



UTTLESFORD DISTRICT COUNCIL

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Riverside Avenue
Broxbourne
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Our Ref: UTT/19/0625/HHF

E-Mail:

uconnect@uttlesford.gov.uk

Date: 21st March 2019

Dear Sir/Madam,

Town & Country Planning Act 1990 (As Amended)

Planning Application Reference: UTT/19/0625/HHF

Proposal: Redevelopment of existing bungalow to include raising of roof to create a first floor. Two storey front and rear extensions including dormer windows and changes to doors and fenestration.

Location: Oakdene Stortford Road Clavering CB11 4PE

Your application and fee (if applicable) have been received by the Council and your application has been validated.

The description of development set out above may have been altered from that specified on the submitted application forms. If you consider this description does not accurately describe what is being applied for, please contact the case officer immediately to discuss.

In the unlikely event you have not been advised of the Council's decision by 16th May 2019 you can appeal against the non-determination of the application. Appeals must be made on a form available from the Planning Inspectorate, Temple Quay House, 2 The Square, Bristol BS1 6PN.

The Council will make every effort to determine your application before the 16th May 2019.

The application, including details of the case officer, can be viewed on our Public Access website via uttlesford.gov.uk/planning.

Yours faithfully

Planning Department

Rosemary Clark

Delegated Officer Report Recommendation–

Application number: **UTT/19/0625/HHF**

Proposal: Redevelopment of existing bungalow to include raising of roof to create a first floor. Single storey front and rear extensions including dormer windows and changes to doors and fenestration.

Site Address: **Oakdene Stortford Road Clavering CB11 4PE**

Applicant: **Mr Dean Neal**

Target Date: **2nd May 2019**

Expiry Date: **16th May 2019**

Extension of Time Date: **29th May 2019**

Planning Policies:

NPPF3 - National Planning Policy Framework 3

S3 - Other Settlement Boundaries

GEN2 - Design

H8 - Home Extensions

SPD1 - Home Extensions

GEN8 - Vehicle Parking Standards

Planning History:

Reference No.	Proposal	Decision	Decision Date
UTT/19/0560/PDE	Proposed single storey rear extension - extending 8m from rear wall, maximum height 2.7m and height	No Objections	18th April 2019

	to eaves 2.37m		
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Neighbour Responses:

Neighbour Consultations	Contributors	Representations
13	0	0

Consultee Responses:

Consultee	Comments
Parish Council	

Officer Report

NOTATION: Within Development Limits

DESCRIPTION OF SITE: The application site comprises a single storey dwellinghouse, on an elevation site situated on the Stortford Road in the village of Clavering. The primary school serving the village is situated to the rear of the site. The properties in this location are primarily single storey semi- detached dwellings of many of which have alterations to the roof to include dormers.

DESCRIPTION OF PROPOSAL: This application relates to the raising of the roof and the addition of a single storey rear and front extension and dormers to the front and rear roofslope.

ENVIRONMENTAL IMPACT 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.

APPLICANT'S CASE: N/a

COMMENTS ON HISTORY: UTT/19/0560/PDE - Proposed single storey rear extension - extending 8m from rear wall, maximum height 2.7m and height to eaves 2.37m - No objections 18.4.19

CONSULTATION RESPONSES: Parish consulted - expired 18.4.19 - Objection - main points

- o Overdevelopment of site
- o Overlooking on properties opposite

REPRESENTATIONS: 13 Neighbours consulted - expired 28.5.19 - No responses received

COMMENTS ON REPRESENTATIONS: See report

PLANNING CONSIDERATIONS:

Other material planning considerations - Emerging Local Plan

SP9 - Development within development Limits

D1 - High Quality Design

- 1) Whether the proposal would respect the size, scale and appearance of the original dwelling (ULP S3, GEN2, H8)
- 2) Whether the proposal would adversely affect the neighbouring residential and visual amenity (ULP Policy GEN2 and H8)
- 3) Whether the proposal would adversely impact highway safety and parking provision (ULP Policy GEN8)

1) The dwelling is situated within the development limits of Clavering therefore the principle of modest extensions and alterations is acceptable in accordance with ULP Policy S3.

