

(UTT/18/2869/HHF)

(Application submitted by Councillor Ranger as agent on behalf of applicant)

PROPOSAL: Alterations to the front elevation including 2 no. new bay windows at ground floor level, 1 no. new bay window at first floor level with pitched roof over and erection of 4 no. supporting columns. Removal of existing painted boarding to be replaced by painted render and stained boarding.

LOCATION: Ashley, Chelmsford Road, Felsted

APPLICANT: Mr & Mrs Shields

AGENT: Mr Vic Ranger

EXPIRY DATE: 20 December 2018 (extension of time agreed).

CASE OFFICER: Clive Theobald

1. NOTATION

1.1 Within Development Limits.

2. DESCRIPTION OF SITE

2.1 The site comprises a detached chalet dwelling with pronounced front bargeboard gable projection which stands in a road frontage position within a line of dwellings of varied styles and house types on the west side of Chelmsford Road leading down from Braintree Road.

3. PROPOSAL

3.1 This householder application relates to alterations and modifications to the principal elevation of the existing dwelling to provide enhanced front bedroom accommodation together with bay window changes and associated changes to frontage external materials.

3.2 The existing front ground floor bay windows would be slightly enlarged and squared off as new bay windows which would have narrow flat roofs and end columns and be positioned on dwarf boarded walls, whilst the existing front projecting roof gable would be brought forward by 1m to provide a first floor projecting bay bedroom window which would also be supported by two columns that would stand over the front door. The existing black and white cladding material to the principal elevation would be replaced by painted render as part of the proposal.

4. ENVIRONMENTAL IMPACT ASSESSMENT

4.1 This application by reason of its householder nature does not fall for consideration within the scope of the Environmental Impact Regulations.

5. APPLICANT'S CASE

5.1 None submitted, although not required for this type of application.

6. RELEVANT SITE HISTORY

- 6.1 A planning application for extensions to both sides of this circa 1960's constructed chalet dwelling together with new vehicular access was approved in 1972 (DUN/0353/72). This permission was implemented to how the dwelling appears today. Alterations and additions to form a much larger dwelling at "Ashley" were subsequently approved in 1973 (DUN/0259/73) (permission not implemented).

7. POLICIES

Uttlesford Local Plan (2005)

ULP Policy H8 – Home Extensions
ULP Policy GEN2 - Design

Supplementary Planning Documents/Guidance

SPD – "Home Extensions"

National Policies

National Planning Policy Framework (NPPF) (revised July 2018)

Other Material Considerations

Emerging Local Plan

Policy D1 – High Quality Design
Policy D3 – Small Scale Development/Householder Extensions
Policy EN3 – Protecting the Significance of Conservation Areas

8. PARISH COUNCIL COMMENTS

- 8.1 "The proposed alteration is unattractive, giving the building a top-heavy appearance which would not enhance the environment".

9. CONSULTATIONS

- 9.1 None.

10. REPRESENTATIONS

- 10.1 No neighbour representations received. Neighbour notification period expires 22 November 2018.

11. APPRAISAL

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

- A Design (NPPF, ULP Policies H8 and GEN2 and SPD "Home Extensions").
B Impact upon residential amenity (NPPF, ULP Policies H8 and GEN2).

- A Whether the design of the proposed works to the principal elevation of this previously extended chalet dwelling would represent good design, respect the**

scale, design and external materials of the original building and be compatible with the scale, form, layout, appearance and materials of surrounding buildings (NPPF, ULP Policies H8 and GEN2 and SPD “Home Extensions”).

- 11.1 Paragraph 130 of the NPPF as revised states that “Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents. Conversely, where the design of a development accords with clear expectations in plan policies, design should not be used by the decision-maker as a valid reason to object to development”. ULP Policy H8 of the adopted local plan states that extensions will be permitted if their scale, design and external materials respect those of the original building, whilst ULP Policy GEN2 states that development will not be permitted amongst other things unless its design is compatible with the scale, form, layout, appearance and materials of surrounding buildings and has regard to adopted Supplementary Design Guidance and SPD’s.
- 11.2 The existing chalet bungalow as previously altered and modified at this established residential frontage location along Chelmsford Road is of unremarkable form and appearance, although maintains a pleasing level of symmetry across the dwelling’s principal elevation with its 1½ storey front jettied gabled projection providing a dominant central feature on this elevation against the previously extended flanks.
- 11.3 The proposed frontage alterations to this chalet dwelling as described would to a certain degree change its external appearance by providing a first floor front projecting bay window supported on columns within a forward extended roofline. Whilst the modified twin front bays introduced below the forward extended gable would have flat roofs, these would be narrow when read against the changed front elevation. Whilst the comments received from Felsted Parish Council regarding the design of the proposal are noted, namely that the proposed alterations would be unattractive giving the front of the existing building as modified a top-heavy appearance, the existing form and symmetry of the building frontage as altered through the proposal would be essentially maintained in both the vertical and horizontal planes, albeit in a changed style with new external materials. Accordingly, the scale, design and external materials of the altered dwelling elevational frontage would respect those of the original building insofar as the essence of the building’s character as a previously extended chalet dwelling would not be significantly eroded. The proposal would therefore comply with ULP Policy H8.
- 11.4 The existing built form along both sides of Chelmsford Road within the immediate vicinity of the site, including opposite, comprises a mixture of house types and architectural styles ranging from chalet dwellings to two storey dwellings, including a terrace of two storey Victorian dwellings which stand to the south on the same side of the road as the application site. The streetscene because of this mix therefore has a lack of any meaningful uniformity. The proposed alterations to the front of Ashley by reason of their minor nature would not therefore have any disruptive effect upon the streetscene and no design objections are raised under ULP Policy GEN2.
- 11.5 It follows from this design assessment that the proposal would not lead to poor design and would not be contrary to the provisions of the NPPF.

