

UTT/20/2601/HHF
(Called in by Councillor Driscoll)

PROPOSAL: **Creation of storage barn for equestrian equipment and horse driving carriages - horse box storage**

LOCATION: **Haydens End, Green Street, Great Canfield, Dunmow, Essex CM6 1LA**

APPLICANT: **Mr & Mrs Earthy**

AGENT: **Mr Michael McGarr,**

EXPIRY DATE: **14.05.2021**

CASE OFFICER: **Rachel Beale**

1. NOTATION

- 1.1 The following planning constraints apply to the application site:
- Outside Defined Settlement Limits
 - Listed Building
 - Fronts onto a Protected Lane.

2. DESCRIPTION OF SITE

- 2.1 The site contains an existing 1½ storey thatched Grade II listed building, its residential curtilage, outbuildings and land associated with the residential property. The house is situated at the junction of Green Street with Cuckoo Lane.

3. PROPOSAL

- 3.1 Creation of storage barn for equestrian equipment and horse driving carriages, with horse box storage

4. ENVIRONMENTAL IMPACT ASSESSMENT

- 4.1 The proposal is not EIA development and an environmental assessment is not required to assess the environmental impacts of the development whereby the site does not fall within a "sensitive area".

5. APPLICANT'S CASE

- 5.1 The applicants have submitted the following documents in support of the proposal:
- Biodiversity Checklist
 - Heritage Statement
 - Design & Access Statement

6. RELEVANT SITE HISTORY

- 6.1 UTT/14/0141/FUL - Proposed change of use of land from agricultural to paddock/grazing equestrian land. Erection of stable block and stables, feed, tack, store and vehicle storage building – Approved.

This was not built as per the approved plans.

- 6.2 UTT/17/1124/FUL - Section 73A Retrospective application for erection of building for stables and associated storage of competition cart and field maintenance machinery, hay store, wash room and feed store – Refused.

This is the retrospective application following the failure to comply with the approved plans. Following refusal, the enforcement team requested the building was taken down and brought back to ground level. This was done

- 6.3 UTT/19/1505/HHF & UTT/19/1506/LB - Creation of outbuilding for storage purposes associated to equine equipment and ground maintenance machinery – Refused/Withdrawn.

This application was for a new outbuilding.

7. POLICIES

National Policies

National Planning Policy Framework 2019 (NPPF)

Uttlesford Local Plan (2005)

ULP Policy S7 – The Countryside

ULP Policy GEN2 – Design

ULP Policy ENV2 – Development affecting Listed Buildings

Other Material Considerations

The Essex Design Guide

8. PARISH COUNCIL COMMENTS

- 8.1 The Parish Council have objected to the proposals on the following grounds:

- Incorrect plans
- Impact on the setting of a listed building
- Too big

- 8.2 **Officer comments:**

Revised plans have been submitted that address the issues with those initially submitted. The Parish have been re-consulted ahead of the Committee, and any further comments will be reported.

.

9. CONSULTATIONS

ECC Place Services Conservation

- 9.1 Built Heritage Advice pertaining to an application for the erection of storage barn. The site affected by this application lies within the setting of Haydens End, Grade II listed. Late sixteenth century in date with later extensions, timber framed and plastered with thatch (list entry number: 1122655).

This advice-follows on from previous as revised plans and further baseline information has been provided.

Upon review of the submitted information, the revised plans are an improvement from previous, resulting in a less prominent structure. I do not consider the proposals to detract from or harm the significance of the heritage asset, thus I have no objection to this application. Were permission to be granted, I request the following condition is attached:

- Prior to their first use on site, a schedule of the types and colour of the materials to be used in the external finishes must be submitted to and approved in writing by the local planning authority. The development shall be implemented in accordance with the approved details.

10. REPRESENTATIONS

- 10.1 Neighbours were notified of the application by letter. No representations have been received.

11. APPRAISAL

The issue to consider in the determination of the application is:

A Design, Character, Appearance, Impact on a Listed Building (S7, GEN2, ENV2, Essex Design Guide, NPPF)

- 11.1 This proposal follows a number of applications that provides an important context to this current proposal.
- 11.2 Overall, it is considered that the proposed outbuilding would be compatible with the scale, form, layout and appearance of the surrounding settlement and countryside location. The proposal would not have a detrimental impact on the setting of a listed building, thereby preserving the historic character of the heritage asset. Therefore, it is considered that the proposal complies with the above policies and guidance insofar as they relate to character and design and impact on a listed building.
- 11.3 Most notably, application reference UTT/14/0141/FUL was approved in 2014 for a stable of a similar footprint but significantly larger form in a very similar location.
- 11.4 Following enforcement involvement to remove a building that failed to comply with the 2014 approved plans, a new application was submitted in 2019 for a new outbuilding. This application was refused due to the excessive scale, form, disproportionately large dormer, external staircase and excessive extent of glazing having a detrimental impact on the countryside location and the visual appearance

of the building in terms of its overly domestic features and scale causing harm to the listed building and character of the setting.

- 11.5 Following discussion with the ECC Conservation Officer, the plans have been revised to address some concerns over the design.
- 11.6 This current application addresses the previous reasons for refusal by reducing the height, form and domestic appearance of the outbuilding.
- 11.7 Whilst the footprint remains similar, it is also similar to that of the approved 2014 outbuilding. There have been no significant changes in policy and legislation to suggest that the principle of an outbuilding of this footprint in this location is unacceptable.
- 11.8 This current proposal is of a traditional form and design, agricultural in appearance and appropriate height for a subservient agricultural outbuilding. Development of this nature would not appear out of keeping in the rural and countryside setting.
- 11.9 The ECC Conservation Officer has been consulted and following the request of additional information and a revised design, they have confirmed that the proposal does not detract from or harm the significance of the host listed building, subject to condition securing the materials to be used.
- 11.10 The location of the proposed outbuilding would ensure it would not have a materially adverse effect on the reasonable occupation and enjoyment of a residential or other sensitive property, as a result of loss of privacy, loss of daylight, overbearing impact or overshadowing.

12. CONCLUSION

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

- A The proposal would not have a harmful impact upon character and appearance of the surrounding area.
- B The proposal would be compatible with the surrounding settlement.
- C The proposal would not detract from or harm the significance of the listed building

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. Prior to their first use on site, a schedule of the types and colour of the materials to be used in the external finishes must be submitted to and approved in writing by the local planning authority. The development shall be implemented in accordance with the approved details.

REASON: To ensure compatibility with the character of the area and heritage asset, in accordance with Policy S7, Policy GEN2 and Policy ENV2 of the Uttlesford Local Plan (adopted 2005), and the National Planning Policy Framework.