Local Plan Policies H8 and GEN2 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 requires that all development should respect the scale, height and proportions of the original house.

The proposal has been revised to reflect a simple loft conversion, with increase in height of the roof and modest gabled dormers that respect the existing ground floor openings, in particular to the front more prominent elevation. The addition to the rear is appropriate to a building of this size and scale. The site is of sufficient size to accommodate the proposals without appearing cramped and there would be adequate amenity space remaining. It is therefore considered that the proposal complies with the relevant Local Plan Policies.

2) Policies H8 and GEN2 of the Local Plan state that development should not have a materially adverse impact on the reasonable occupation and enjoyment of any nearby property as a result of loss of privacy, loss of daylight, overbearing impact or overshadowing.

The property as existing is of a totally different design to the semi-detached bungalows to the north and south. Whilst it is acknowledged that raising the roof height would result in a change to the character and appearance of the dwellinghouse, in this instance given the individual nature of the detached dwelling in question, it is not considered to be sufficiently harmful to warrant refusal of the application.

The Parish concerns have raised concerns regarding loss of privacy/overlooking to the properties on the opposite side of the road. It is considered that there is sufficient distance between the property the subject of this proposal and the properties on the opposite side of the road to ensure that there would not result in an unacceptable increase in overlooking. The window at first floor level on the flank (side) elevation is indicated to be serving a bathroom. A condition would be attached to any approval to ensure that this window is obscure glazed

The property is currently served by a long driveway that can easily provide parking for at least 3 vehicles thus complying with ULP Policy GEN8 and Uttlesford Local Parking Standards.

Conclusion

The proposal is acceptable in terms of scale and design and would not adversely affect neighbouring residential or visual amenity. The proposal therefore complies with Local Plan policies S3, GEN2, H8, SPD1 and GEN8.

* **RECOMMENDATION: APPROVE WITH CONDITIONS** (NOTE.)

Conditions/Refusal Reasons

- 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 windows in the flank elevations to the north and south on the approved plan shall be obscure glazed with glass of obscuration level 4 or 5 of the range of glass manufactured by Pilkington plc at the date of this permission or of an equivalent standard agreed in writing by the local planning authority. Glazing of that obscuration level shall thereafter be retained in that/those window(s).

REASON: To avoid the potential for overlooking/ loss of privacy of the neighbouring properties in the interests of residential amenity in accordance with ULP Policy GEN2 and H8.

Informative(s):-

- 1 The local planning authority has worked with the applicant in a positive and proactive manner in determining this application.

- 2 -This permission does not incorporate Listed Building Consent unless specifically stated.
-The alterations permitted by this consent are restricted to those specified and detailed in the application. Any alteration, demolition or re-building not so specified, even if this should become necessary during the course of the work, must be subject of a further application. It is an offence to carry out unauthorised work to the interior or exterior of a Listed Building in any way, which would affect its character.
-The proposal has been considered against Development Plan policies shown in the schedule of policies. Material planning considerations do not justify a decision contrary to the Development Plan.

-The Development Plan comprises the saved policies of the Uttlesford Local Plan (2005).

- It is the responsibility of the owner to ensure that any conditions attached to an approval are complied with. Failure to do so can result in enforcement action being taken. Where conditions require the submission of matters to and approval by the local planning authority these must be submitted on form "Application for approval of details reserved by condition" available from the Council's web site www.uttlesford.gov.uk and accompanied by the correct fee.

-Your attention is drawn to the need to check with the Council's Building Surveying Section regarding fire-fighting access and the requirements of Section 13 of the Essex Act 1987.

-Your attention is drawn to the Equality Act 2010. The Act makes it unlawful for service providers (those providing goods, facilities or services to the public), landlords and other persons to discriminate against certain groups of people.

-If you intend to pipe, bridge or fill in a watercourse, as part of this development or otherwise, you need to contact the County Highways Authority.

-Under the terms of the Water Resources Act 1991 and Environment Agency Byelaws, the prior written consent of the agency is required for any proposed works or structures in, under, over or within 9 metres of the top of the bank of any main river.

