



**ITEM NUMBER:** 8

**PLANNING COMMITTEE DATE:** 13 November 2024

**REFERENCE NUMBER:** UTT/24/0994/HHF

**LOCATION:** 4 The Row, Linton Road, Hadstock.

**SITE LOCATION PLAN:**



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Organisation: Uttlesford District Council      Date: 30 October 2024

**PROPOSAL:** New rear extension, front porch and roof dormer alteration.

**APPLICANT:** Miss Karina Mcloughlin

**AGENT:** Mr Wayne Everitt

**EXPIRY  
DATE:** 11 June 2024

**EOT Expiry  
Date** 30 October 2024

**CASE  
OFFICER:** Mr Ebenezer Che

**NOTATION:** Within Development Limits  
Conservation Area  
Adjacent Grade Two Listed Buildings.

**REASON  
THIS  
APPLICATION  
IS ON THE  
AGENDA :** Member of Council Staff.

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## **1. EXECUTIVE SUMMARY**

**1.1** The application seeks planning permission for a single storey front porch and rear extension, and alterations to the existing front dormer window.

**1.2** It is demonstrated within this report that the proposals are appropriate in respect to their design and appearance and that they would not result in significant harm to amenities enjoyed by adjoining occupiers or to the significance and setting of the conservation area.

**1.3** The proposals have been assessed against the relevant policies contained within the Development Plan and the NPPF. It has been concluded that they comply and in accordance with these policies and guidance. In conclusion, it has been found that the proposals are acceptable and thus are recommended for approval subject to conditions.

## **2. RECOMMENDATION**

That the Strategic Director of Planning and Building Control be authorised to **GRANT** permission for the development subject to those items set out in section 17 of this report -

**3. SITE LOCATION AND DESCRIPTION:**

- 3.1** The application site as outline in red on the supporting Location Plan is located on the northeastern side of Linton Road within the built up area of the village of Hadstock.
- 3.2** Located towards the front of the site is a double storey mid-terrace dwelling house externally finished from facing render and plain tile roof. Off street parking is located on the hard paved area towards the front of the dwelling house. To the rear is a long and narrow private garden area.
- 3.3** The site is located within a well built-up residential area consisting of different building forms, sizes and styles with a variety of external finishing materials. The site is defined as per the Adopted Local Plan as being within the settlement boundaries of the village, located within the Hadstock Conservation Area and is adjacent to Grade Two Listed Buildings.

**4. PROPOSAL**

- 4.1** The application seeks planning permission for a new single storey rear extension, a single storey front porch and alterations to the existing front dormer window.

**5. ENVIRONMENTAL IMPACT ASSESSMENT**

- 5.1** The development does not constitute 'EIA development' for the purposes of The Town and Country Planning (Environmental Impact Assessment) Regulations 2017.

**6. RELEVANT SITE HISTORY**

- 6.1** There is no relevant recorded planning history for the application site.

**7. PREAPPLICATION ADVICE**

- 7.1** No pre-application discussions were undertaken between the Applicant and the Council prior to the submission of the Application.

**8. SUMMARY OF STATUTORY CONSULTEE RESPONSES**

- 8.1** There is no requirement to consult statutory consultee as part of the assessment of this application.

**9. PARISH COUNCIL**

- 9.1** Hadstock Parish Council resolved to support the application.

**10. CONSULTEE RESPONSES**

**10.1 Place Services (Ecology) – No Objection**

**10.2** Confirmed that they have reviewed the supporting documentation and confirmed that they had no objections subject to imposing conditions if the application was minded being approved.

**11. REPRESENTATIONS**

**11.1** The application was notified by displaying a site notice and sending letters to adjoining and adjacent occupiers. No representations have been received.

**12. MATERIAL CONSIDERATIONS**

**12.1** In accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004, this decision has been taken having regard to the policies and proposals in the National Planning Policy Framework, The Development Plan and all other material considerations identified in the “Considerations and Assessments” section of the report. The determination must be made in accordance with the plan unless material considerations indicate otherwise.

**12.2** Section 70(2) of the Town and Country Planning Act requires the local planning authority in dealing with a planning application, to have regard to

(a)The provisions of the development plan, so far as material to the application,;

(aza) a post-examination draft neighbourhood development plan, so far as material to the application,

(b) any local finance considerations, so far as material to the application, and

(c) any other material considerations.

**12.3** Section 66(1) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the local planning authority, or, as the case may be, the Secretary of State, in considering whether to grant planning permission (or permission in principle) for development which affects a listed building or its setting, to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses or, fails to preserve or enhance the character and appearance of the Conservation Area

**12.4 The Development Plan**

**12.4.1** Essex Minerals Local Plan (adopted July 2014)

Essex and Southend-on-Sea Waste Local Plan (adopted July 2017)  
Uttlesford District Local Plan (adopted 2005)

### **13. POLICY**

#### **13.1 National Policies**

**13.2** National Planning Policy Framework (2021)

#### **13.3 Uttlesford District Plan 2005**

Policy S3 – Other Settlement Boundaries

Policy GEN1- Access

Policy GEN2 – Design

Policy GEN4 - Good Neighbourliness

Policy GEN7 - Nature Conservation

Policy GEN8 - Vehicle Parking Standards

Policy H8 – Home Extensions.

