

**UTT/17/2179/HHF - (LINDSELL)**

(Council Application)

**PROPOSAL:**        **Single storey rear extension**

**LOCATION:**        **3 Whitegates, Holders Green Road, Lindsell**

**APPLICANT:**     **Mr Paul Young**

**AGENT:**         **Mr Andrew Hurrell (Council employee)**

**EXPIRY DATE:**   **19 September 2017**

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

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**1.       NOTATION**

1.1       Outside development limits.

**2.       DESCRIPTION OF SITE**

2.1       The application site as highlighted in red on the submitted location plan is located on the eastern side of Holders Green Road approximately 500 metres north of Daisyley Road within the small Hamlet of Lindsell. The site itself is relatively level, long and narrow in shape and comprises of approximately 523sqm.

2.2       Located towards the front of the site is a double storey semi-detached dwelling house that is externally finished from white painted render. The provision for three off street parking spaces are located on the driveway towards the front of the dwelling house. Existing timber paling fencing located on the side and rear boundaries provide screening for a large private garden area towards the rear of the site.

2.3       The application site is located within a small enclave of residential buildings in which there is a mixture of built forms and styles within the surrounding locality although in saying this, house numbers 1 to 6 Whitegates are generally consistent in terms of their siting, size and scale. Arable land immediately abuts the rear boundary of the site with large open fields used for agriculture located further beyond.

**3.       PROPOSAL**

3.1       Planning permission is sought for the construction of a single storey rear extension to the existing dwelling house. The extension would project 10.4m from the original rear façade and have a width of 7.3m. It would have an eaves height of 2.6m and consist of a dual pitch roof with a maximum height of 3.9m. External finishing materials are to match those of the existing building.

3.2       The extension would be constructed along the northern side boundary shared with number 4 Whitegates and 1.1m off the southern side boundary shared with number 2 Whitegates.

3.3       The extension would provide additional living accommodation for 2 further bedrooms and a bathroom.

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

- 4.1 Apart from the submitted application form and relevant plans, no further information was submitted by the applicant's agent in support of the proposal.

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

- 5.1 There is no relevant recorded planning history for the application site.

#### **6. POLICIES**

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

- National Planning Policy Framework

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

- S7 – The Countryside
- GEN2 – Design
- H8 – Residential extensions

##### **6.3 Supplementary Planning Documents:**

- Home Extensions (November 2005)

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

- 7.1 Supports - Lindsell Parish Meeting's Planning Committee fully supports this application. We know how much the family have been through and how much they want to return to Lindsell and giving your permission for the extensions to their house would enable them to come back.

#### **8. CONSULTATIONS**

- 8.1 There was no statutory requirement to consult either internal or external consultees.

#### **9. REPRESENTATIONS**

- 9.1 The application was publicised by sending 4 letters to adjoining occupiers. Representations received objecting to proposal;
- a. Overshadowing of property
  - b. Impact on Council sewer
  - c. Proposal out of scale with existing dwelling

#### **10. APPRAISAL**

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

- A Whether the proposed development is appropriate in relation to its design and appearance (local policies S7, H8 and GEN2, and the NPPF)
- B Whether the amenities of adjoining property occupiers would be harmed (local policy GEN2 and the NPPF).

**A Whether the proposed development is appropriate in relation to its design and appearance (local policies S7, H8 and GEN2, and the NPPF)**