-If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

-Working in close proximity to live overhead lines:

The law requires that work may be carried out in close proximity to electricity overhead lines (usually recognised by a yellow and black "Danger of Death" label on the pole or pylon although this may be missing or have been vandalised) only when there is no alternative and only when the risks are acceptable and can be properly controlled. Further information can be viewed at <http://www.ukpowernetworks.co.uk/internet/en/help-and-advice/help-sheets/> then click on "Keeping Safe" then "Working safely near power lines"

UK Power Networks will also visit sites and provide safety advice with regard to work near electricity overhead lines and a statement of clearances to the overhead lines. A call to UK Power Networks general enquiries line on 0845 601 4516 will be required to request a visit. Lines open Monday to Friday 9.00am to 5.00pm.

Appeals to the Secretary of State

-If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier.

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>.

If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

-The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

-The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

Plans

Plan Ref	Version	Received
ELA/13 REV B		14th May 2019
ELA/2 REV A		21st March 2019
ELA/1 REV A		21st March 2019
ELA/16 REV A		21st March 2019

Authorising Officer and date:

maria shoesmith 30.05.2019

Comments for Planning Application UTT/19/0625/HHF

Application Summary

Application Number: UTT/19/0625/HHF

Address: Oakdene Stortford Road Clavering CB11 4PE

Proposal: Redevelopment of existing bungalow to include raising of roof to create a first floor. Two storey front and rear extensions including dormer windows and changes to doors and fenestration.

Case Officer: Rosemary Clark

Customer Details

Name: Mrs J Ashbridge

Address: Po Box 1376 Cambridge

Comment Details

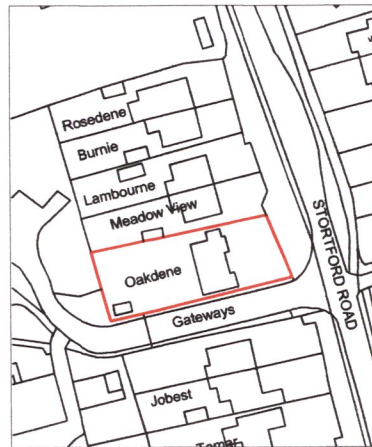
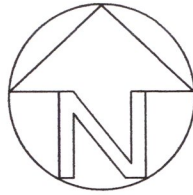
Commenter Type: Parish Clerk

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Clavering Parish Council objects to this application on the grounds of Over Development of the Site.

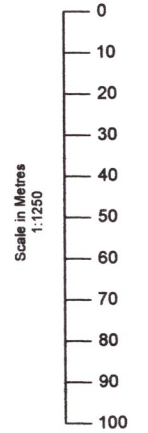
A street scene was not presented with the plans, if it had been it would show that the height of the proposal would be dominant over the bungalows on either side. The raised building would overlook the houses opposite encroaching on privacy.



LOCATION PLAN

Notes

All drawings to be signed off by building control before the commencement of any works. If works commence on a Building Notice, the Builder/property owner commences works at their own risk and ELA Design (or its Officer's) cannot accept and liability whatsoever for these works carried out.



