

UTT/18/3069/HHF (SAFFRON WALDEN)

(Referred to Committee Reason: Applicant member of staff)

PROPOSAL: Proposed Two storey and single storey extension

LOCATION: Melbourne Cottage, Lower Green, Lower Green Lane, Wimbish
Saffron Walden, Essex

APPLICANT: Ms C Saych and Mr S Sandford

AGENT: Mr A F Weaver

EXPIRY DATE: 31st December 2018

CASE OFFICER: Rosemary Clark

1. NOTATION

1.1 Outside Development Limits

2. DESCRIPTION OF SITE

2.1 The application site is a two storey-semi-detached cottage situated in a rural location on the outskirts of the village of Wimbish. The property is accessed via a single track lane that leads to Lower House Farm and five other residential dwellings, two of which are newly constructed. The lane terminates to the east of the site. The dwelling is on slightly raised site with a driveway and garage building to the front of the site. The garden is to the side with a small outbuilding to the rear of the property. The property is finished in render under a tiled roof. It benefits from a single storey side porch extension and rear lobby. The adjoining property, Sylvia Cottage has a two storey side extension.

3. PROPOSAL

3.1 This application relates to a two storey side extension with single storey to the rear. The extension would extend from the side elevation by 3.6m, set back from the front elevation with a depth of 5.2m. A further single storey extension would attach to the rear extending a further 3m. It is proposed to utilise the roof space in the new addition. The proposal would be finished in materials to match the existing dwelling.

4. APPLICANT'S CASE

4.1 N/a

5. RELEVANT SITE HISTORY

5.1 UTT/16/2453/HHF - Erection of two storey side and single storey rear extensions – approved 20.10.16

5.2 UTT/15/3774/HHF – Proposed two storey side extension, single storey rear extension and additional garage – approved 15.2.16

5.3 UTT/1121/97/FUL – Two storey and single-storey side extensions, and extension to front of garage – approved 17.11.97

6. POLICIES

6.1 **National Policies**

- National Planning Policy Framework2

6.2 **Uttlesford Local Plan (2005)**

- Policy S7 – Outside Development Limits
- Policy GEN2 - Design
- Policy H8 – Home extension
- Supplementary Planning Document 1 – Home extensions
- GEN8 - Highways safety and Uttlesford Local Parking Standards

7. **PARISH/TOWN COUNCIL COMMENTS**

- 7.1 Parish consulted – expired – 7.12.18

8. **CONSULTATIONS**

- 8.1 N/a

9. **REPRESENTATIONS**

- 9.1 8 Neighbours consulted – expired 30.11.18 – No responses received

10. **APPRAISAL**

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

- A Whether the proposal would be harmful to the character and openness of the Countryside – ULP Policy S7
- B Whether the proposal would be acceptable, respecting the size, scale and form of the existing dwelling and its surroundings – ULP Policy GEN 2 and H8
- C Whether the proposal would adversely impact neighbouring residential amenity – ULP Policy GEN2 and H8
- D Whether the proposal would adversely impact on Highway Safety and provide adequate parking provision - ULP Policy GEN8 and Uttlesford Local Parking Standards

A Whether the proposal would be harmful to the character and appearance of the countryside

- 10.1 ULP Policy S7 is concerned with the protection of the countryside and supports development that needs to take place there or is appropriate to a rural area but places strict control upon other forms of development, where such development is permitted where an application is required, it can only be permitted under planning permission if its appearance protects or enhances the particular character of the countryside in which it is located. Although the site is outside development limits and within the countryside, it is generally accepted that appropriate development

includes limits extensions and alterations to dwellings, however each case is considered on its own merits with regard to protecting the character of the countryside. This new proposal would result in the dwelling having been quite substantially extended from its original footprint. However, it is considered that the plot could adequately accommodate the larger extension and in this instance would not be harmful to the character and appearance of the countryside in which it is located in accordance with ULP Policy S7.

B Whether the proposal would be acceptable respecting the existing dwelling and its surroundings

- 10.2 Local Plan Policies H8 and GEN2 indicate that development should respect the appearance of the existing dwelling with regard to design and appearance. This proposed two storey element is similar to the previously approved scheme. This proposal has amended the hipped roof to a gable to enable the roof space to be utilised. There is also a relatively small single storey element proposed to the rear of the two storey extension. This would result in a significant increase in footprint. In this instance it is considered that the proposal would not be harmful to the overall character and appearance of the dwelling and sufficient amenity space would remain. The change in roof style would enhance the symmetry of the pair of cottages, matching the style of the adjoining Sylvia Cottage. Therefore on balance it is considered that the proposal is acceptable complying with ULP Policy GEN2 and H8.

