

UTT/20/1032/HHF (GREAT DUNMOW)

(Referred to Committee by Cllr R Jones)

Reason: 'The proposed extension would, by virtue of its appearance and scale, cause significant harm to the character and appearance of the existing dwelling and setting, and loss of residential amenity to the neighbouring property, in conflict with Policy S1, Policy GEN2, Policy H8, DS1TDA, LSC1, of the Uttlesford Local Plan (adopted 2005) and the National Planning Policy Framework, NPPF, SPD Home Extensions (2005) and the Essex Design Guide)

PROPOSAL: **Proposed single storey front extension. Remodelling of existing two-storey side extension. Erection of two storey and single storey rear extension. Replacement and remodelling of existing single storey rear extension. Alterations to roof including provision of roof lights to front elevation and dormer window to rear elevation. Associated landscape works.**

LOCATION: **5 Station Road
Great Dunmow
CM6 1EJ**

APPLICANT: **Mr & Mrs Johnson**

AGENT: **Mr Andrew Stevenson**

EXPIRY DATE: **23/08/2020**

CASE OFFICER: **Alishba Emanuel**

1. NOTATION

- 1.1 Within Development Limits: Great Dunmow
 Archaeological Site
 Within 500M of Pollution Control Site
 Road Classification – Line: Station Road

2. DESCRIPTION OF SITE

- 2.1 The site is located at 5 Station Road, Great Dunmow, along a residential street. It is a detached two-storey property, with a double storey element on the side elevation which has a lower ridge line to the main dwelling house. The dwelling is clad in red brick, with the side elevation upper floor rendered white; below it is a single bay garage, with a driveway to the front of it.

3. PROPOSAL

- 3.1 The application is for planning permission for proposed single storey front extension. Remodelling of existing two-storey side extension. Erection of two storey and single storey rear extension. Replacement and remodelling of existing single storey rear extension. Alterations to roof including provision of roof lights to front elevation and dormer window to rear elevation. Associated landscape works.

4. ENVIRONMENTAL IMPACT ASSESSMENT

- 4.1 Town and Country Planning (Environmental Assessment):
The proposal is not a Schedule 1 development, nor does it exceed the threshold criteria of Schedule 2, and therefore an Environmental Assessment is not required.

5. APPLICANT'S CASE

- 5.1 The following supporting information was provided with the application;
- Biodiversity Checklist
 - Covering Letter

6. RELEVANT SITE HISTORY

- 6.1 UTT/1325/01/FUL - Erection of ground floor extension and first floor extension over existing. **(APPROVE WITH CONDITIONS)**
- 6.2 UTT/20/0476/HHF - Proposed single storey front extension. Remodelling of existing two-storey side extension. Erection of two storey and single storey rear extension. Replacement and remodelling of existing single storey rear extension. Alterations to roof including provision of roof lights to front elevation and dormer window to rear elevation. Associated landscape works. **(REFUSED)**

The previous proposal was refused due to the incompatible scale and size of the extensions, as well as the dominating impact the previous scheme would have had on the character of the development. The previous development also breached the right to light the neighbouring property no.3 was currently afforded and therefore was in breach of policies GEN2 and the NPPF.

7. POLICIES

Uttlesford Local Plan (2005)

- Policy S1 – Other Settlement Boundaries
- Policy GEN2 – Design
- Policy H8 – Home Extensions
- Policy GEN8 – Vehicle Parking Standards

Great Dunmow Neighbourhood Plan (2016)

- Policy DS1TDA – Town Development Area
- Policy LSC1 – Landscape, setting and character

Supplementary Planning Documents/Guidance

- SPD “Home Extensions”
- Uttlesford Local Residential Parking Standards (2013)

National Policies

National Planning Policy Framework (NPPF) (2019)
PPG – Design

Other Material Considerations

N/A

8. PARISH COUNCIL COMMENTS

- 8.1 The Town Council objects and considers the proposal to be over-development, which is not in keeping with the design and character of neighbouring properties.

9. CONSULTATIONS

NO REPLIES

10. REPRESENTATIONS

- 10.1 The neighbouring properties have been consulted of the application. No objections or further comments received.