Policy ENV1 – Conservation Areas

#### **13.4 Supplementary Planning Document or Guidance**

Essex County Council Parking Standards (2009)

Uttlesford Local Residential Parking Standards (2013)

Uttlesford Interim Climate Change Policy (2021)

### **14. CONSIDERATIONS AND ASSESSMENT**

**14.1** The issues to consider in the determination of this application are:

- 14.2**
- A) Principle of Development (Policy S3, and the NPPF)**
  - B) Design, Character and Appearance (Policies GEN2, H8 & ENV1 and the NPPF)**
  - C) Neighbouring Amenity (Policies GEN2 & GEN4, and the NPPF)**
  - D) Vehicle Parking (Policy GEN8 and the NPPF)**
  - E) Biodiversity (Policy GEN7 and the NPPF)**

#### **14.3 A) Principle of development (Policy S3, and the NPPF)**

**14.3.1** The site is located within the built-up residential area of and contained within the settlement boundary limits of Hadstock whereby Policy S3 states that new development including residential extensions in these areas is appropriate subject to other material considerations. These other material considerations are discussed further below.

#### **14.4 B) Design, Character and Appearance (Policies GEN2, H8 & ENV1 and the NPPF)**

**14.4.1** In terms of design policy, good design is central to the objectives of both National and Local planning policies. The NPPF requires policies to plan

positively for the achievement of high quality and inclusive design for the wider area and development schemes. These criteria are reflected in Policy GEN2 (Design) of the adopted Local Plan which also requires that development is compatible with the scale, form, layout, appearance and materials of surrounding buildings.

- 14.4.2** Furthermore, Policy H8 adopted Local Plan states that extensions will be permitted subject to their scale, design respecting the original building and that no significant harm to adjoining occupiers occurs.
- 14.4.3** Policy ENV1 stipulates that development should preserve and/or enhance the significance and setting of conservation areas.
- 14.4.4** Front porch:
- 14.4.5** Front extensions should be seen as a natural method of extending a building, with the form and scale in keeping with the character and appearance of the original building so as not to materially affect the street scene. The extension should be symmetrical and in proportion reflecting the details including materials and roof form of the original so that it appears as a natural addition and not as a separate component that may appear disjointed or unsympathetic.
- 14.4.6** The proposed front porch would project 1.5m from the principle elevation, have a width of 1.1m and consist of a pitch roof. It is acknowledged that it is not an uncommon feature in the existing street scene for dwellings to have small to modest size front porch extensions. The proposals reflect the size and character of similar front porches/extensions on other nearby properties. As such the addition of a front porch would not be out of character with the appearance of the street scene.
- 14.4.7** Rear extension:
- 14.4.8** The extension will project 3.5m from the existing rear elevation and extend across the width of the existing dwelling. The eaves height will be 2.3m. The detailed design of the scheme has been carefully considered and honed to ensure a high-quality, compatible development that will cause minimal impact on the surrounding context, which is sensitive to the original building. The proposed extension is of a traditional style that is in proportion and articulated to reflect the character of the original building. This ensures a high quality and appropriate design scheme is achieved which meets the visual impact criteria that is aligned with the Council's design policies in this respect.
- 14.4.9** Dormer alterations:
- 14.4.10** As shown on the cross-section drawing, it is proposed to alter the angle of the existing pitch of the cat-slide roof form of the existing front dormer window. This is to provide additional headroom at first floor level to

increase the size of bedrooms 1 and 2. The width of the dormer would remain as existing.

**14.4.11** Each of the dwellings within the row of terrace housing have cat-slide front dormer windows of varying sizes. The slight revision to the dormer window to increase the head height at first floor level is deemed to be acceptable. It will remain below the existing ridgeline and will remain subservient to the main dwelling house in terms of its size and scale.

**14.4.12** Summary:

**14.4.13** When all of the above is considered together, the extensions would not significantly alter the character of the dwelling and the street scene. The extensions have been sensitively integrated within the tradition-built context of the original dwelling in respect to its proportions, roof form and details, and thereby they would conform and reflect the character of this part of the street scene. The proposals would neither have a harmful impact on the significance or the setting of the conservation area or the adjacent listed buildings. The proposals thereby comply to policies GEN2, H8, and ENV1 of the adopted local plan and the NPPF.

#### **14.5 C) Neighbouring Amenity (Policies GEN2 & GEN4, and the NPPF)**

**14.5.1** Policy GEN2 and GEN4 of the Local Plan states that development will not be permitted unless its design meets a variety of given criteria, including that it minimises the environmental impact on neighbouring properties by appropriate mitigating measures and that it will not have a materially adverse effect on the reasonable occupation and enjoyment of residential property, as a result of loss of privacy, loss of daylight, overbearing impact or overshadowing.

