

M. Shoemite
29/10/13

Delegated Officer Report Recommendation-

Application number: **UTT/13/2151/HHF**

Proposal: **Erection of 1.5 storey rear extension, single storey side extension to form new garage and conversion of existing garage**

Site Address: **Tamar Stortford Road Clavering Saffron Walden CB11 4PE**

Applicant: **Mr + Mrs M Hockley**

Target Date: **17th October 2013**

Expiry Date: **31st October 2013**

Planning Policies:

NPPF - National Planning Policy Framework

H8 - Home Extensions

GEN2 - Design

SPD1 - Home Extensions

Planning History: N/a

Reference No.	Proposal	Decision	Decision Date

Neighbour Responses:

Neighbour Consultations	Contributors	Representations	Supporters	Objectors
7	0	0	0	0

Consultee Responses:

Consultee	Comments - No comments received

Officer Report

NOTATION: Within Development Limits

DESCRIPTION OF SITE: The application site comprises a single storey dwelling set back from Stortford Road in the village of Clavering. It is elevated from the road. There is an attached single garage to the south of the dwelling set back from the front of the property. There is a large front garden laid to lawn and long driveway with hedging and fencing to the boundaries. The property has been previously extending to the rear. To the north of the site is a detached single storey dwelling and to the south a one and a half storey dwelling.

DESCRIPTION OF PROPOSAL: This application relates to a single storey flat roofed side extension to provide a garage, conversion of the existing garage, and a one and a half storey extension to the rear to join onto previous extensions and provide first floor accommodation.

APPLICANT'S CASE including Design & Access statement: N/a

COMMENTS ON HISTORY: N/a

REPRESENTATIONS: Parish consulted - No response received
7 Neighbours consulted - Letter of support included with application from neighbours

COMMENTS ON REPRESENTATIONS: N/a

PLANNING CONSIDERATIONS including Design & Access statement:
The main issues are:-

- 1) Whether the proposed works would be of an appropriate design and scale, (ULP Policies S3, H8 and GEN2)
- 2) Whether the proposal would adversely affect amenity values of neighbouring residents (ULP Policy H8 and GEN2)

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 design and appearance, in addition the SPD requires that all development should respect the scale, height and proportions of the original dwelling.

The proposed works are relatively modest in size and respect the scale and form of the existing dwelling. The materials to be used are acceptable and in keeping with the appearance of the dwelling and its surroundings, therefore the proposals comply with policies H8 and GEN2 of the Local Plan.

It would have been preferred if the roof height of the rear extension could have been kept to the same height as the existing roof. However on balance it is considered that the increased height would not have a significantly adverse impact on visual or residential amenity as the roof heights of the neighbouring properties are higher than what is proposed in this application. The rooflights are mainly to the rear and modest in size and would not adversely

increase the potential for overlooking of neighbouring properties. The side extension to provide the new garage is against the boundary with the neighbouring property, Poppies. There is a 1.8m close boarded fence in place at present and it is not considered that the proposed flat roof garage extension would cause significant adverse impact by way of loss of light or by being unduly overbearing on this property.

Overall, the proposals are considered to be acceptable and in accordance with Local Plan Policies.

Conclusion

The proposal is acceptable in terms of design and would have no adverse impact on visual or residential amenity and the proposal therefore accords with the requirements of Local Plan policies.

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 Within four weeks of the date of the commencement of the development hereby permitted or other such period as agreed by the local planning authority details of Cost Effective Energy Efficiency Measures to be carried out to the extended dwelling shall be submitted to and approved in writing by the local planning authority. These measures shall be implemented during the construction of the development, unless otherwise previously agreed in writing by the local planning authority.
REASON: These measures are required to mitigate the greater use of energy resulting from the provision of the new extension to meet the requirements contained in adopted SPD Energy Efficiency and Renewable Energy Adopted October 2007.

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 Council's Engineer on 01799 510521 for the necessary permission from the Council and the Environment Agency. You may also have to seek consent from 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 you are aggrieved by the decision of the Council to grant permission subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990, section 20 and 21 of The Planning (Listed Buildings and Conservation Areas) Act 1990 or Regulation 15 of The Town and Country Planning (Control of Advertisement) Regulations 1992.

