

UTT/15/1655/HHF (UGLEY)

(Referred to Committee by Cllr. Loughlin. Reason: Effect on neighbouring properties, out of keeping with surrounding properties, overlooking.)

PROPOSAL: Proposed loft conversion and single ground floor link extension to connect garden room to main house. Retention of existing garage but with roof rotated 90 degrees and a new infill extension to front to form front entrance porch.

LOCATION: 7 Patmore Fields, Ugley

APPLICANT: Mr R Warry

AGENT: Mr R Stretton

EXPIRY DATE: 27 July 2015

CASE OFFICER: Samantha Stephenson

1. NOTATION

1.1 Outside development limits.

2. DESCRIPTION OF SITE

2.1 The application site comprises a detached two storey blue rendered dwelling with detached double garage and off road parking for 2/3 vehicles. It is located within a residential area amongst dwellings of similar size and design. The dwelling is sited on level ground with neighbouring properties. Neighbouring dwellings in the immediate vicinity have been extended.

3. PROPOSAL

3.1 The application proposes the conversion of the loft, to include one rear dormer and three front dormer windows. It is also proposed to erect a single storey rear extension to link the dwelling to the garage, to rotate the roof of the garage by 90 degrees and to infill the front porch.

3.2 The front infill porch dimensions are 3.8m x 1.3m, the dimensions of the rear extension are 2.4m x 6.9m and 2.7m in height with flat roof and lantern light. Materials are to match existing.

4. APPLICANT'S CASE

4.1 None.

5. RELEVANT SITE HISTORY

5.1 N/A.

6. POLICIES

6.1 **National Policies**

- National Planning Policy Framework (2012)

6.2 Uttlesford District Local Plan 2005

- Policy S7 – The Countryside
- Policy GEN2 - Design
- Policy H8 - Home Extensions

- SPD Home Extensions
- Uttlesford Local Parking Standards 2013

7. PARISH COUNCIL COMMENTS

- 7.1 Ugley Parish Council would like to object to this planning application on the following grounds; 1. It does not meet certain requirements of Policy GEN2 – Design, as it is out of keeping with the surrounding properties. 2. Effect on neighbouring properties, the windows on the back of the property will overlook the neighbouring house.

8. CONSULTATIONS

- 8.1 None.

9. REPRESENTATIONS

- 9.1 8 Neighbours were notified. Consultation expired 25.06.15.

10. APPRAISAL

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

- A Whether the proposal would detract from the character of the countryside (ULP Policy S7)
- B Whether the proposed works would be of an appropriate design and scale (ULP Policies H8, and GEN2).
- C Whether the proposal would adversely affect amenity values of neighbouring residents (ULP Policy H8 and GEN2)
- D Whether the proposal meets the required parking standards (Uttlesford Local Parking Standards 2013)

A Whether the proposal would detract from the character of the countryside

- 10.1 ULP Policy S7 is concerned with the protection of the countryside and supports development that needs to take place there or is appropriate to a rural area but places strict control upon other forms of development, where such development is permitted where an application is required, it can only be permitted under planning permission if its appearance protects or enhances the particular character of the countryside in which it is set. Although the site is outside development limits and within the countryside, it is generally accepted that appropriate development includes limited extensions and alterations to dwellings and outbuildings. However each case is considered on its own merits with regard to protecting the character of the countryside.

B Whether the proposed works would be of an appropriate design and scale

- 10.2 The site is within the countryside and although Policy S7 adopts a restrictive approach, modest alterations to dwellings can be acceptable. 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 design and appearance, in addition the SPD requires that all development should respect the scale, height and proportions of the original house.
- 10.3 In this case the key issue in terms of design is the impact of this proposal on the appearance of the property. The proposed development is well designed and respects the character and appearance of the original dwelling. The proposed porch infill is modest in size and scale and would not look out of keeping in the street scene; No. 4 has a porch canopy. There are other dwellings in the near vicinity with dormer windows on the front elevation (No.'s 3 & 6 Patmore Fields) so this proposal would not be out of keeping in the street scene. The rear extension would not be visible from within the street and is modest in size and scale at approximately 16m² in footprint. The rotation of the garage roof involves no additional footprint and would not detrimentally affect either the appearance of the property or the character and appearance of the street scene. With regard to the proposed rear dormer, this could be constructed under permitted developments rights, indeed nearby properties have applied for rear dormers under applications for a Certificate of Lawfulness which have been approved (No.'s 4 and 5 Patmore Fields). These subordinate extensions would be in keeping with the character of the dwelling and will not have a dominating or detrimental impact on the character of the dwelling or surrounding buildings, they are considered to be proportionate additions which would respect the character of the original using matching materials. The SPD indicates that the choice of materials is important, as the existing property utilises these materials already, the proposed materials are considered to be acceptable.
- 10.4 It is considered that given the scale of the proposed work in comparison to the dwelling and site size, it would not result in overdevelopment of the site and the openness of the countryside would be retained, consistent with Policy S7 of the ULP. It is considered that the proposal is of acceptable size, scale and design. In addition, given the scale of the existing dwelling and the size of its curtilage, is capable of accommodating the proposal whilst leaving sufficient amenity land. Given the position of the proposal, its scale, design and appearance, it is considered that the proposal would have no harmful impact on the visual amenities of the area.

