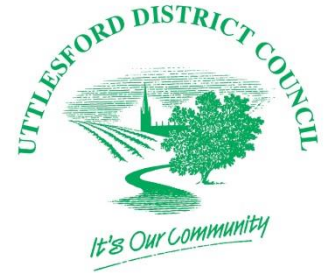
REASON: In the interest of the appearance of the development in accordance with Uttlesford Local Plan Policy GEN2 and ENV. It is considered that this pre-commencement condition goes to the heart of the grant of planning permission where it is essential that the details of materials are agreed prior to commencement of these works to ensure that no harm occurs to the character and appearance of the Conservation Area and in order to make the proposal acceptable, as it is not clear from the application what materials are to be used.

3. The windows to the bathroom and ensuite as indicated on drawing no CW/PL 05 Rev A shall be obscure glazed with glass of obscuration level 4 or 5 of the range of glass manufactured by Pilkington plc at the date of this permission or of an equivalent standard agreed in writing by the local planning authority. Glazing of that obscuration level shall thereafter be retained in those windows.

REASON: In the interest of the residential amenity of neighbouring properties in accordance with Uttlesford Local Plan Policies GEN2 and H8

Application no.: UTT/15/0782/HHF

Address: Hedges, Rickling Green Road, Rickling Green



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Organisation: Uttlesford District Council

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