**14.5.2** Due consideration has been given regarding the potential impact the proposal would have on the amenities enjoyed by adjoining occupiers in relation to loss of privacy, loss of light and visual blight.

**14.5.3** Due to the orientation of the proposals and their relationship with nearby residential dwellings, the proposals would not result in significant harm in respect to the amenities enjoyed by adjoining occupiers. The proposals would not be visually intrusive, nor result in a loss of privacy or natural light. In summary, the proposals would not result in unacceptable impacts such as those identified in Policy GEN2 and GEN4.

#### **14.6 D) Vehicle Parking (Policy GEN8 and the NPPF)**

**14.6.1** Policy GEN8 of the Local Plan states that development will not be permitted unless the number, design and layout of vehicle parking places proposed is appropriate for the location as set out in the Supplementary Planning guidance 'Vehicle Parking Standards'.



**14.6.2** The adopted Council parking standards recommended for at least 2 vehicle spaces for dwellings consisting of two- or three-bedroom dwellings and three spaces for a four or more-bedroom dwelling house.

**14.6.3** The existing dwelling house contains 3-bedrooms in total and there is currently the provision for one off street parking space towards the front of the dwelling.

**14.6.4** Improvements to the frontage of the site through the provision of enhancing hard and soft landscaping will ensure that two off street parking spaces will be made available for the occupants. This is a betterment to the existing conditions and thus in accordance with accordance with the local requirements of policy GEN8 of the adopted local plan.

#### **14.7 E) Biodiversity (Policy GEN7 and the NPPF)**

**14.7.1** Policy GEN2 of the Local Plan applies a general requirement that development safeguards important environmental features in its setting whilst Policy GEN7 seeks to protect wildlife, particularly protected species and requires the potential impacts of the development to be mitigated.

**14.7.2** The application site itself is not subject of any statutory nature conservation designation being largely used for residential, nor has it been suggested that there are any protected species on the site. It is thereby regarded that the proposals could be implemented without result in detrimental harm to protected species or their habitats.

### **15. ADDITIONAL DUTIES**

#### **15.1 Public Sector Equalities Duties**

**15.1.1** The Equality Act 2010 provides protection from discrimination in respect of certain protected characteristics, namely: age, disability, gender reassignment, pregnancy and maternity, race, religion or beliefs and sex and sexual orientation. It places the Council under a legal duty to have due regard to the advancement of equality in the exercise of its powers including planning powers.

**15.1.2** The Committee must be mindful of this duty inter alia when determining all planning applications. In particular, the Committee must pay due regard to the need to: (1) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Act; (2) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; and (3) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

**15.1.3** Due consideration has been made to The Equality Act 2010 during the assessment of the planning application, no conflicts are raised

## **15.2 Human Rights**

**15.2.1** There may be implications under Article 1 (protection of property) and Article 8 (right to respect for private and family life) of the First Protocol regarding the right of respect for a person's private and family life and home, and to the peaceful enjoyment of possessions; however, these issues have been taken into account in the determination of this application

## **16. CONCLUSION**

**16.1** The proposed development is appropriate in respect to design in that they would respect and be in keeping with the character and appearance of the main dwelling house, the street scene and the surrounding locality. The proposals would neither result in significant harm to the significance and setting of the conservation area or upon the amenities enjoyed by adjoining occupiers.

**16.2** The proposals comply with the relevant policies contained within the development plan and as such it is recommended that the application be approved subject to the conditions suggested below.

**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 development hereby permitted shall be carried out in accordance with the approved plans as set out in the Schedule.

REASON: For the avoidance of doubt as to the nature of the development hereby permitted, to ensure development is carried out in accordance with the approved application details, to ensure that the development is carried out with the minimum harm to the local environment, in accordance with the Policies of the Uttlesford Local Plan (adopted 2005) as shown in the Schedule of Policies.

**3** Prior to the commencement of the development hereby approved, details of all external finishing materials including window and door openings shall be submitted and approved in writing by the Local Planning Authority. The approved works shall thereafter be constructed in accordance with the approved details.

REASON: In the interests of preserving the character and appearance of the surrounding area and the street scene in accordance with Policies GEN2 and H8 of the Uttlesford District Local Plan 2005 (as Adopted) and the National Planning Policy Framework.

**4** All mitigation measures and/or works shall be carried out in accordance with the details contained in the Preliminary Ecological Appraisal Report (Woodland Solutions Northern Limited t/a ROAVR Group, June 2024) and Further Bat Survey Report (Skilled Ecology Consultancy Ltd., September 2024) as already submitted with the planning application and agreed in principle with the local planning authority prior to determination.

REASON: To conserve protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended), s40 of the NERC Act 2006 (as amended) and Policy GEN7 of the Uttlesford Local Plan (2005).