

UTT/18/1695/HHF

Reason: the applicants are elected members of Uttlesford District Council.

PROPOSAL: Demolition of existing garden room and erection of replacement garden room, replace glazing to rear elevation of house and alterations to entrance porch including enclosing with glazing, infill panel and adding an external door and replacement of area of roof covering.

LOCATION: Little Garnetts, Bishops Green, High Easter Road, Barnston, Dunmow Essex, CM6 1NF

APPLICANT: Mr & Mrs Barker

AGENT: Miss Emily Harris - Edward Parsley Associates Limited

EXPIRY DATE: 16 August 2018.

CASE OFFICER: Peter McEvoy

1. NOTATION:

- 1.1
- outside development limits.
 - protected lane.
 - general aerodrome directions.
 - archaeological site.
 - Grade II listed building.

2. DESCRIPTION OF SITE:

- 2.1 The applicants' property is a large detached dwelling set in its own generous grounds. It is located in the open countryside at Bishops Green which is between High Roding and Onslow Green. The building is listed.

3. PROPOSAL:

- 3.1 The applicants are requesting planning permission for the following works:
- enclose the front porch with glazing.
 - rebuild the existing conservatory as a garden room with new windows, a traditionally styled chimney for the room's new log burner, and a pitched tiled roof.
 - replace the existing roof which the applicants state is in a poor state of repair.
 - new fenestration and doors.

- 3.2 There is also an associated application for listed building consent.

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. APPLICANTS' CASE:

5.1 The applicants have included a design, access and heritage statement and a photograph as part of their submission.

6. RELEVANT SITE HISTORY:

6.1 The site has benefited from earlier applications, but they are not considered to be relevant to the current proposals.

7. POLICIES:

7.1 National Polices:

National Planning Policy Framework (2018).

7.2 Supplementary Planning Documents/Guidance:

SPD Parking Standards Design & Good Practice September 2009.

SPD Essex Design Guide.

SPD Home extensions.

7.3 Uttlesford Local Plan (2005):

S7 – the countryside.

GEN1 – access.

GEN2 – design.

GEN7 – nature conservation.

GEN8 – vehicle parking standards.

H8 – home extensions.

ENV2 – development affecting listed buildings.

7.4 Other Material Considerations

None.

8. TOWN / PARISH COUNCIL COMMENTS:

8.1 The Parish Council has no objection to this application.

9. CONSULTATIONS:

9.1 Place Services (Ecology) – Essex County Councils

No objection as the proposal is limited in scale and scope and so is unlikely to impact designated sites, protected/priority species or priority habitats. The OPDM Circular 06/05 is clear that further surveys are only required if there is a *reasonable likelihood* of biodiversity being impacted. Given the low ecological value of the site, further surveys are not required.

9.2 Cadant Gas

There is no record of apparatus in the immediate vicinity.

9.3 HSE

HSE does not advise, on safety grounds, against the granting of planning permission in this case.

9.4 UK Power Networks:

Did not raise any objections.

9.5 Conservation Officer:
The Conservation Officer's comments are considered in further detail in the accompanying application for listed building consent, but for the purposes of this report, there are no objections to the scheme.

10. REPRESENTATIONS:

10.1 Neighbours were notified of the application by letter, and notices were displayed near the site and in the local press. At the time this report was prepared, no comments had been received.

11. APPRAISAL:

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

- A Principle of development (NPPF, Local Plan Policy S7).
- B Design and access (NPPF, Local Plan Policies GEN2 and H8, SPD: Home Extensions, Essex Design Guide).
- C Impact on the listed building (NPPF, Local Plan Policy ENV2).
- D Site biodiversity (NPPF, Local Plan Policy GEN7).
- E Access and parking (Local Plan Policies GEN1 and GEN8, Essex Parking Standards, Uttlesford Parking Standards).

A Principle of development:

11.1 The Local Plan places the site as being outside any settlement limits (ie within the open countryside) and so Policy S7 applies to the proposal. Both the Local Plan and the NPPF recognise that the countryside needs to be protected for its own sake; however this view does not amount to a bar to development in such areas. Policy S7 states that development in the countryside will be permitted if it needs to take place there, or it is appropriate to a rural area. A residential extension wholly within the property's curtilage is an example of such a development and so the proposal is acceptable in principle, subject to it complying with all other relevant planning policies.

B Design and amenity:

11.2 National and local planning policies expect development to be constructed to a high standard of design. For a residential side extension, this is usually taken to mean that the extension would be subordinate to its host dwelling, but sympathetic in terms of appearance and choice of materials. The proposal is considered to meet these criteria.

11.3 Local Plan Policy GEN2(i) requires developments to not create an unacceptable impact on the amenity of nearby occupiers in terms of shadowing, visual dominance or loss of privacy. The development is considered to be a sufficient distance away from the applicants' neighbours to ensure that any impact would not be material.

C Impact on the listed building

11.4 The property is a Grade II Listed Building and so Local Plan Policy ENV2 applies to the proposal. The policy reflects the LPA's statutory duty set out in the Planning (Listed Buildings and Conservation Areas) Act 1990, s66(1) which states that a development which affects a listed building should be in keeping with its scale,

character and surroundings. Development proposals that adversely affect the setting and special characteristics of a listed building will not be permitted.

- 11.5 The National Planning Policy Framework (NPPF) states that permission will be refused if the proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh the harm or loss.
- 11.6 The Conservation Officer is satisfied that the proposal is acceptable and is in accordance with policy.

D Site biodiversity:

- 11.7 Local Plan Policy GEN7 requires applicants to show that the development would not have a harmful effect on wildlife or geological features unless the need for the development outweighs the importance of the feature to nature conservation. Applicants also have a legal duty towards legally protected species or habitats. The NPPF requires development to enhance and contribute to biodiversity where possible. The applicant has submitted a biodiversity questionnaire which has not identified any potential issues.
- 11.8 Place Services have examined the applicant's submitted site biodiversity checklist and they do not raise any objection to the scheme,

E Access and parking:

- 11.9 Applicants are required to show that their development would not compromise the safety of the highway by ensuring that any additional traffic generated by the development can easily and safely be accommodated within the existing highway network (Policy GEN1) and by providing a commensurate level of parking that is appropriate for the development (Policy GEN8).
- 11.10 The proposal would represent a small scale residential extension and so would be unlikely to lead to an increase in traffic flows. Parking requirements for these type of extensions depends, in part, on the number of bedrooms in the property. As this figure would not change as a result of the development, there is no requirement on the applicants to provide additional parking spaces.

12. CONCLUSION

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

- A** The principle of development is acceptable in this location.
- B** The design is considered to be appropriate and would not adversely affect the setting of the listed building.
- C** There would be no impact on the site's biodiversity.
- D** There would be no issues relating to traffic generation, road safety or parking requirements.

RECOMMENDATION – approve with conditions.

Conditions

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

REASON: To conform with Section 91(1) of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

Application: UTT/18/1695/HHF

Address: Little Garnetts, Bishops Green, High Easter Road, Barnston



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Organisation: Uttlesford District Council

Department: Planning

Date: 20 August 2018