- 10.1 In planning policy terms, the site lies outside of any established development limits as defined by the Uttlesford Local Plan. Consequently for the purposes of planning, the site is considered to be within the countryside where a Policy S7 of general restraint which seeks to restrict development to that which needs to take place there, or is appropriate to a rural area in order to protect the character of the countryside.
- 10.2 Although outside the defined developments, it is considered that the principle of further development such as householder extensions would not cause significant harm to the character and intrinsic beauty of the countryside.
- 10.3 It is considered that the proposed development would collectively and simultaneously meet what is defined within the National Planning Policy Framework of what constitutes as sustainable development. The principle of the proposal is thereby considered appropriate.
- 10.4 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 In addition local policy H8 of the Local Plan as well as the Supplementary Planning Document (SPD) -Home Extensions states that extensions will be permitted if their scale, design and external materials respect those of the original building, Policy GEN2 requires that amongst other criteria development is compatible with the scale, form, layout, appearance and materials of surroundings buildings.
- 10.6 Rear extension such as the proposed should be proportioned to the scale of the existing dwelling house. There are various ways of measuring and assessing proportionality, but the test is primarily an objective one based on size. There is no firm advice in national guidance or the Local Plan as to what amount or percentage uplift in terms of volume or floor space would qualify as being a disproportionate or an excessive form of development that is at odds to the existing building. Consequently, those judgments are left to the decision maker.
- 10.7 As a means of guidance it should be noted that the total floor area of the existing dwelling house across both levels amounts to approximately 76 square metres. The floor area of the proposed extension amounts to approximately 78 square metres. The proposal alone would double the floor area and triple the existing building footprint of the original building.
- 10.8 Although the extension would not result in harm upon the appearance of the street scene, it is considered however it would be at odds and result in detrimental harm to the character and appearance of the original building. In particular, due to the developments inappropriate size and scale and specifically its depth projecting more than 10m, it would result in excessive massing and bulk that would not appear sympathetic or in proportion with the original dwelling house. The proposal is thereby contrary to policies GEN2 and H8 of the Uttlesford District Local Plan as Adopted (2005) and the NPPF.

**B Whether the amenities of adjoining property occupiers would be harmed**

**(local policy GEN2 and the NPPF).**

- 10.9 Due consideration has been given in relation to the potential harm the development might have upon the amenities of adjoining property occupiers. With regard to neighbouring amenity, GEN2 requires that development does not have a materially adverse effect on neighbouring amenity as a result of overlooking, overbearing or overshadowing impacts.
- 10.11 The proposed development is single storey that only incorporates window openings on the extensions rear elevation and southern flank elevation. As such there would be no direct overlooking into adjoining properties habitable rooms and private open space areas.
- 10.12 The proposed development is to extend over 10 metres from the original rear façade along the side boundary shared with number 4 Whitegates. The proposal due to the development excessive size and scale, particular its inappropriate depth and its close position to the adjoining property, would result in a visually intrusive and overbearing impact and as such would be detrimental to the amenities of the adjoining property occupiers contrary to Policy GEN2 of the Uttlesford District Local Plan as Adopted 2005 and the National Planning Policy Framework.

**11. CONCLUSION**

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

- A The proposal would result in detrimental harm to the character and appearance of the original dwelling due to its inappropriate size and scale that result in more than doubling the size of the original building.
- B The proposed development would result in an overbearing and be visually intrusive that would result in an unneighbourly development thereby causing significant harm to the amenities of the adjoining property known as No. 4 Whitegates.

