

**UTT/17/1191/HHF (GREAT CANFIELD)**

Referred to Committee by Cllr Keith Artus – Alterations would impact the setting of the listed building and the street scene.

**PROPOSAL:** **Section 73 retrospective application to include alterations and confirmation of ground levels of the existing annexe conversion granted planning permission under ref: UTT/15/3687/FUL.**

**LOCATION:** **Haydens End, Green Street, Great Canfield**

**APPLICANT:** **Mr and Mrs Earthy**

**AGENT:** **Penny Little**

**EXPIRY DATE:** **20 June 2017**

**CASE OFFICER:** **Lindsay Trevillian**

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**1. NOTATION**

- 1.1 Outside development limits  
Setting of Listed Building  
Protected Lanes (Green Street)

**2. DESCRIPTION OF SITE**

- 2.1 The application site as outline in red on the submitted location plan is located on the eastern corner of Green Street and Cuckoos Lane outside of the hamlet known as Great Canfield. The site itself has a gradual slope that rises up from its frontage along Green Street towards the rear boundary, is irregular in shape and consists of approximately 1800 square metres.
- 2.2 Located centrally within the site is a one and half storey grade two listed building that is externally finished from cream painted render and consists of a thatched roof. A detached building located to the north of the dwelling house within its residential curtilage has recently been granted permission to be used as a residential annex ancillary to the dwelling house. This building is subject to the planning application.
- 2.3 Access to the site is via the existing crossover of Cuckoo Lane with the driveway leading up to the dwelling house. Off Street parking is located on the hardstanding area of the driveway. A modest private amenity area surrounds the existing dwelling house and residential annex.
- 2.4 Outside the residential curtilage and located north of the existing residential annex is a detached one and half storey building that is subject to a current planning application up for assessment under reference UTT/17/1124/FUL.

**3. PROPOSAL**

- 3.1 Retrospective planning permission is sought for the alterations and to confirm the finished floor levels of the existing residential annex which was granted planning permission under planning reference UTT/15/3687/FUL.

3.2 The main alterations in which the applicant wishes to regularise is the addition of a small boiler room to the rear elevation and steps leading up to the main entrance along the annex's principle elevation.

3.3 Other external alterations include the addition of:

- A door and window opening on the ground floor of the rear elevation
- An extra window opening on the southern flank elevation
- Replacing a window with a door opening along the northern flank elevation
- Inserting an addition window opening along the northern flank elevation
- Inserting two larger window openings either side of the main front entrance

#### **4. APPLICANT'S CASE**

4.1 The applicant has provided a Design and Access Statement of conformity in support of a planning application to illustrate the process that has led to the development proposal, and to explain and justify the proposal in a structured way. The applicant concludes that the conversion of the buildings in principle is appropriate with National and Local policies.

#### **5. RELEVANT SITE HISTORY**

5.1 The most relevant recorded planning history in relation to this application is as follows:

UTT/15/3687/FUL - Proposed conversion of existing garage building to annexe (approved with conditions)

UTT/16/3143/NMA - Non Material Amendment to UTT/15/3687/FUL - Confirmation of ground levels, eaves, ridge and floor heights (refused)

#### **6. POLICIES**

##### **6.1 National Policies**

- National Planning Policy Framework

##### **6.2 Uttlesford Local Plan (2005)**

- Policy S7 – The Countryside
- Policy GEN1 – Access
- Policy GEN2 – Design
- Policy ENV2 – Development effecting listed buildings
- Policy ENV9 – Historical Landscapes

#### **7. PARISH COUNCIL COMMENTS**

7.1 Objects for the following reasons:

- The submitted plans are inaccurate and do not portray what has been erected on site.
- The front elevation that has steps leading up to a door with windows either side resembles a shop front rather than a residential annex that has not been sensitively designed and thereby would be harmful upon the historical protected

lane of Green Lane.

- The additional window and door openings would have a significant adverse impact to the setting of the listed building and street scene.

7.2 Officers note the concern raised by the Parish in relation to the inaccuracy of plans. It is agreed that the drawing number 01 does in fact state 'Existing' however this is because the application is for retrospective permission and as such the plan shows everything that exists rather than proposed. The remaining concerns are addressed further below within this appraisal.