* If you want to appeal against the Council's decision then you must do so within 12 weeks if it is a Householder application, 6 months for Conservation Area Consent applications, Listed Building applications and all other planning applications or within 8 weeks in relation to Advertisement applications.

* 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 application) of the date of this notice, whichever period expires earlier.

* The Inspectorate will publish details of your appeal on the internet. Please only provide information, including personal information belonging to you that you are happy will be made available to others in this way. If you supply personal information belonging to a third party please ensure you have their permission to do so.

* Appeals must be made using a form available from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or online at www.planningportal.gov.uk.

* 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.

Plans

Plan Ref	Version	Received
0413-12A		24th October 2013
0413-01		5th September 2013
0413-02A		5th September 2013
0413-10B		5th September 2013
0413-11A		5th September 2013
0413-12		5th September 2013
0413-20A		5th September 2013

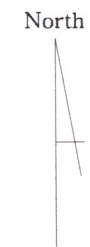
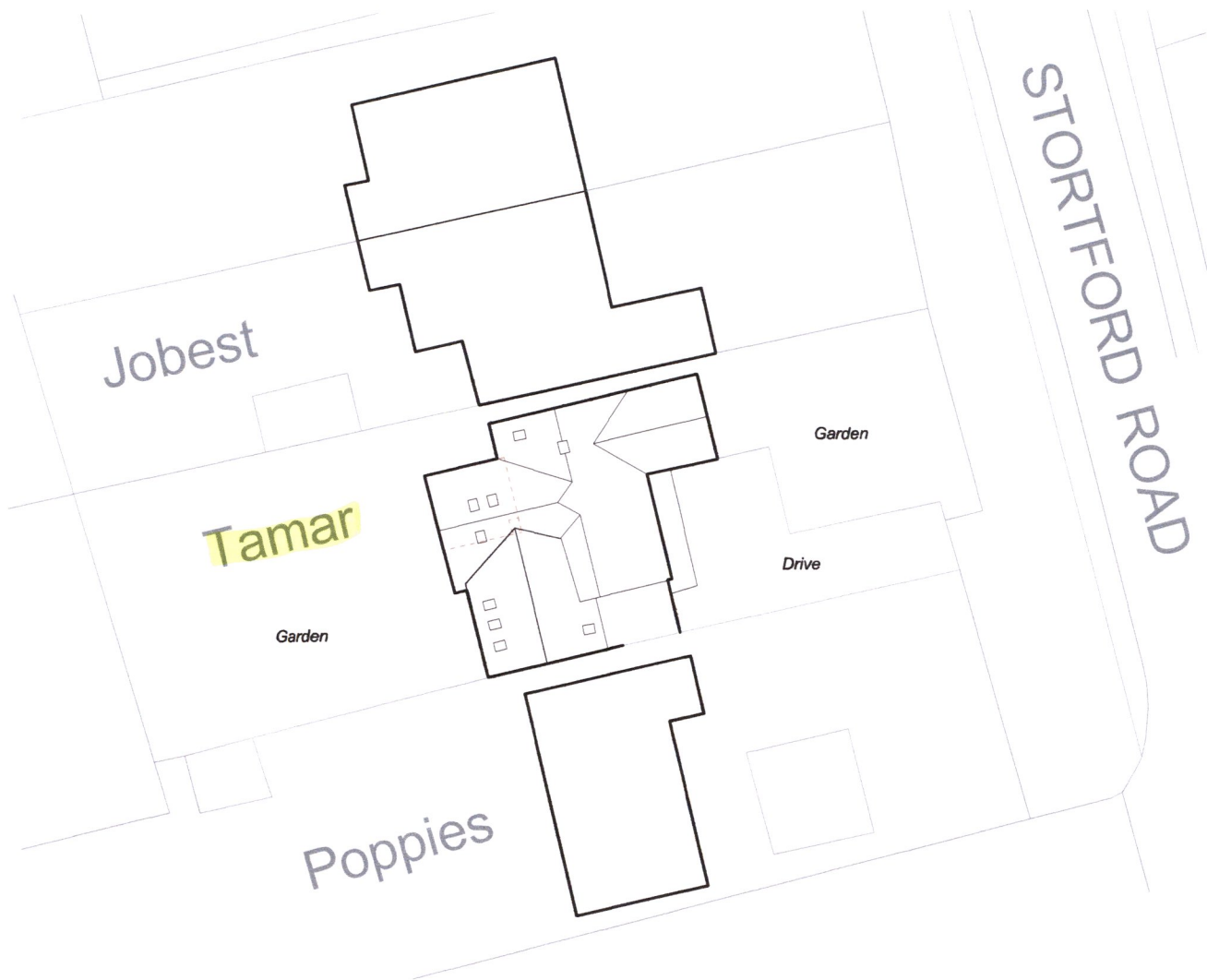