C/S licence number

1000 2243 2

Rev	Date	Details	By
A	08/03/19	Revision A	CE

Project: **Loft & Rear Extension**

Drawing: **Site Location Plan**

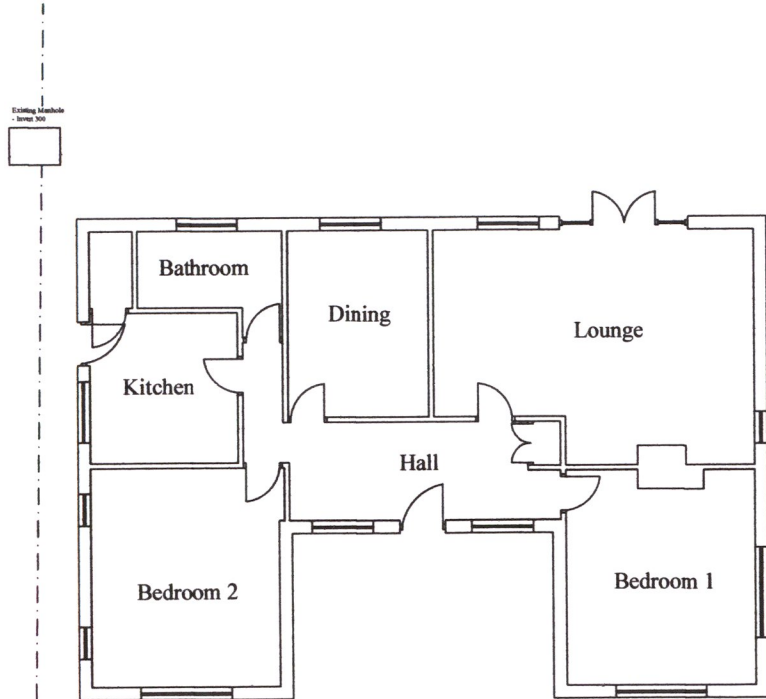
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Clavering, CB11 4PE**

Drawing N°: **ELA/16** Rev: **A**

A3 Scale: **1:1250** Drawn By: **CE** Job No: **1457** Date: **08/03/19**



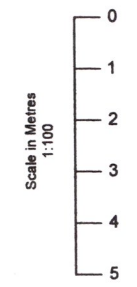
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 www.ela-design.co.uk Tel: 07979510821



EXISTING GROUND FLOOR LAYOUT

Notes

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Rev	Date	Details	By
A	08/03/19	Revision A	CE

Project: Loft & Rear Extension

Drawing: Existing Layout

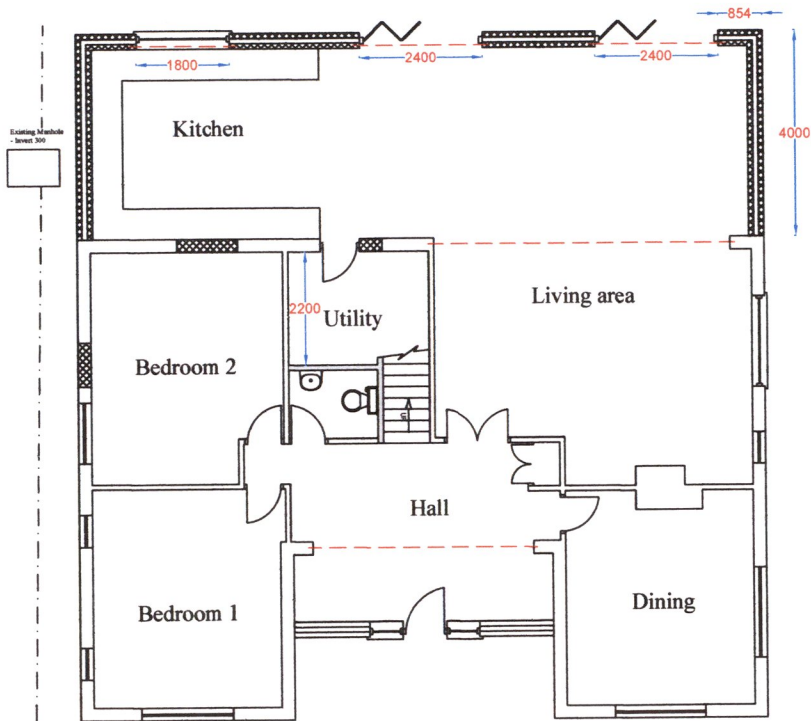
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Drawing N°: ELA/1 Rev: A