B Impact upon residential amenity (NPPF, ULP Policies H8 and GEN2).

- 11.6 The proposed alterations would not have any detrimental impact on neighbouring

residential amenity and would not therefore be contrary to the provisions of the NPPF (paragraph 130).

12. CONCLUSION

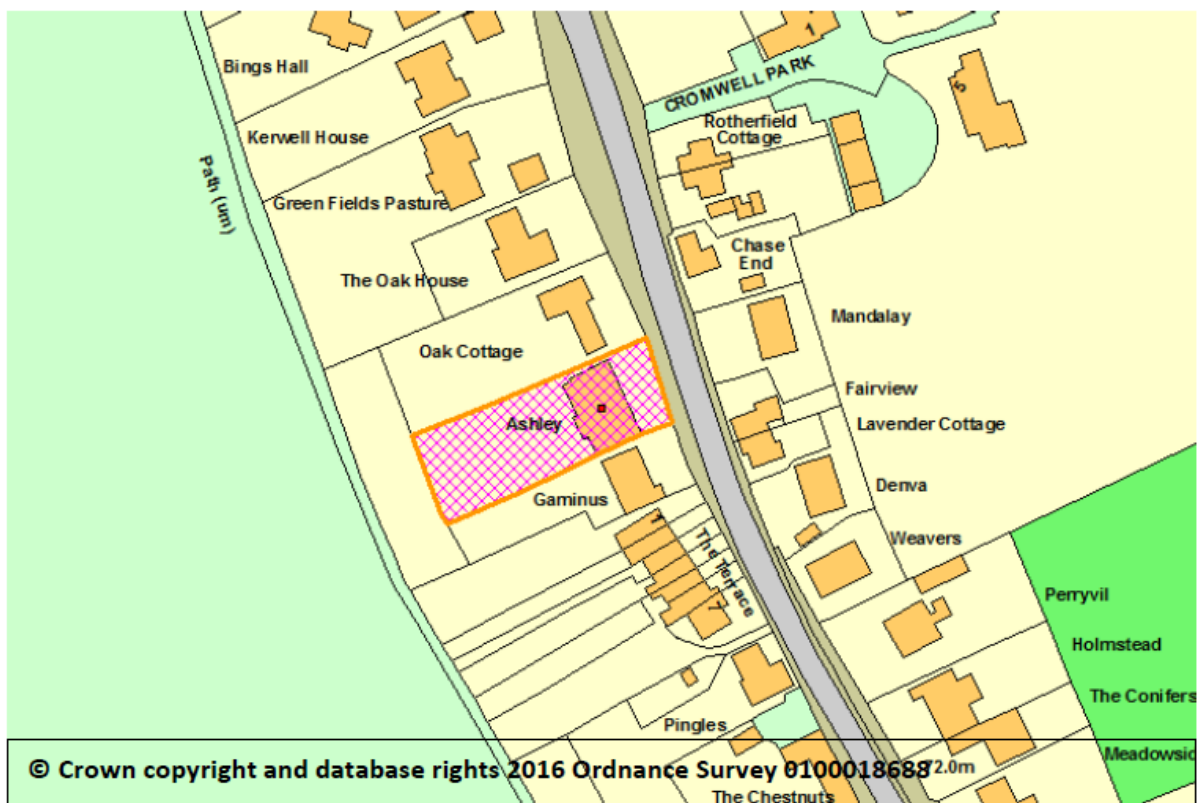
The following is a summary of the main reasons for the recommendation:

- A The design of the proposal is considered acceptable.
- B No residential amenity objections arise from the proposal.

RECOMMENDATION – APPROVAL WITH CONDITIONS

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.



Organisation: Uttlesford District Council

Department: Planning

Date: 06 February 2019