Existing Site Plan
Scale 1:250@A3

Location Plan
Scale 1:1250@A3

Written dimensions only to be taken,
this drawing must not be scaled. This
drawing is not for site use

Revision:	File Name: Hockley0413	Drawing No. 0413-01	Date: 02-06-13	Scale: 1:250/1250@A3
Title: ExistingSite Plan & Location Plan		Revision:		
Project: Proposed Alterations and Extensions at Tamar, Stortford Road, Clavering for Mr & Mrs Hockley		Contact: Ainsley Foster 14 St Fabians Close Newmarket Suffolk CB8 0EJ Tel: 07786 445320 Email: ainsfos@yahoo.co.uk		

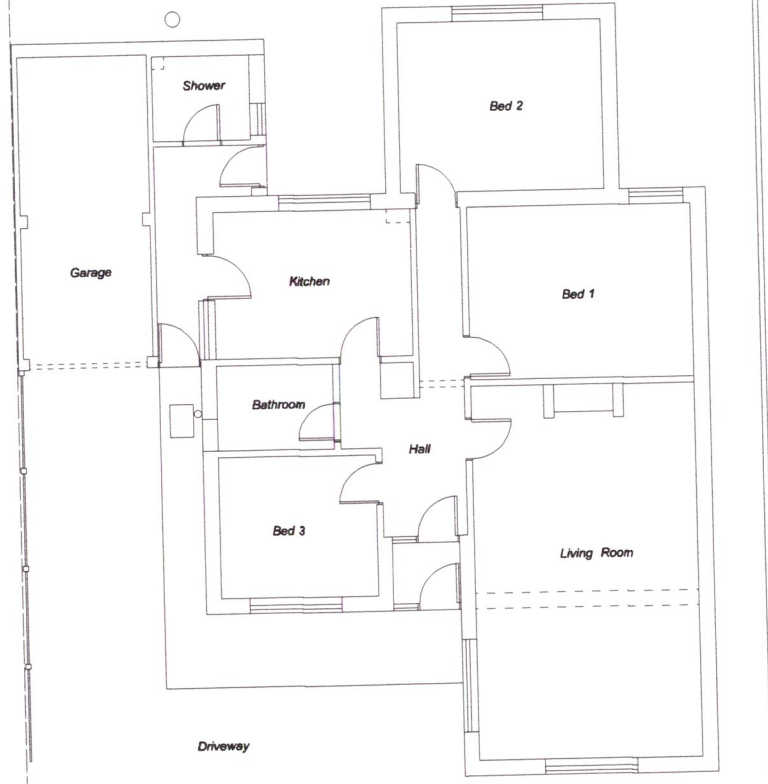


*Proposed Site Plan
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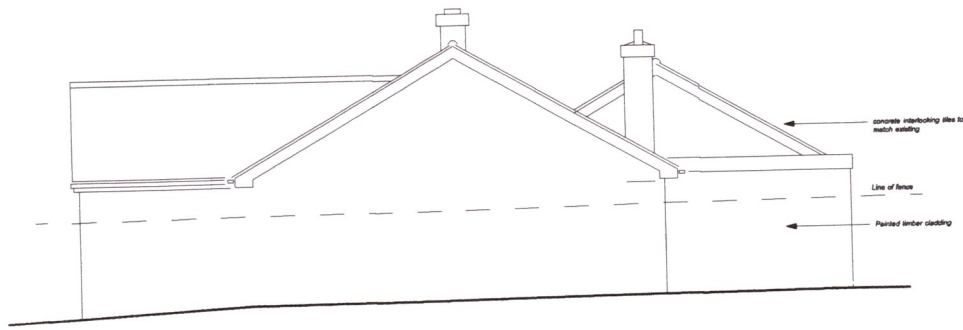
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Revision:	File Name: Hockley0413	Drawing No. 0413-12	Date: 02-06-13	Scale: 1:250@A3
Title:	Proposed block plan		Revision:	
Project:	Proposed Alterations and Extensions at Tamar, Stortford Road, Clavering for Mr & Mrs Hockley		Contact:	Ainsley Foster 14 St Fabians Close Newmarket Suffolk CB8 0EJ Tel: 07786 445320 Email: ainsfos@yahoo.co.uk