C Whether the proposal would adversely affect amenity values of neighbouring residents

- 10.5 With regard to neighbouring amenity, it is considered that the additional windows to the front elevation will have no significant impact compared to what already exists on the site. The rear dormer incorporates 4 windows, one of which lights a stairwell and the other serves a bathroom which will be obscure glazed. The remaining two will serve a bedroom. There is 2m high fencing and established planting on the rear boundary which will help screen this development, in addition any potential for overlooking would not be to private amenity areas. Therefore it is considered that there is no significant detrimental impact on amenity with regard to overlooking. In addition, the distance remaining between the site and neighbouring dwellings and the fact that the extensions are modest in size and scale, will ensure that there will be no overshadowing or overbearing impact and no detrimental impact on amenity.

C Whether the proposal meets the required parking standards

10.6 The Uttlesford Local Parking Standards 2013 state that a five bedroom dwelling should have three parking spaces and while this proposal utilises half of the garage, the applicant has demonstrated that three parking spaces (at the required dimensions) will remain within the curtilage of the dwelling.

11. CONCLUSION

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

The proposal is considered to be in accordance with the relevant Uttlesford Local Plan policies and the application is recommended for approval.

RECOMMENDATION – CONDITIONAL APPROVAL

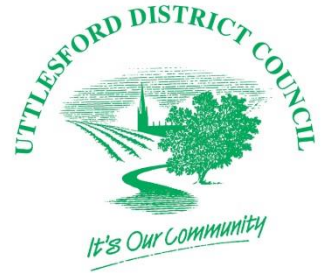
Conditions/reasons

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.

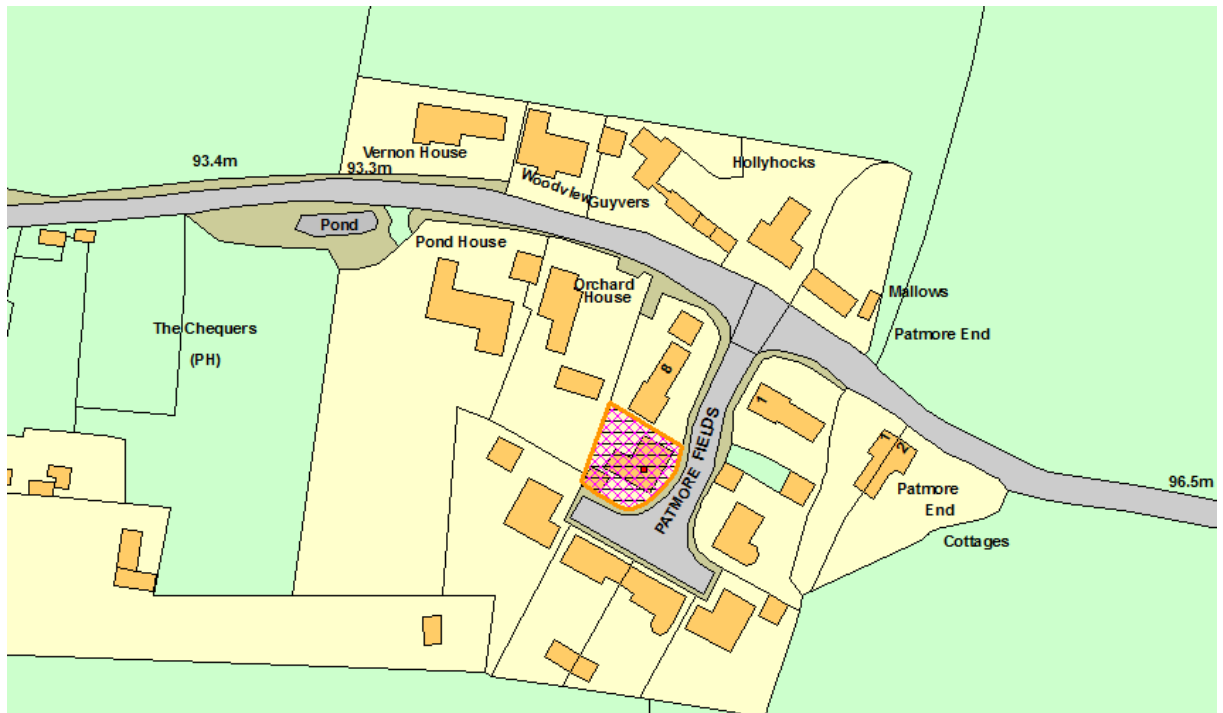
2. The proposed second floor window on the rear elevation serving the en-suite bathroom as shown on submitted drawing 10828/04 Rev B shall be obscure glazed with glass of obscuration level 4 or 5 of the range of glass manufactured by Pilkington plc at the date of this permission or of an equivalent standard agreed in writing by the local planning authority. Glazing of that obscuration shall thereafter be maintained for that window

REASON: To avoid overlooking of the adjacent property in the interests of residential amenity in accordance with ULP Policy GEN2 of the Uttlesford Local Plan (adopted 2005).



Application number: UTT/15/1655/HHF

Location: 7 Patmore Fields Ugley



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: 15 July 2015

SLA Number: 100018688