

UTT/20/1270/HHF - (DEBDEN)

(Referred to Committee as related to staff member)

This application was deferred from Planning Committee on 9.9.20 to allow members to visit the site

PROPOSAL: Demolition of outbuilding and erection of two storey side extension and a lean to timber clad single storey side extension to create a storage area

LOCATION: Victoria Cottage, Deynes Road, Debden, CB11 3LG

APPLICANT: Mr Jamie Millership

AGENT: Mr Danny Sutton

EXPIRY DATE: 28 July 2020 (Extension of time agreed 14 September 2020)

CASE OFFICER: Rosemary Clark

1. NOTATION

1.1 Within Development Limits, adjacent to Listed Buildings

2. DESCRIPTION OF SITE

2.1 The application site comprises a detached two-storey dwelling situated within the rural village of Debden on Deynes Road to the north of the High Street. The properties on Deynes Road vary in styles and sizes. To the rear of the site is The Maltings a terrace of cottages and beyond that the recreation ground. A pedestrian path runs to the west of the site. To the west of the site is a range of Grade II Listed Buildings.

3. PROPOSAL

3.1 This application relates to the demolition of an outbuilding to the east and the construction of a two storey side extension to the side (east) elevation and a lean to extension to the side (west) elevation to create a storage space.

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.

And

Human Rights Act considerations:

There may be implications under Article 1 and Article 8 of the First Protocol regarding the right of respect for a person's private and family life and home, and to the peaceful enjoyment of possessions; however, these issues have been taken into account in the determination of this application

5. APPLICANT'S CASE

5.1 None

6. RELEVANT SITE HISTORY

6.1 UTT/13/3360/HHF – Demolition of single storey rear and erection of two storey rear extension – approved 13.3.14

7. POLICIES

7.1 National Policies

7.2 National Planning Policy Framework (2018)

7.3 Uttlesford Local Plan (2005)

Policy S3 – Within Development Limits

Policy GEN2 – Design

Policy H8 – Extensions

Policy GEN8 – Vehicle Parking Standards

Policy ENV2 – Development affecting setting of listed building

Supplementary Planning Document – SPD1 – Home Extensions

8. PARISH COUNCIL COMMENTS

8.1 Debden Parish Council do not wish to submit any comments - expiry date 02.7.20 – Re-consulted on revised plans – expiry date 23.7.20

9.0 CONSULTATIONS

9.1 Conservation Officer

The building is not listed, however it is adjacent to the group listed of the 'L' shaped range of houses including Shirley to the west, Grade II listed (entry number: 1305861). The building is visible through cartographic evidence from the late nineteenth century (OS 25inch, 1892-1914), where it denoted the edge of the settlement, therefore it is considered a non-designated heritage asset. The proposed single-storey extension is upon the west elevation of the building, immediately adjacent to the designated heritage asset. Furthermore, it will introduce built form closer to the listed building, impacting the experience and relationship of the heritage asset within its setting.

Regarding the two-storey extension, the design is considered to not be in keeping with the character of the area or to preserve the special interest of the non-designated heritage asset. Victoria Cottage is a modest building with a rendered external face. The proposed prominently features timber cladding which is not viewed as a sensitive approach towards an extension upon this modest building. The proposed scale of the two-storey extension should be reduced in ridge height and it is preferred to not feature a dormer. Specified materials should match existing where possible in order to preserve the character of the building (Paragraph 127c of the NPPF 2019).

I am unable to support the proposed. The proposals would, in my opinion, fail to preserve the special interest of the listed building, contrary to Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990. With regards to the

NPPF, the level of harm to the designated heritage is considered to be 'less than substantial' (Para. 196). Furthermore, the proposed would cause harm to the significance of a non-designated heritage asset, therefore Paragraph 197 is relevant.