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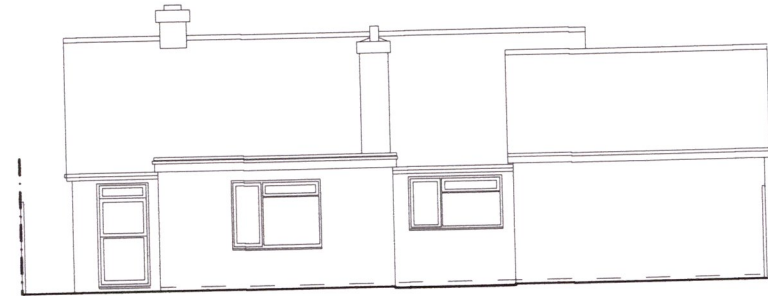
Existing Floor Plan



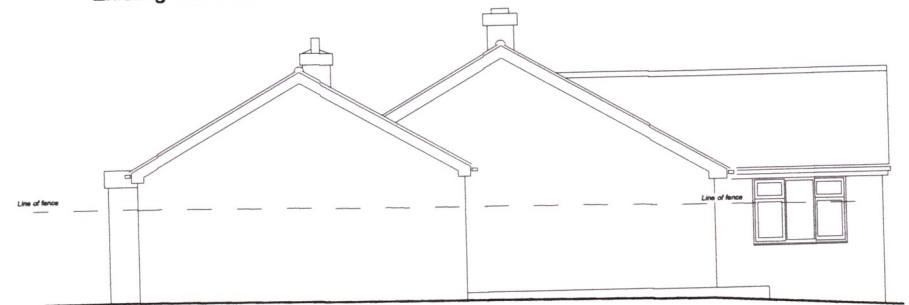
Existing North Elevation



Existing Front Elevation

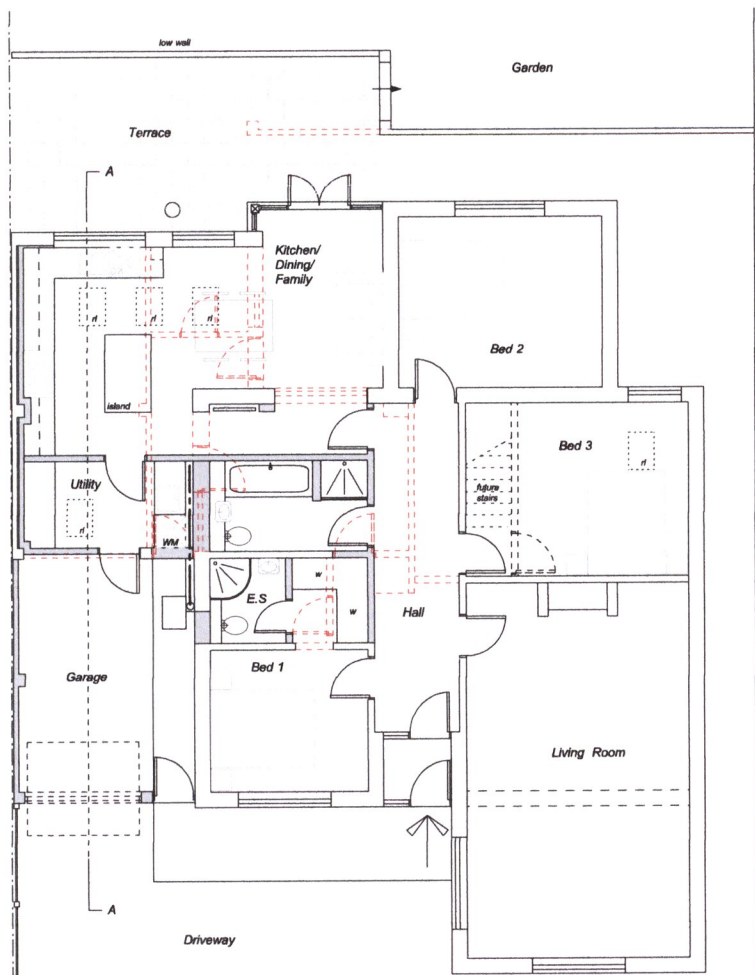


Existing Rear Elevation

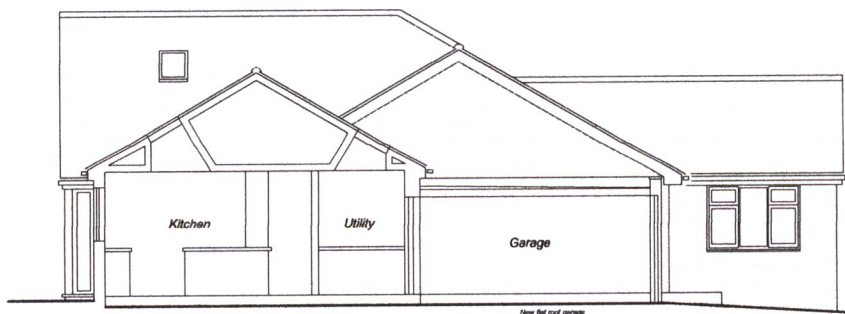


Existing South Elevation

Revision: A	File Name: Hockley0413	Drawing No. 0413-02A	Date: 02-06-13	Scale: 1:100@A3
Title: Existing Floor Plan & Elevations		Revision: A - reissued for planning		
Project: Proposed Alterations and Extensions at Tamar, Stortford Road, Clavering for Mr & Mrs Hockley		Contact: Ainsley Foster 14 St Fabians Close Newmarket Suffolk CB8 0EJ Tel: 07786 445320 Email: ainsfos@yahoo.co.uk		



