

Planning Statement

Application type: Householder planning

Location:

Dantwyn Forest Lodge Hall Annexe, Feathers Hill, Hatfield Broad Oak, CM22 7HA

This application is a revised scheme on a previous application.

Application Number: UTT/22/3155/HHF. Approval date: 16 January 2023

The proposal was to raise ridge height of roof & construct 3 No dormer Windows to provide additional living space on first floor.

Existing property & Location:

Dantwyn Forest Lodge Hall Annexe is a bungalow within a cluster of 4 dwellings at the junction of Old St Hill & feathers hill.

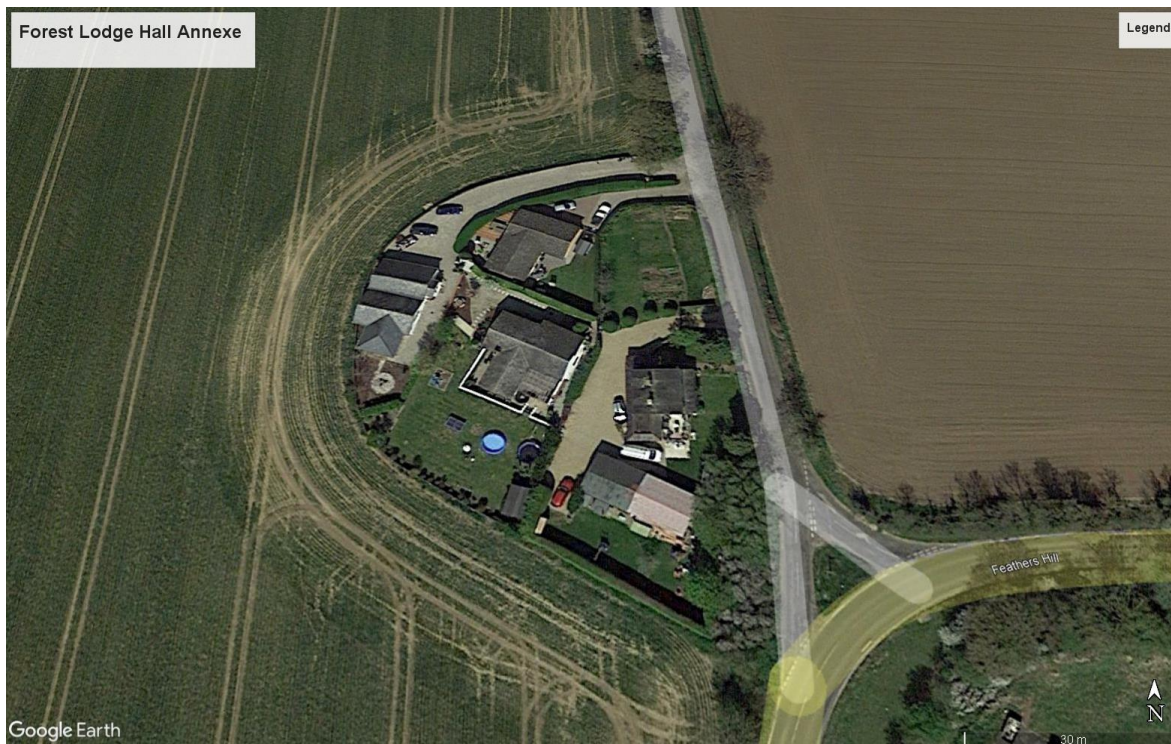
The property was originally a single storey outbuilding / Garage within the grounds of Forest Hall Lodge.

The Building was converted into a self-contained annex in 2012

Planning Ref: UTT/12/5073/FUL.

Planning approval was applied for and granted to separate the annexe and land from Bleak House in 2018.

Planning Ref: UTT/18/2943/FUL



New Proposal:

This proposal should be read in conjunction with drawings 1681-01 through 1681-03.

We are applying for planning approval to.

- Raise the ridge height of the roof by 1.1m to the same level as the previously approved application,
- 4No velux roof-lights to the North West facing roof slope.
- Raise the walls within the valley to create a valley dormer with flat roof.
- Retain the double pitch eaves detail.
- 2No gable windows.

1. Reason for Proposal

The raised roof height will allow for 1st floor bedroom accommodation within the roof slope.

2. Proposed exterior materials.

(Proposed materials are to match the existing building)

- Roofs: pitched, natural grey slates. Flat, 3 layer mineral felt.
- Dormer cheeks cavity masonry with smooth float render.
- Windows upvc double glazing to match existing.

3. Access & Parking.

As Existing 2 car parking spaces

4. Recycling and Refuse:

As Existing

5. Disabled Access:

No Alterations to ground floor accommodation & access

6. Removal of trees:

No Alterations

7. Rear Garden:

No Alterations

8. Amenity:

The proposed renovations will have no detrimental effects with regard to the outlook for the nearby residents.

9. Impact to the area:

The proposed works will have minimum impact to the local area during the Construction phase as the site will need to be accessed for deliveries and trades people between the hours of 8am and 5pm Monday to Friday only.

There will be no alterations to the perimeter boundary treatments and no removal of any trees or hedges.

10. Flood Risk:

Environment agency mapping indicates the land in question is within flood zone 1, an area with a low risk of flooding and as the proposed works are minor and the site is less than 1 hectare, no flood risk assessment for planning is required.

Conclusion:

Within this application and statement we have considered.

1. Quality of design and its potential impact on the aesthetics of the subject property and character of the street scene within the metropolitan green belt.
2. Sustainability and ecology of the site.
3. The amenity of the neighbours.
4. The living conditions of the occupants.
5. Potential impact upon highways capacity / safety and parking.
6. Environment agency flood risk

We feel the proposal is acceptable with the Local Authorities guidelines and we therefore ask Uttlesford Local planning authority to support this application.