9.2 Nats

No safeguarding objection

9.3 Highways

The initial proposal raised concerns from Highways regarding parking provision and land ownership. The proposal has been revised and Highways re-consulted. They raise no objection to the revised proposals as shown on DWG no. 1015-20.PL.008REV.A

10 REPRESENTATIONS

10.1 Neighbouring properties consultation-
Expiry date 25.6.20, re-consulted on revised plans expiry 23.7.20 – No comments received

10.2 All material planning merits will be considered in the following report.

11 APPRAISAL

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

- A The principle of development (NPPF, ULP Policies S3, GEN2, H8, SPD1, NPPF)
- B Whether the proposal would have a detrimental impact on the historic fabric, character or appearance of the listed building and the character of the surrounding conservation area as outlined in Section 66(1) and Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (ULP Policies ENV2, NPPF).
- C Whether the proposal would adversely impact neighbouring residential amenity (GEN2 and H8)
- D Whether the proposal would adversely impact parking provision (GEN8)
- E Other matters

A The principle of development (NPPF, ULP Policies S3, GEN2, H8 and SPD1, NPPF)

- 11.1 The dwelling is situated within the development limits of Debden, therefore the principle of modest extensions and alterations is acceptable in accordance with ULP Policy S3.
- 11.2 Local Plan Policies GEN2 and H8 as well as the Supplementary Planning Document (SPD) – Home Extensions indicate that development should respect the appearance of the existing dwelling with regard to size, design and appearance, in addition the SPD required that all development should respect the scale, height and proportions of the original house.
- 11.3 It is acknowledged that the property has previously been extended to the rear. However, the cumulative increase in footprint would not be excessive and out of proportion with the original property. A small outbuilding to the east will be removed

and replaced with the two storey side extension.

- 11.4 The two storey side extension is set back 1.9m from the front elevation, 1m in from the rear at two storey level and is set down from the original ridge height of the existing dwelling. Dormer windows will feature to the front and rear with a double casement obscure glazed window to the side. The roof has been hipped to reduce the impact of the new extensions and it is considered that the proposed two storey extension is a subservient addition to this property.
- 11.5 The lean-to proposal to the west (side) elevation would replace an existing area of close boarded fencing and standard garden shed. This modest structure will be finished in black weatherboarding and will have the appearance of an outbuilding, albeit attached to the property. It is considered that this proposal for a designated storage area would be an improvement to the existing fencing and garden shed and therefore would not adversely impact the character and appearance of the dwelling or the locality.
- 11.6 There would be sufficient amenity space remaining as a result of this proposal, in line with advice from the Essex Design Guide.

B Whether the proposal would have a detrimental impact on the historic fabric, character or appearance of the listed building and the character of the surrounding conservation area as outlined in Section 66(1) and Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (ULP Policies ENV1, ENV2, NPPF).

- 11.7 The Conservation Team have made comments regarding this proposal. Whilst these comments have been noted it is considered that the single storey lean-to extension would not be unduly harmful to the setting of the listed building that is some 3m away and would be more aesthetically pleasing than the existing boundary treatment. The two-storey extension has been set back and down making it subservient and given the variety of styles and sizes of the surrounding properties, this proposal would not be unduly harmful to any neighbouring listed buildings.
- 11.8 The extensions have been sympathetically designed to not harm the character and appearance of the original dwelling. Due to the distance and the nature of the proposal in relation to the neighbouring Listed Buildings it is not considered that the proposal would be unduly harmful to the character and setting of the adjacent listed buildings. Therefore in this instance it is considered that it would be unreasonable to refuse the proposals as being harmful to the listed buildings or the existing non-designated heritage asset of the property itself, in accordance with Policy ENV2 and the NPPF

C Whether the proposal would adversely impact the reasonable occupation and enjoyment of any nearby property as a result of loss of privacy, loss of daylight, overbearing impact or overshadowing (ULP Policy GEN2, H8, SPD1)

- 11.9 Due to the location of the proposals there would be no adverse impact on the residential amenity of any neighbouring properties. As discussed in paragraph 11.3 and 11.4 it is considered that the street scene as a whole would not be unduly harmed as a result of this proposal.

D Whether the proposal would adversely impact Parking Provision (ULP GEN8)

- 11.10 The proposals would not reduce the amount of parking provision currently provided.