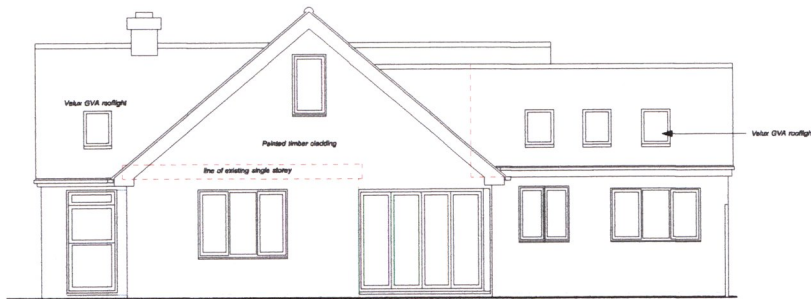
Proposed Floor Plan



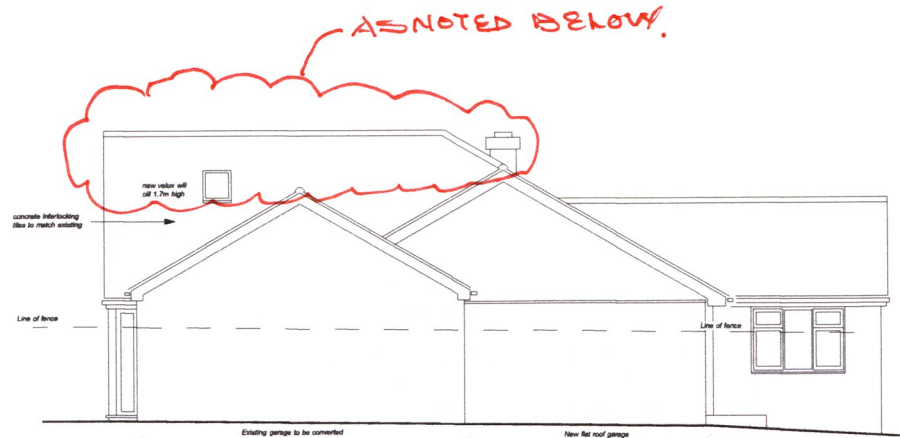
Proposed Section A-A

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Revision: B	File Name: Hockley0413	Drawing No. 0413-10B	Date: 02-05-13	Scale: 1:100@A3
Title: Proposed Ground Floor Plan		Revision: A - Issued for planning B - Retssued for planning		
Project: Proposed Alterations and Extensions at Tamar, Stortford Road, Clavering for Mr & Mrs Hockley		Contact: Ainsley Foster 14 St Fabians Close Newmarket Suffolk CB8 0EJ Tel: 07786 445320 Email: ainsfos@yahoo.co.uk		