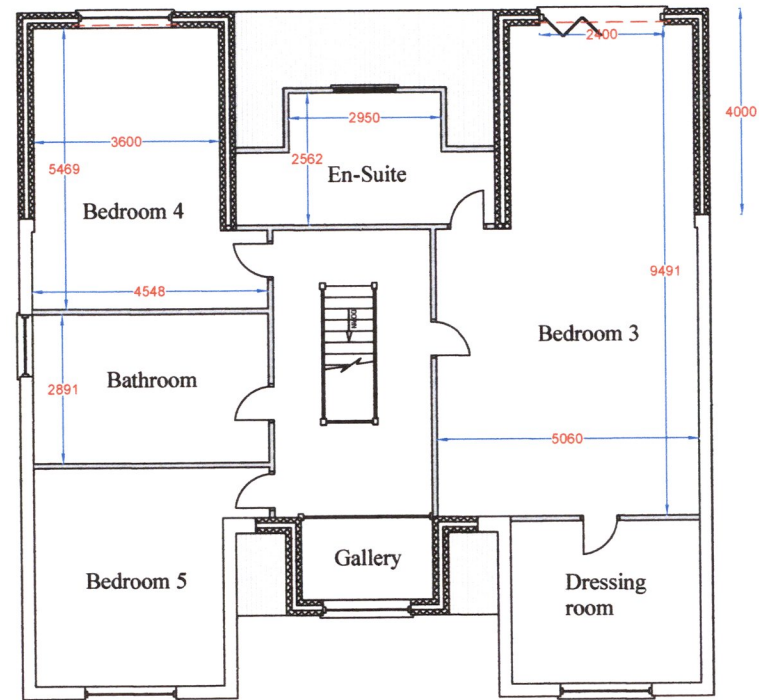
A3 Scale: 1:100 Drawn By: CE Job No: 1457 Date: 08/03/19

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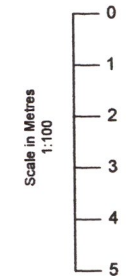
PROPOSED GROUND FLOOR LAYOUT



PROPOSED FIRST FLOOR LAYOUT

Notes

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Rev	Date	Details	By
A	08/03/19	Revision A	CE