The property would remain as a three-bedroomed dwelling house with the two parking spaces to the side remaining. Therefore it would be unreasonable to insist on any additional parking. ECC Highways have been consulted and raise no objections to the revised proposals.

E Any other material considerations and other matters

- 11.11 Due to restrictions caused by the COVID 19 pandemic it is was not possible to carry out a site visit. Sufficient information including photographs were supplied by the agent. In this instance, it was not considered that a site visit was required in order to make the assessment.

12. CONCLUSION

- 12.1 In conclusion, the proposal is considered an appropriate form of development that would represent an acceptable scheme in terms of the dwellinghouse and its surroundings. The proposal would comply with national and relevant local plan policy and is acceptable.

RECOMMENDATION – APPROVAL WITH CONDITIONS

Conditions

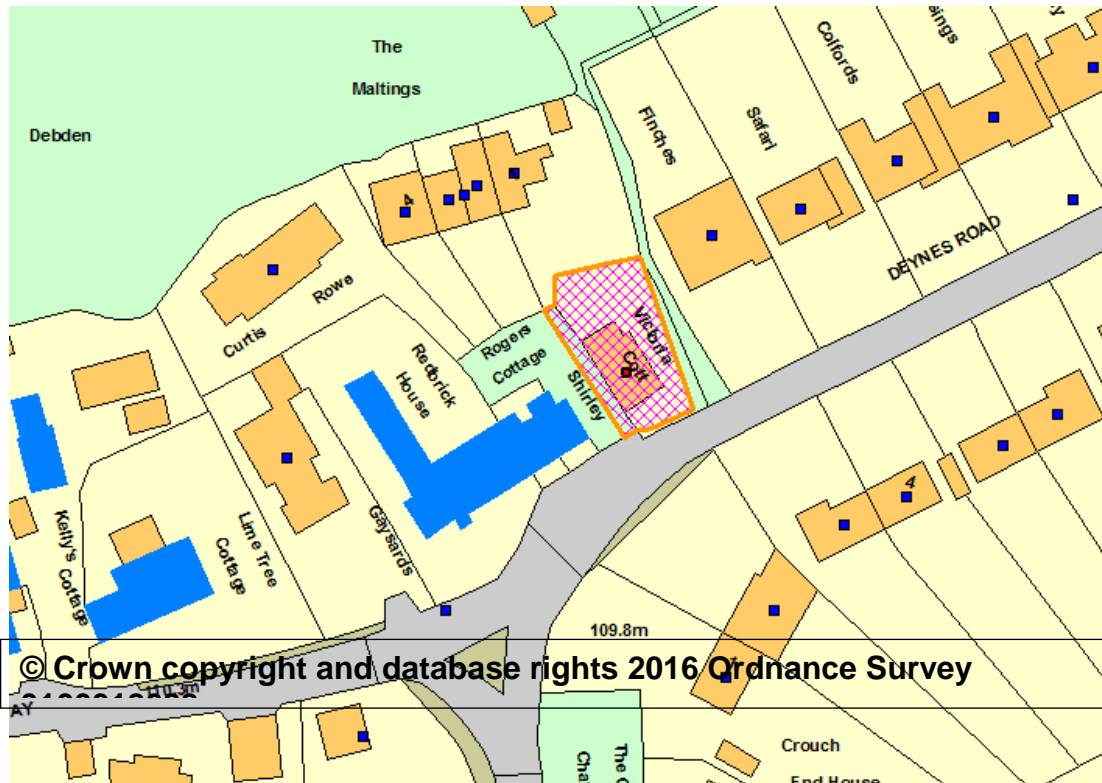
1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this decision.

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 materials to be used shall match those of the existing dwelling with timber featheredge boarding to the single storey side extension to the west unless otherwise agreed in writing by the Local Planning Authority.

REASON: In the interest of the appearance of the dwelling in accordance with ULP Policy GEN2.

UTT/20/1270/HHF



Organisation: Uttlesford District Council

Department: Planning

Date: 27 August 2020