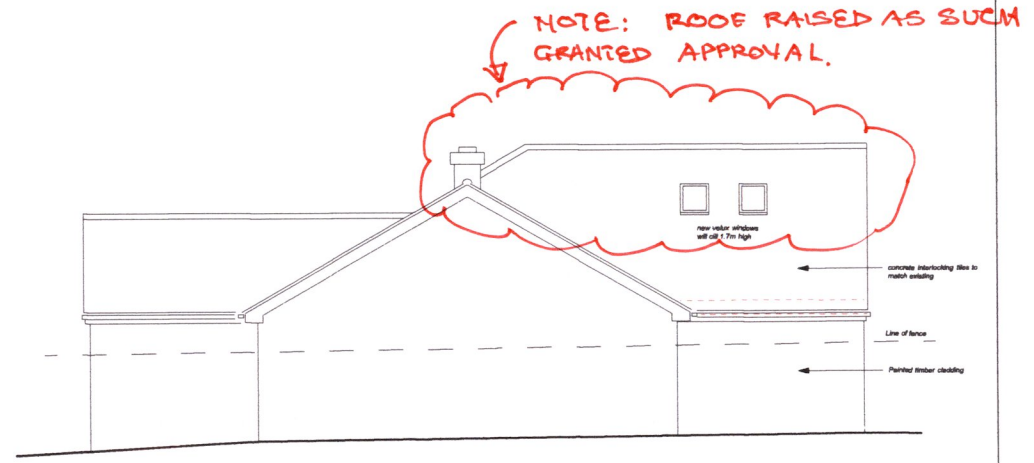
Drafting datum
Proposed Rear Elevation



Drafting datum
Proposed South Elevation



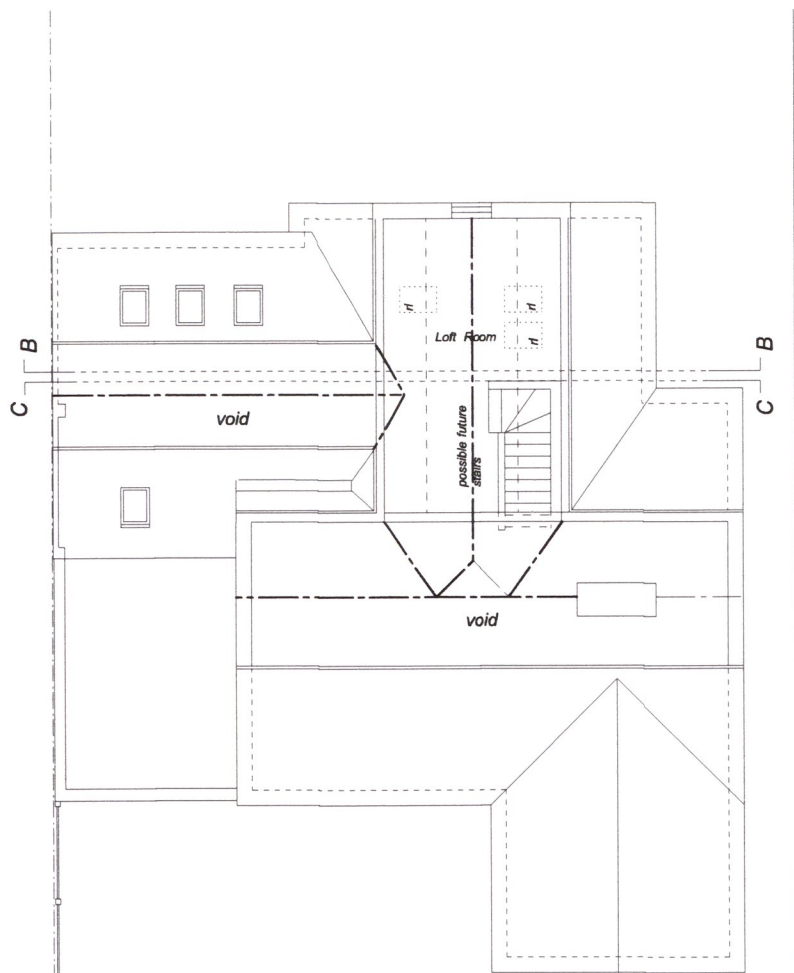
Drafting datum
Proposed Front Elevation



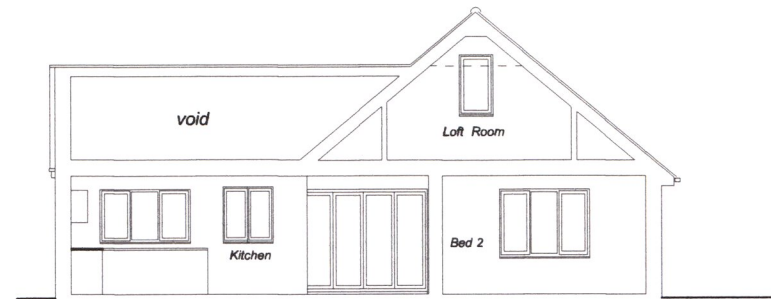
Drafting datum
Proposed North Elevation

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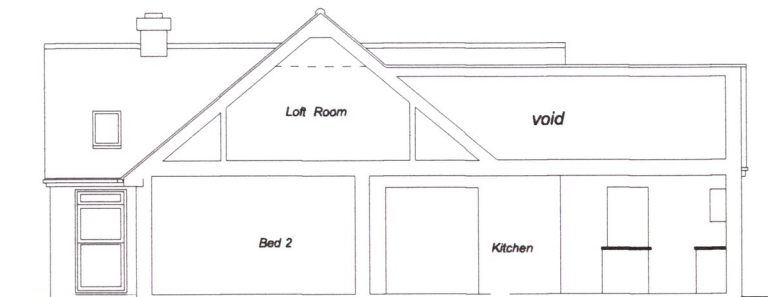
Revision: A	File Name: Hockey0413	Drawing No. 0413-11A	Date: 02-06-13	Scale: 1:100@A3
Title: Proposed Elevations		Revision: A - Issued for planning		
Project: Proposed Alterations and Extensions at Tamar, Stortford Road, Clavering for Mr & Mrs Hockley		Contact: Ainsley Foster 14 St Fabians Close Newmarket Suffolk CB8 0EJ Tel: 07786 445320 Email: ainsfos@yahoo.co.uk		