## 8. CONSULTATIONS

8.1 There was statutory requirement to consult to either internal or external consultees.

## 9. REPRESENTATIONS

9.1 The application was publicised by sending 1 letter to adjoining occupiers, the displaying of site notices and notification within the local paper. No representations received at the time of writing this appraisal.

## 10. APPRAISAL

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

- A Whether the layout, design and appearance of the proposal is acceptable (NPPF, Local Policy GEN2)
- B Residential Amenity (ULP Policies GEN2 & GEN4 and NPPF)
- C Other issues

### **A Whether the layout, design and appearance of the proposal is acceptable (NPPF, Local Policy GEN2)**

- 10.1 The principle of the development has already been established as being appropriate under planning application UTT/15/3687/FUL and it should be noted that the use has commenced with the applicant's mother occupying the residential annex.
- 10.2 It was also established under the same planning application that the design and appearance of the converted building from a garage to a residential annex to be appropriate in that it would not harm the character and appearance of the surrounding area, street scene and the existing dwelling house.
- 10.3 However unlawful works were carried out as part of the conversion that was granted permission and as such planning permission is sought to regularise these works as describe within section three of this appraisal.
- 10.4 Therefore one of the main issues is whether these works are appropriate in terms of their design and appearance. The guidance set out in Paragraph 58 of 'The Framework' stipulates that the proposed development should respond to the local character, reflect the identity of its surroundings, optimise the potential of the site to accommodate development and is visually attractive as a result of good architecture.
- 10.5 Local Plan Policy GEN2 seeks to promote good design requiring that development should meet with the criteria set out in that policy. Regard should be had to the

scale form, layout and appearance of the development and to safeguarding important environmental features in its setting to reduce the visual impact of the new buildings where appropriate.

- 10.6 It is considered that the proposed alterations that include additional door and window openings, the addition of a small boiler room, and the steps leading up to the main front entrance are appropriate. The additions would not result in a significant material change to the overall size and scale of the building and the appearance from that of which was granted planning permission under UTT/15/3687/FUL. The concerns raised by the Parish Council in relation to the poor designed windows either side of the main entrance have been noted. However these windows are not at odds to any other domestic windows that are likely to be found on the principle elevation of a residential building and therefore are deemed to be appropriate. Additionally, the finished floor levels indicated on the plans now match that of what has been erected on site.
- 10.7 The additions would result in less than substantial harm to the historical significance and setting of the existing grade two listed dwelling house. In addition they would result in less than substantial harm historical significance of Green Street which is defined as a protected lane within the Local Plan. As such the proposal is in accordance with the Listed Building and Conservation Area Act 1990, the National Planning Policy Framework and Local Policies ENV2 and ENV9 of the Uttlesford District Local Plan.
- 10.8 In relation to the proposed steps leading up to the front entrance, it should be noted that there are secondary access points into the residential annex that have level access to allow for the elderly or disabled. As such although steps are proposed, the development as a whole would still meet Part M of the Building regulations.
- 10.9 The proposal as a whole would not result in a detrimental impact to the character and appearance of the surrounding countryside, the existing street scene and the existing dwelling house. The proposal is thereby in accordance with the National Planning Policy Framework and Local Policy GEN2 of the Uttlesford District Local Plan.

**B. Residential Amenity (ULP Policies GEN2 & GEN4 and NPPF)**

- 10.10 Due consideration has been given in relation to the potential harm cause to the amenities enjoyed by adjoining residential property occupiers.
- 10.11 The relative separation distance between adjoining dwellings and the existing residential annex as illustrated on the location plan and the orientation are such that it is considered that no significant adverse harm would be cause to the amenities of adjoining property occupier's particular in relation to loss of light, privacy and visual blight.
- 10.12 It is considered therefore that the development could be accommodated without significant adverse impact upon the amenity of existing and future residents in accordance with Policy GEN2 and the policies of the NPPF.

**C. Other Issues:**

- 10.13 It is considered that the proposed application would not give rise to increase flood risk on the site or elsewhere or result in detrimental harm upon biodiversity or ecology.