11. APPRAISAL

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

- A Character and appearance (S1, GEN2, H8, DS1TDA, LSC1, NPPF, PPG, SPD Home Extensions (2005), Essex Design Guide)**
- B Whether the proposal would result in harm to the amenity of the neighbouring properties by way of overlooking, overshadowing or overbearing effects and noise (ULP policies GEN2, GEN4, H8)**
- C Vehicle Parking Standards (GEN8)**

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

- A Character and appearance (S1, GEN2, H8, DS1TDA, LSC1, NPPF, PPG, SPD Home Extensions (2005), Essex Design Guide)**

- 11.1 ULP Policy S1 advises; development within the built the existing built up areas of the settlement, if compatible with the character of the settlement will be permitted. In addition, Local Plan Policies GEN2 and H8 to ensure that development will be of an appropriate design and mitigate any potential harm to neighbouring properties.
- 11.2 The proposal includes the introduction of a single storey front extension, which extends across the width of the lower ground of the main dwelling. Although the proposed development is of a large scale, it is not considered the extension will be overly dominant or intrusive in the context of the existing dwelling or the surrounding settlement. The lean-to design of the front extension is also considered appropriate and in keeping with the aesthetic and character of the local vernacular of the area, as neighbouring properties have also benefitted from similar extensions to the front elevation. As such, this aspect of the proposal

actively contributes to the overall mix and character of the area.

- 11.3 The previous proposal refused under application number: UTT/20/0476/HHF included a remodelling of the existing two-storey side extension, which was unsympathetic to the main dwellinghouse in scale and form, extending the full width of the main dwelling. The two-storey extension within this proposal is considered to demonstrate subservience as well as discernible breaks in plan form of the property, the extension and the main dwelling. The pitched roof of the extension to match the existing pitched roof reduces the visual impact to the side and rear profile of the dwelling as well as presenting the development clearly as an addition to the existing dwelling. The ridge height of the proposed extension is also subservient to the ridgelines of the main dwelling, and therefore is respectful of the current form and design afforded to the dwelling.
- 11.4 The replacement of the existing single storey and lean-to extensions on the rear elevation of the property, with a pitched single storey extension and a flat roofed single storey extension, with a prominent lantern positioned centrally on the roof is considered appropriate to the main dwelling in scale, form and design to the main dwellinghouse. The extensions are not considered to have an overbearing impact to the rear aspect of the main dwellinghouse, and fit well within the existing elements of the property. The two storey extension to the rear, also being set back to from the main dwellinghouse and the two single storey extensions blending well within the main features of the dwelling. The extensions to the rear will also not be visible to the public realm and therefore will not affect the street scene.
- 11.5 The proposed box dormer to be built within the roof space of the existing dwelling, can be completed under permitted development, and is considered to not have a negative impact on the main dwelling nor the neighbouring properties. The detached nature of the dwelling and as the dormer is positioned below the ridge height of the existing roof line, it is considered an appropriate addition. The chimney has also been extended to ensure the proposal does not cause environmental health issues for the occupants of the property.

B Whether the proposal would result in harm to the amenity of the neighbouring properties by way of overlooking, overshadowing or overbearing effects and noise (ULP policies GEN2, GEN4, H8)

- 11.6 ULP Policies GEN2 and H8 consider the impact to neighbouring properties with regard to any material adverse effect of loss of daylight, loss of privacy, overbearing or overshadowing.
- 11.7 The single storey extensions proposed are considered to not result in any loss of privacy, overlooking or overshadowing of neighbouring properties. The two storey extension has no windows positioned on the upper ground floor, side elevation which prevents any breaches of privacy or any potential overlooking to neighbouring property. The rear dormer similarly does not have any windows positioned on the side elevation, with windows positioned to the front. It is considered that there is sufficient distance from neighbouring properties to not have an overbearing impact.
- 11.8 In regards to the increase in noise caused by the proposed extensions, the extensions are not considered to produce a material increase in levels of noise emitted by the dwelling that will cause a harmful impact to neighbouring properties. Therefore the proposal accords with ULP policies H8, GEN2 and the NPPF.

C Vehicle Parking Standards (GEN8)

- 11.9 The proposal will result in the additional habitable space, however it will not increase the number of bedrooms afforded to the dwelling.

12. CONCLUSION

- 12.1 In conclusion, the proposal is considered to be an appropriate development to the main dwellinghouse and the surrounding settlement as it represents an acceptable scheme within the development limits of Great Dunmow. It will not negatively impact the visual amenity of the streetscape, and is considered acceptable in terms of design, layout, amenity and parking. This application is considered a significant improvement on the scheme applied for previously under UTT/20/0476/HHF and is reflective of the local vernacular, respecting the design, scale, form and appearance of the existing dwelling. The proposal therefore complies with national and relevant local plan policies.

13. 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.

2. The development hereby permitted shall be constructed entirely of the materials details of which are shown on the schedule of materials on the planning application form unless otherwise agreed in writing by the Local Planning Authority.

REASON: In the interests of the appearance of the development, in accordance with Policy GEN2 of the Uttlesford Local Plan (adopted 2005)