Proposed Loft Plan



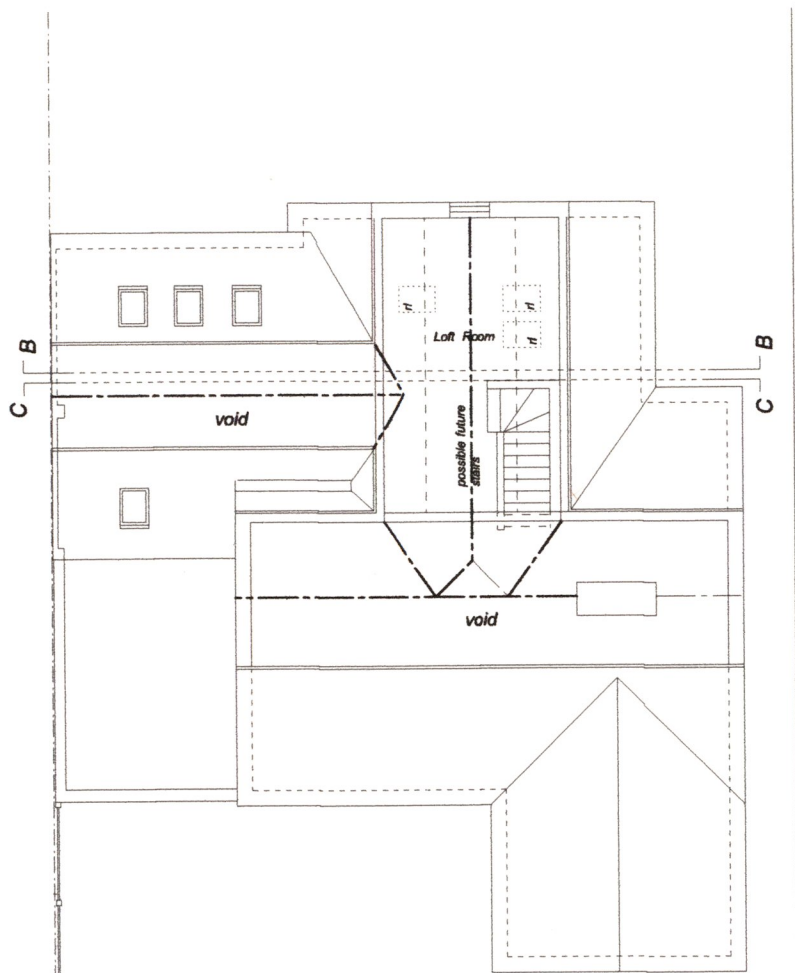
Proposed Section B-B



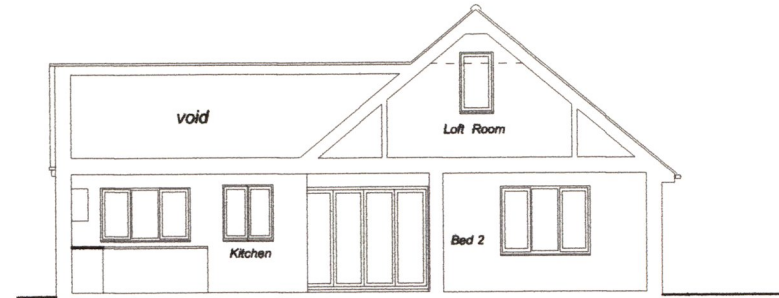
Proposed Section C-C

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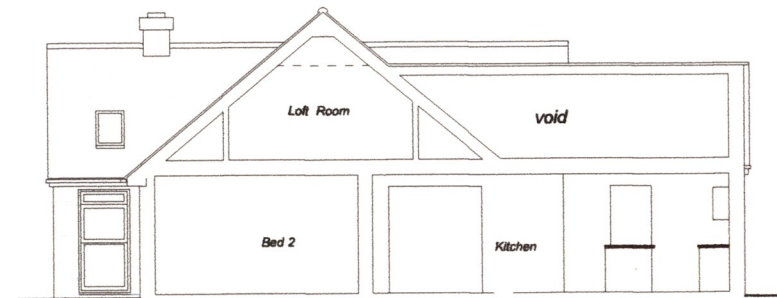
Revision: A	File Name: Hockley0413	Drawing No. 0413-13A	Date: 02-06-13	Scale: 1:100@A3
Title: Proposed Sections & Loft plan		Revision: A - Issued for planning		
Project: Proposed Alterations and Extensions at Tamar, Stortford Road, Clavering for Mr & Mrs Hockley		Contact: Ainsley Foster 14 St Fabians Close Newmarket Suffolk CB8 0EJ Tel: 07786 445320 Email: ainsfos@yahoo.co.uk		



Proposed Loft Plan



Drafting datum
Proposed Section B-B



Drafting datum
Proposed Section C-C

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Revision: A	File Name: Hookley0413	Drawing No. 0413-13A	Date: 02-06-13	Scale: 1:100@A3
Title: Proposed Sections & Loft plan		Revision: A - Issued for planning		
Project: Proposed Alterations and Extensions at Tamar, Stortford Road, Clavering for Mr & Mrs Hockley		Contact: Ainsley Foster 14 St Fabians Close Newmarket Suffolk CB8 0EJ Tel: 07786 445320 Email: ainsfos@yahoo.co.uk		



Proposed Indicative Street Scene

(Road level below)



Rear photograph



Front photograph

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Revision: A	File Name: Hockley0413	Drawing No. 0413-20A	Date: 02-06-13	Scale: NTS
Title: Proposed Street scene and photos		Revision: A - Issued for planning		
Project: Proposed Alterations and Extensions at Tamar, Stortford Road, Clavering for Mr & Mrs Hockley		Contact: Ainsley Foster 14 St Fabians Close Newmarket Suffolk CB8 0EJ Tel: 07786 445320 Email: ainsfos@yahoo.co.uk		