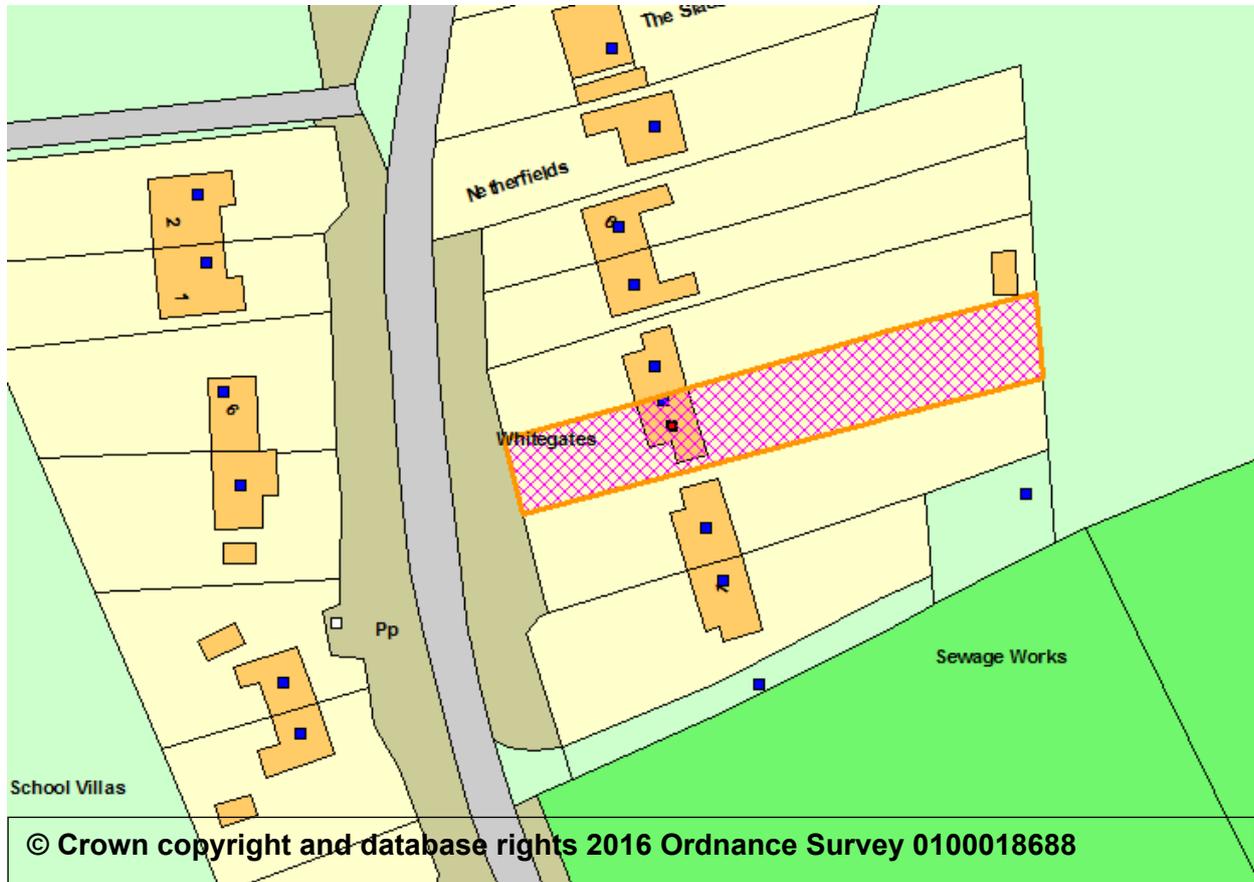
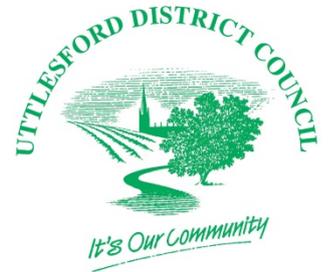
**RECOMMENDATION – REFUSE**

Reasons:

1. The proposed single storey rear extension as a result of its inappropriate size and scale would amount to a development that would appear excessive in terms of its bulk and massing and thereby be detrimental to the character and appearance of the original dwelling house contrary to local policies GEN2 and H8 of the Uttlesford District Local Plan as Adopted (2005) and the National Planning Policy Framework.
2. The proposed extension would by reason of its inappropriate size, scale and close proximity to the adjoining property known as No. 4 Whitegates, Holders Green Road, Lindsell, would result in an intrusive and unneighbourly development which would cause an overbearing and harmful impact to the amenities of the adjoining property occupiers contrary to policy GEN2 of the Adopted Local Plan and the National Planning Policy Framework.

Application: UTT/17/2179/HHF

Address: 3 Whitegates, Holders Green Road, Lindsell



Organisation: Uttlesford District Council

Department: Planning

Date: 15 September 2017