Project: **Loft & Rear Extension**

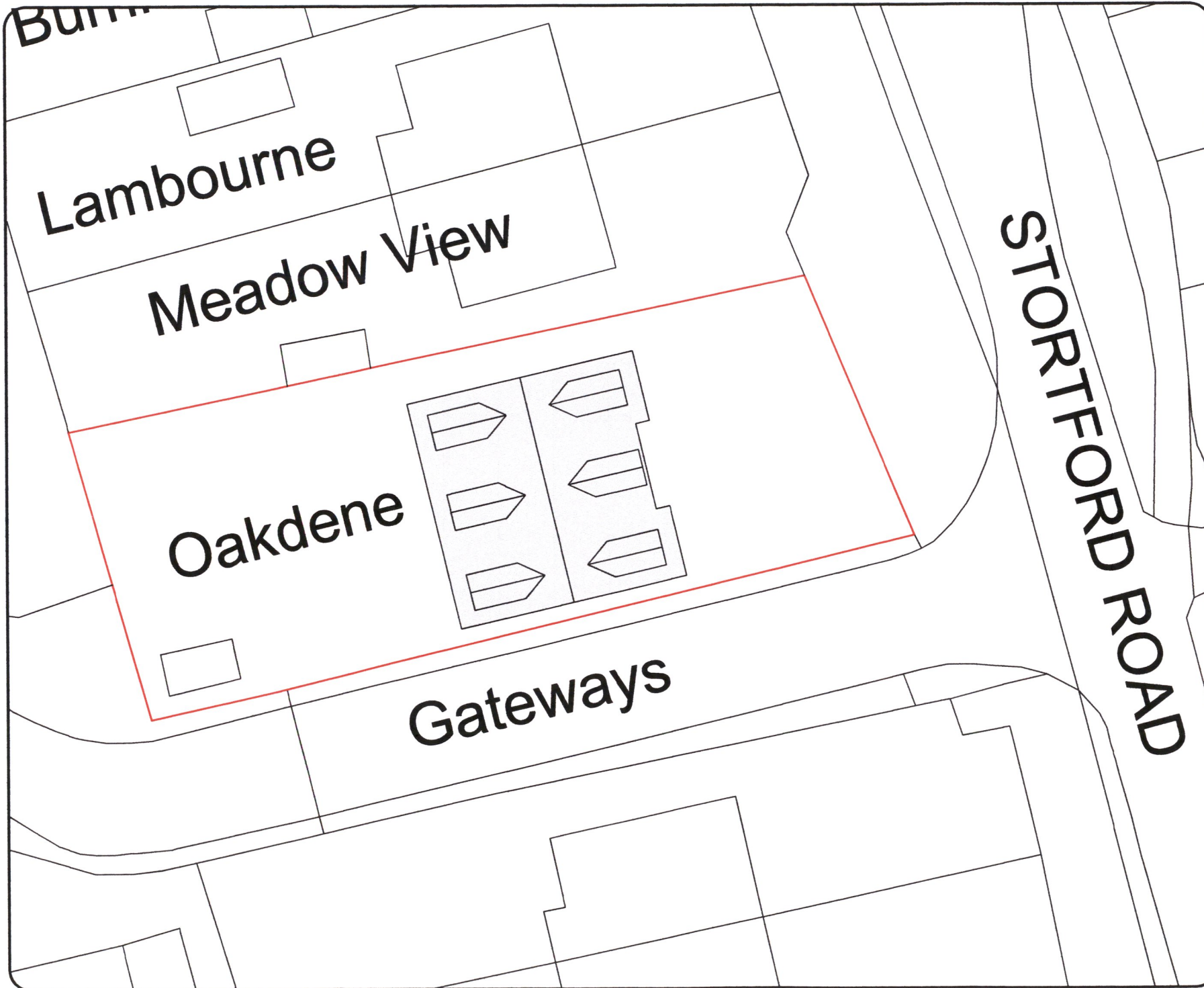
Drawing: **Proposed Layout**

Address: **Oakdene, Stortford Road, Clavering, CB11 4PE**

Drawing N°: **ELA/4** Rev: **A**

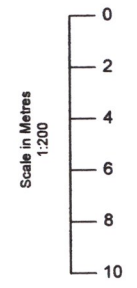
A3 Scale: **1:100** Drawn By: **CE** Job No: **1457** Date: **08/03/19**

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C/S licence number
1000 2243 2

Rev	Date	Details	By
A	08/03/19	Revision A	CE
B	03/05/19	Revision B	CE

Project: **Loft & Rear Extension**

Drawing: **Block Plan**

Address: **Oakdene, Stortford Road, Clavering, CB11 4PE**

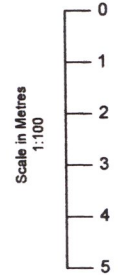
Drawing N°: **ELA/13** Rev: **B**

A3 Scale: **1:200** Drawn By: **CE** Job No: **1457** Date: **08/03/19**

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Notes

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Rev/	Date	Details	By
A	08/03/19	Revision A	CE

Project: **Loft & Rear Extension**

Drawing: **Existing Elevations**

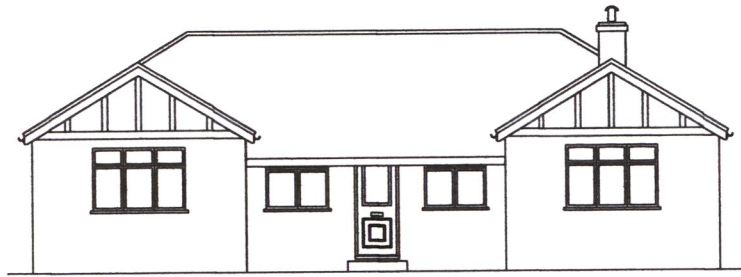
Address: **Oakdene, Stortford Road, Clavering, CB11 4PE**

Drawing N°: **ELA/2** Rev: **A**

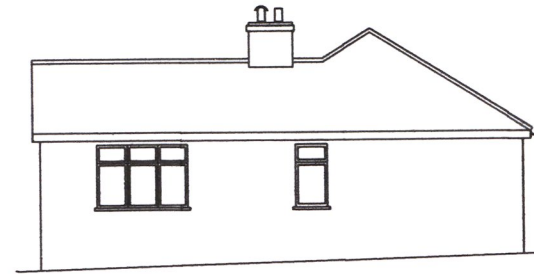
A3 Scale: **1:100** Drawn By: **CE** Job No: **1457** Date: **08/03/19**