C Whether the proposal would adversely affect the neighbouring residential amenity

- 10.3 Policy GEN2 and H8 of the Local Plan state that development should not have a materially adverse effect on the reasonable occupation and enjoyment of any nearby property as a result of loss of privacy, loss of daylight, overbearing impact or overshadowing. Due to the nature and location of the proposed extension it is considered that there would be no adverse impact on the residential amenity of the neighbouring properties. As mentioned previously the two storey extension would balance the appearance of the pair of cottages when viewed from the lane and given the location it is considered that the proposal would not be harmful to the visual amenity of the immediate vicinity. The proposal therefore complies with ULP Policy GEN2 and H8.

D Whether the proposal would adversely impact Highway Safety and provide adequate parking provision – ULP Policy GEN8 and Uttlesford Local Parking Standards

- 10.4 The property is located along a private road that terminates just beyond the dwelling at Lower Green Farm. It is not considered that there would be any adverse impact on Highway Safety as a result of this proposal. The property benefits from a double garage to the front of the site. There is ample parking to the front of the property to meet the requirements of ULP Policy GEN8 and Uttlesford Local Parking Standards.

11. CONCLUSION

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

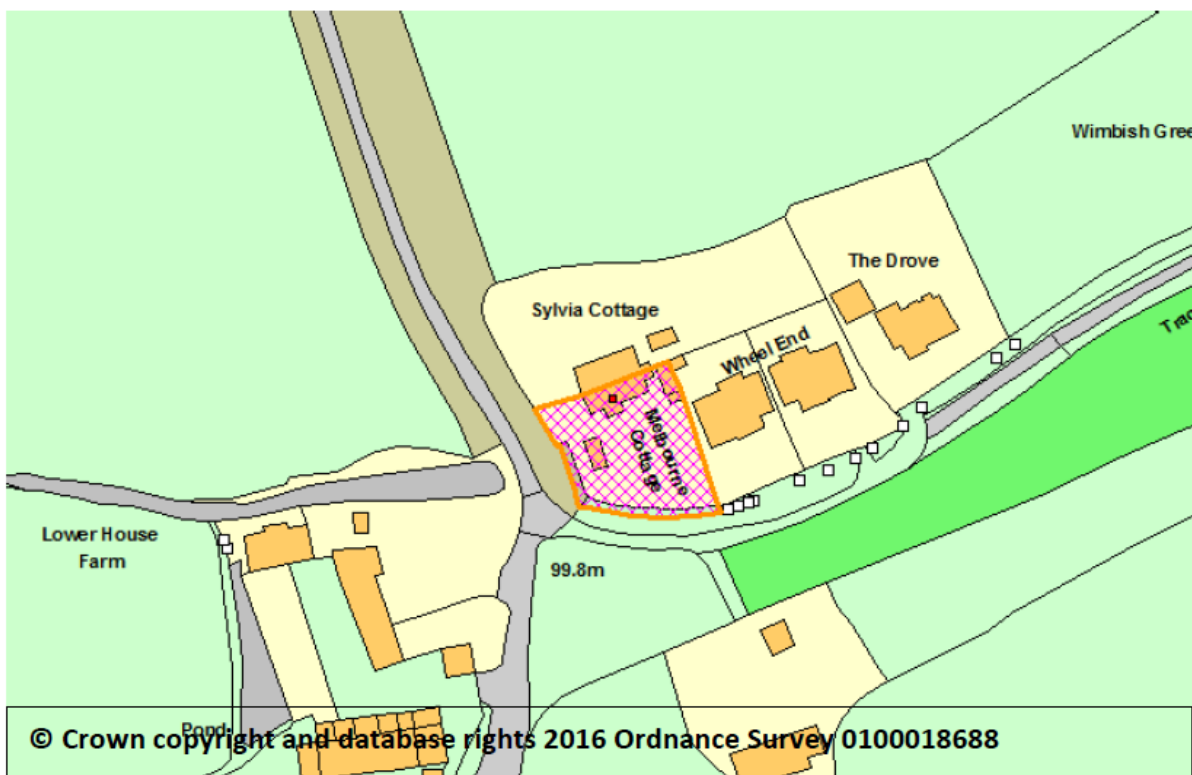
- A** The proposed extensions are acceptable additions to the site that will not be harmful to the character and appearance and overall openness of the countryside and therefore comply with the NPPF2 and ULP Policy S7.

- B** The proposed extensions are acceptable in terms of design and meet the criteria of the NPPF2 and ULP Policy GEN2 and H8.
- C** Due to the nature and location of the proposals there are no concerns regarding neighbouring residential amenity or harm to the visual amenity of the locality. Therefore the proposals are considered to be acceptable and comply with the NPPF2 and ULP Policy GEN2 and H8.

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 in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building unless otherwise agreed in writing by the Local Planning Authority.
REASON: In the interest of the appearance of the development in accordance with the NPPF2 and Policies S7 and GEN2 of the Uttlesford Local Plan (adopted 2005).



Organisation: Uttlesford District Council

Department: Planning

Date: 10 December 2018