## **11. CONCLUSION**

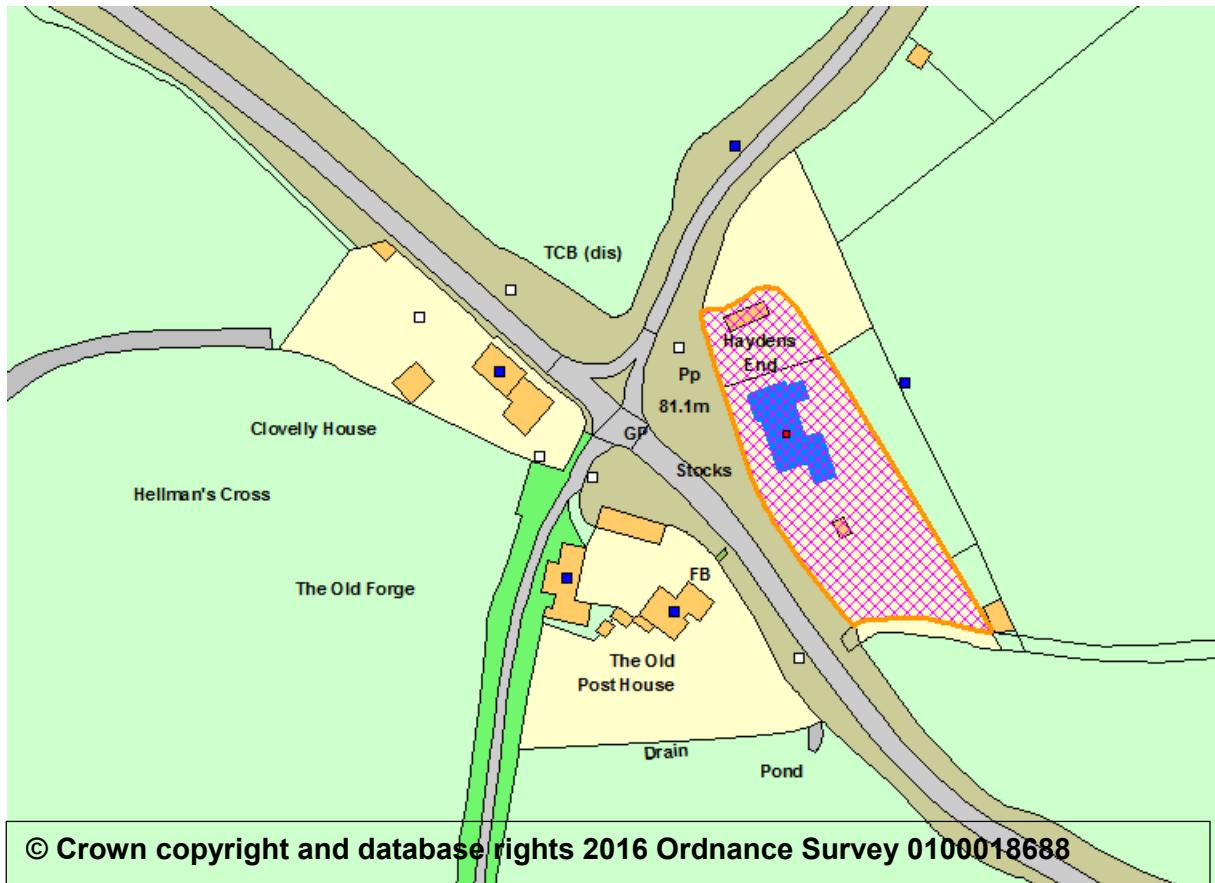
11.1 The following is a summary of the main reasons for the recommendation:

- A The further alterations and works in addition to what was granted planning permission under UTT/15/3687/FUL are appropriate in that the design and appearance of the building as a whole would not result in a detrimental impact to the surrounding area, the street scene and the existing dwelling house.
- B. The proposed development would not result in excessive significant harm to the amenities enjoyed by adjoining occupiers.

## **RECOMMENDATION – Approve**



Application: UTT/17/1191/HHF  
Address: Haydens End Green Street Great Canfield



Organisation: Uttlesford District Council

Department: Planning

Date: 21 June 2017