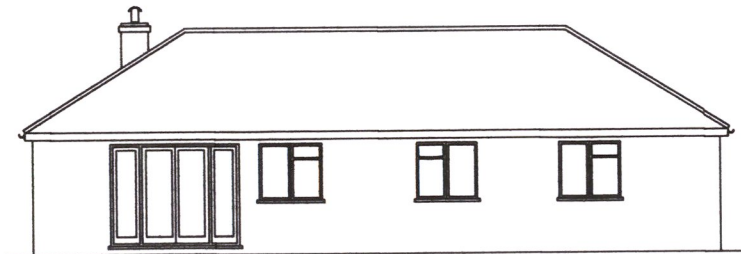
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EXISTING FRONT ELEVATION



EXISTING SIDE ELEVATION



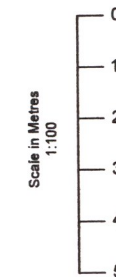
EXISTING REAR ELEVATION



EXISTING SIDE ELEVATION

Notes

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Rev	Date	Details	By
A	08/03/19	Revision A	CE

Project: Loft & Rear Extension

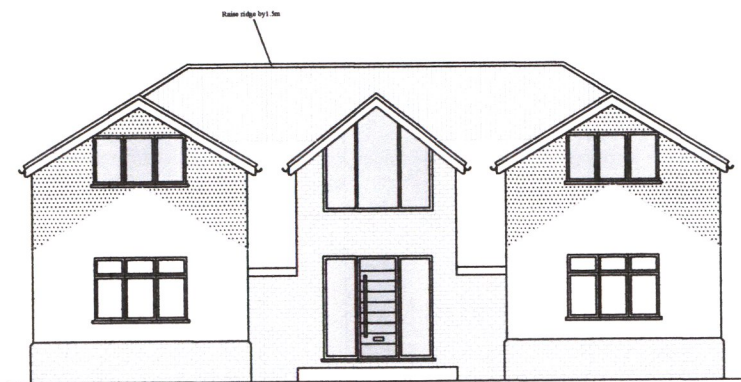
Drawing: Proposed Elevations

Address: Oakdene, Stortford Road, Clavering, CB11 4PE

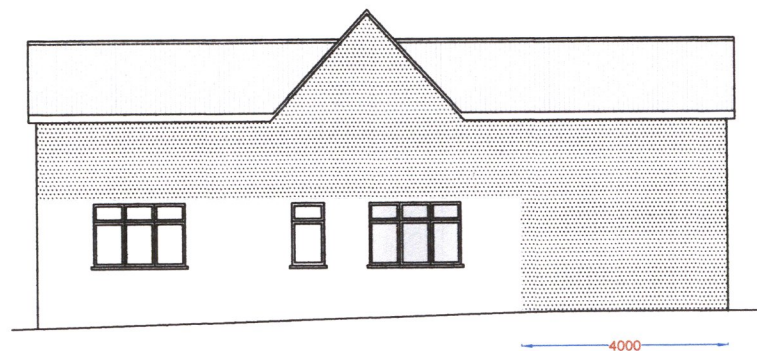
Drawing N°: ELA/6 Rev: A

A3 Scale: 1:100 Drawn By: CE Job No: 1457 Date: 08/03/19

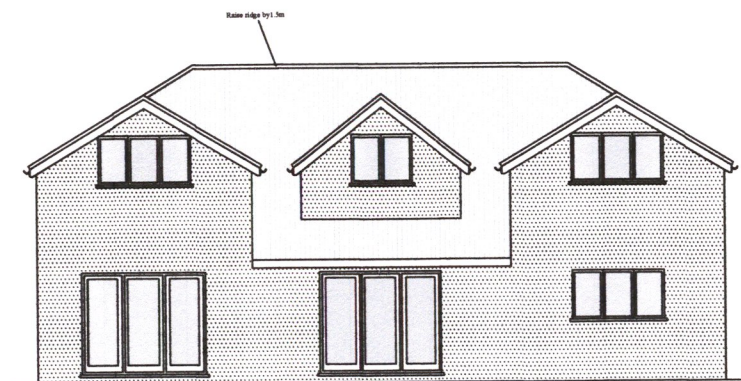
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PROPOSED FRONT ELEVATION



PROPOSED SIDE ELEVATION



PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION