



Planning Committee
3rd October 2023

Application No	:	23/01167/FUL Full Application
Location	:	Little Cleatop South Street Great Waltham Chelmsford Essex CM3 1DP
Proposal	:	Raise roof to create first floor with dormers and balconies to rear. Single storey front and rear extension
Applicant	:	Andy Wren & Sinead Lyons
Agent	:	Mr JOSEPH GAUTREY
Date Valid	:	14th July 2023

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Appendices:

Appendix 1	Consultations
Appendix 2	Drawings

1. Executive summary

- 1.1. This application has been referred to the Planning Committee at the request of a local ward councillor.
- 1.2. The site is a single storey bungalow located within the Defined Settlement of Great Waltham.
- 1.3. The scheme is for a first-floor front extension, raising of the roof, box dormers to the front, solar panels to the front roof, two storey rear extension, wrap around first floor balcony to the Northwest elevation with external spiral staircase and installation of an air source heat pump to the East of the property.
- 1.4. Concern has been raised regarding the impact on the amenity of the neighbouring property Claremont, and the design of the proposal.
- 1.5. The proposal would increase the height of the property, introduce front facing dormer windows with flat-roof casements and a first-floor extension to the existing single storey front projection. The flat roof dormer windows would bring the built form forward.
- 1.6. There is a window within side elevation of Claremont. Whilst the proposal will alter the view from this window. It would be limited as the dormer would only extend 1m forward of the existing roof slope. The first-floor extension is set at the other side of the dwelling and would not be considered overbearing with a distance of over 10m to the neighbouring properties side elevation. The proposed changes to the roof frontage have an acceptable relationship with the neighbour.
- 1.7. The street is made up of a mix of properties of varied design. The proposal includes a mix of modern materials and design. Due to the setback position of the property, and varied street scene; the scale, form and design of the proposal would suitably relate to the existing dwelling and the character of the area.
- 1.8. The application is recommended for approval, subject to the conditions set out at the end of this report.

2. Description of site

- 2.1. The application site is located within the defined settlement of Great Waltham. The dwelling is the first property on the Northern side of South Street when entering the village from the West.
- 2.2. The application property is a bungalow with a large frontage and is set back within the site. There are agricultural fields to the West and behind the property.
- 2.3. The character of the street is mixed and the neighbouring property is a chalet style bungalow.

3. Details of the proposal

- 3.1. This application seeks permission for a first-floor front extension, raising of the roof, box dormers to the front, solar panels to the front roof, two storey rear extension, wrap around first floor balcony to the Northwest elevation with external spiral staircase and installation of an air source heat pump to the East of the property.

4. Summary of consultations

- ② Great Waltham Parish Council – No objections
- ② Public Health & Protection Services – No comments with regards to this application
- ② Ramblers Association – No comment
- ② Local residents - Comments received from neighbouring property concerning the following:
 - Interrupted views from bedroom window
 - Windows facing into bedroom window – loss of privacy.
 - Noise from air source heat pump
 - Loss of privacy from balcony
 - Design and character not in keeping, impact to character of village.

5. Planning considerations

Main Issues

- 5.1. Impact of the development to neighbouring property Claremont.
- 5.2. The design of the proposed extensions.

Impact to neighbouring property

- 5.3. The property shares a boundary with a single neighbour to the East, named Claremont. The proposal does not bring the footprint any closer to the neighbouring property.
- 5.4. To accommodate the first floor living space, the proposal includes raising the roof and changes to its pitch. The proposal also includes two single flat roof front dormers. These would bring the built form of the roof forward. The first-floor extension would also project forward of the roof with a depth of 3m.
- 5.5. Claremont has a large window within the first-floor side elevation. This window serves the master bedroom and is the only window serving this room. The window relies on light and views from the application site. The extended roof would sit directly in front of about one half of the neighbour's bedroom window.
- 5.6. The proposal will alter the views from this window and lessen the outlook. The loss of outlook is acknowledged but there is no right to a view. The closest dormer would extend 1m forward of the roof pitch and therefore would have limited impact to the light and views of the neighbour's window. Whilst the first-floor extension is deeper by a further 1m this is set at over 10m from the neighbour's side elevation.
- 5.7. The balcony would be located on the Western side and to the rear of the property and includes the insertion of privacy screening. The screening would have a slatted design. The drawings show the slats to be spaced and angled towards the rear of the property. The details provided show that the screening would be sufficient as to not offer views over the neighbouring property.
- 5.8. The view from the balcony therefore would only offer limited views of the end of the neighbouring garden, typical of mutual overlooking in a residential setting, as this is.

- 5.9. The proposal would also include a side facing first floor bathroom window. To ensure this would not offer increased views of Claremont, a condition for obscured glazing has been added to this permission.
- 5.10. An air source heat pump is proposed close to the boundary with Claremont. Limited details have been provided for this part of the proposal. As such, a condition has been attached requiring the submission of manufacturing details for the equipment to include noise emission levels.
- 5.11. Subject to the attached conditions for obscure glazing, details of the air source heat pump and suitable materials for the privacy screening, the proposal would maintain an acceptable relationship with all neighbouring properties.

Design

- 5.12. The property is located on the edge of the Defined Settlement of Great Waltham neighbouring a single property to the East and a rural agricultural field to the West and North. The property is set back within the site and has dense hedging, small lawn and hardstanding to its frontage. The street is made up of a mix of properties of varied designs. The neighbouring property, Claremont, is a modest chalet bungalow with a higher pitched roof and front facing box dormer. Opposite there is a modern development of two storey dwellings. Collectively there is a large mix of materials within the street.
- 5.13. The proposal includes raising the existing roof and increasing the pitch of the property this would result in the property closer matching the height of Claremont.
- 5.14. Other works visible from the street include the box dormer features, and first floor extension above the existing flat roof projection.
- 5.15. Whilst the site would have a more modern finish than other properties on the street; the other properties also benefit from front dormers, with a mix of designs. The first-floor projection would match the cubic design of the dormers.
- 5.16. The proposal also includes a wrap-around balcony and external spiral staircase. These would be modern and unusual features within the rural setting; however, due to their limited height, set back position and a lightweight structure would only be visible from glimpsed views when entering the village and therefore would not be harmful enough to impact the character of the area.
- 5.17. The solar panels are a modern addition to the property again these are modest additions to the roof slope and could be installed under permitted development.
- 5.18. The two-storey extension to the rear would not be visible from the street scene and would appropriately relate to the property in terms of scale and design.
- 5.19. Overall, the scale, form and design of the proposal would suitably relate to the existing dwelling and the character of the area.

Other matters

6. Community Infrastructure Levy (CIL)

6.1. The proposed works are not CIL liable.

RECOMMENDATION

The Application be APPROVED subject to the following conditions:-

Condition 1

The development hereby permitted shall begin no later than 3 years from the date of this decision.

Reason:

In order to comply with Section 91(1) of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

Condition 2

The development hereby permitted shall be carried out in accordance with the approved plans and conditions listed on this decision notice.

Reason:

In order to achieve satisfactory development of the site

Condition 3

Prior to their use, details of the materials for the privacy screening of the balcony hereby permitted shall be submitted to and approved in writing by the local planning authority. The development shall then be carried out in accordance with the approved details.

Reason:

To ensure that the development is visually acceptable in accordance with Policy DM23 of the Chelmsford Local Plan.

Condition 4

Prior to first occupation of the development hereby approved, the privacy screening for the balcony shall be put in place in accordance with the approved details and shall remain in place permanently thereafter.

Reason:

In the interests of protecting the living environment of occupiers of neighbouring dwellings in accordance with Policy DM29 of the Chelmsford Local Plan.

Condition 5

Prior to its installation, details of the proposed air source heat pump (including noise emission levels) shall be submitted to and approved in writing by the local planning authority. The development shall then be carried out in accordance with the approved details.

Reason:

In the interests of protecting the living environment of occupiers of neighbouring dwellings in accordance with Policy DM29 of the Chelmsford Local Plan.

Condition 6

The first-floor window in the East elevation facing Claremont, and shown on approved Drawing No 201 shall be:

- a) obscured (minimum Level 3 obscurity level) and
- b) of a design not capable of being opened below a height of 1.7m above finished floor level and shall remain so obscured and non-openable.

Reason:

To safeguard the privacy of the occupiers of the adjacent property or properties in accordance with Policy DM29 of the Chelmsford Local Plan.

Notes to Applicant

1 Hours of work during construction

In order to cause minimum nuisance to neighbours, the applicant is strongly advised to follow guidelines for acceptable working hours set out by the Council's Public Health and Protection team.

Noisy work:

- Can be carried out between 0800 and 1800 Monday to Friday
- Limited to 0800-1300 on Saturdays
- At all other times including Sundays and Bank Holidays, no work should be carried out that is audible beyond the boundary of the site

Light work:

- Acceptable outside the hours shown above
- Can be carried out between 0700 and 0800; and 1800-1900 Monday to Friday

In some circumstance further restrictions may be necessary.

For more information, please contact Chelmsford City Council Public Health and Protection Services, or view the Council's website at www.chelmsford.gov.uk/construction-site-noise

Party Wall Act

The Party Wall Act 1996 relates to work on existing walls shared with another property or excavation near another building.

An explanatory booklet is available on the Department for Communities and Local Government website at

<http://www.planningportal.gov.uk/buildingregulations/buildingpolicyandlegislation/currentlegislation/partywallact>

Positive and Proactive Statement

The Local Planning Authority provided advice to the applicant before the application was submitted and also suggested amendments to the proposal during the life of the application. The Local Planning Authority has assessed the proposal against all material considerations including planning policies and any comments that may have been received. The planning application has been approved in accordance with the objectives of

the National Planning Policy Framework to promote the delivery of sustainable development and to approach decision taking in a positive way.

Background Papers

Case File

Great Waltham Parish Council

Comments
The Parish Council has no objections.

Public Health & Protection Services

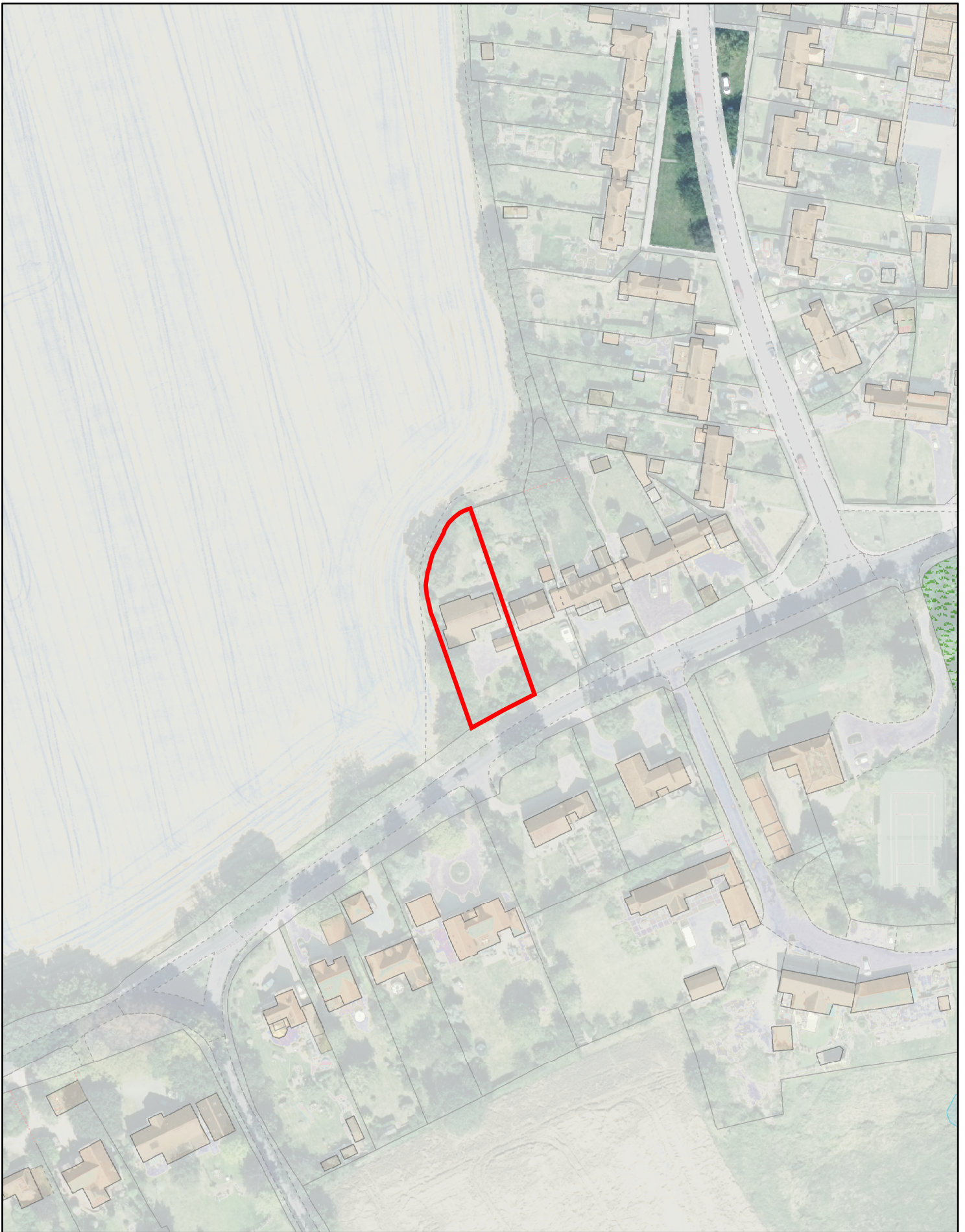
Comments
No PH&PS comments with regard to this application.

Ramblers Association

Comments
No Comment

Local Residents

Comments
Representations received – Impact on bedroom window, views over farmland, views into room, proximity of air source heat pump, views from rear balcony into garden. Loss of privacy and security. Impact of design coming into the village.



0 12.5 25 50 Metres

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Planning Committee
23/01167/FUL

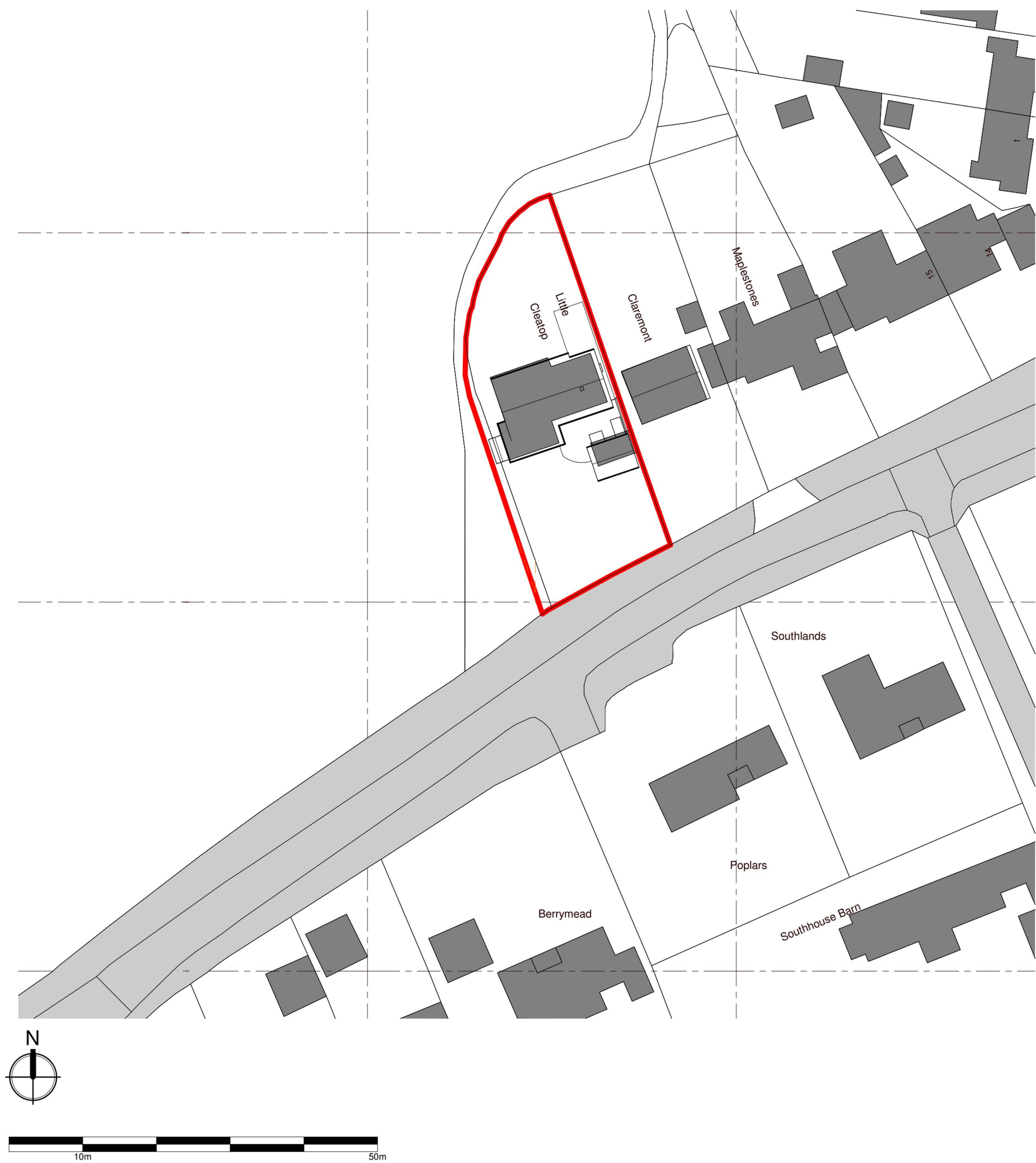
Planning & Development Management
Directorate for Sustainable Communities

PO Box 7544 Civic Centre
Duke Street, Chelmsford, CM1 1XP

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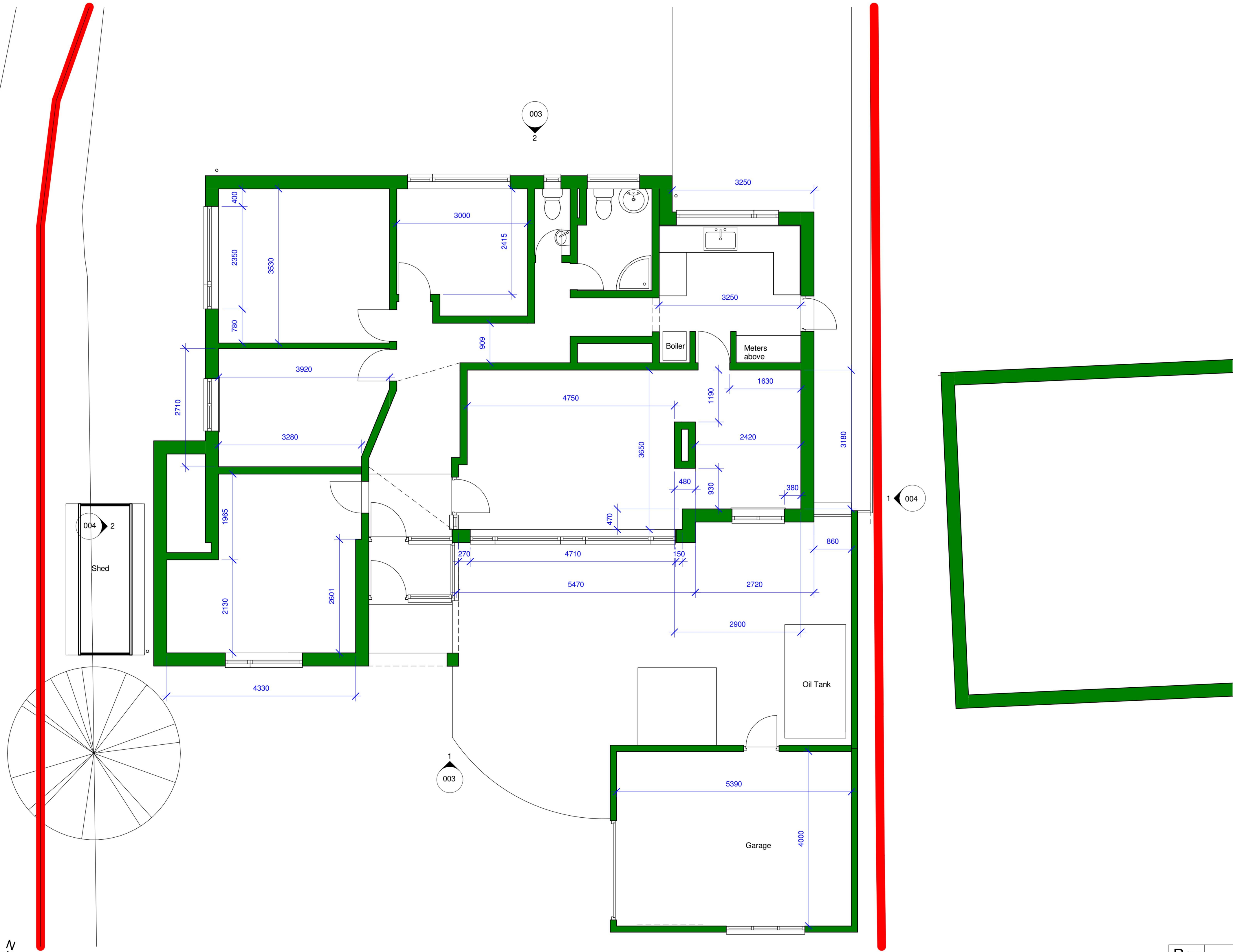
2 Site Block Plan
1 : 500



1 Site Location Plan
1 : 1250

Rev	Description	Date

		PURPOSE OF ISSUE Planning	
CLIENT Andy Wren & Sinead Lyons		PROJECT Little Cleatop, South Street, Great Waltham, Chelmsford, Essex, CM3 1DP	
DRAWN BY JG	CHECKED BY -	DATE 11/22/19	SCALE (@A1) As indicated
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			REV -

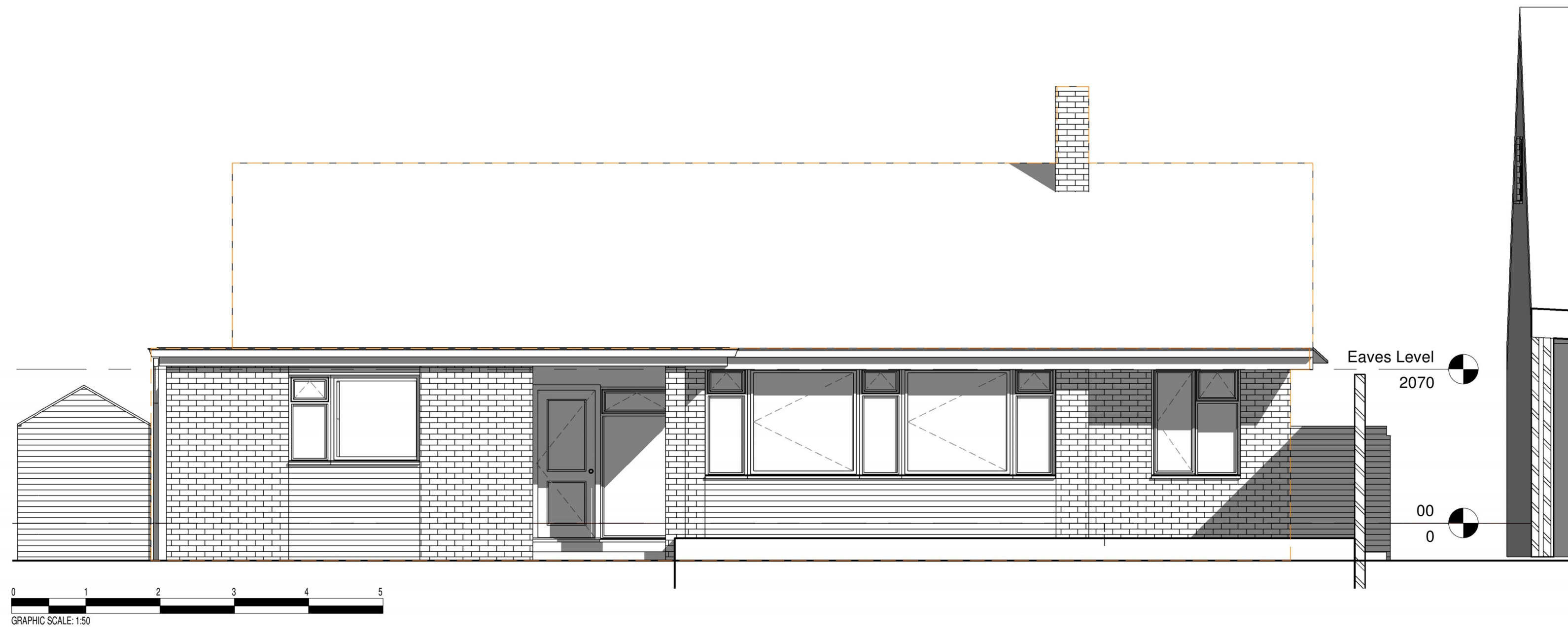


1 Ground Floor Plan

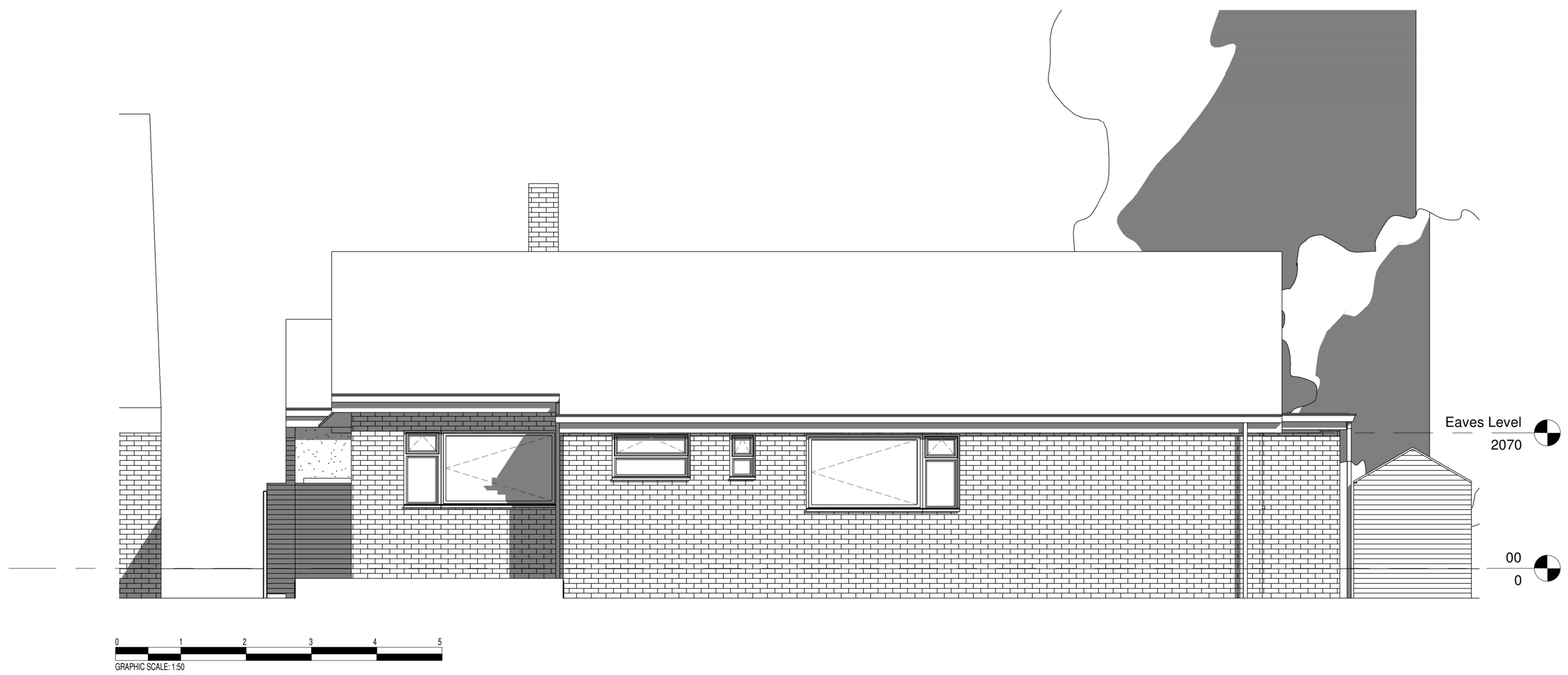
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Rev	Description	Date

FEN STUDIO ARCHITECTS <small>07841633048 info@fenstudio.co.uk www.fenstudio.co.uk</small>	PURPOSE OF ISSUE <h2>Planning</h2>		
	CLIENT Andy Wren & Sinead Lyons	PROJECT Little Cleatop, South Street, Great Waltham, Chelmsford, Essex, CM3 1DP	
DRAWN BY JG	CHECKED BY -	DATE 22/0722	SCALE (@ A1) 1 : 50
PROJECT NUMBER 22-03	DRAWING NUMBER 002	DRAWING TITLE Existing Ground Floor Plan	STATUS P



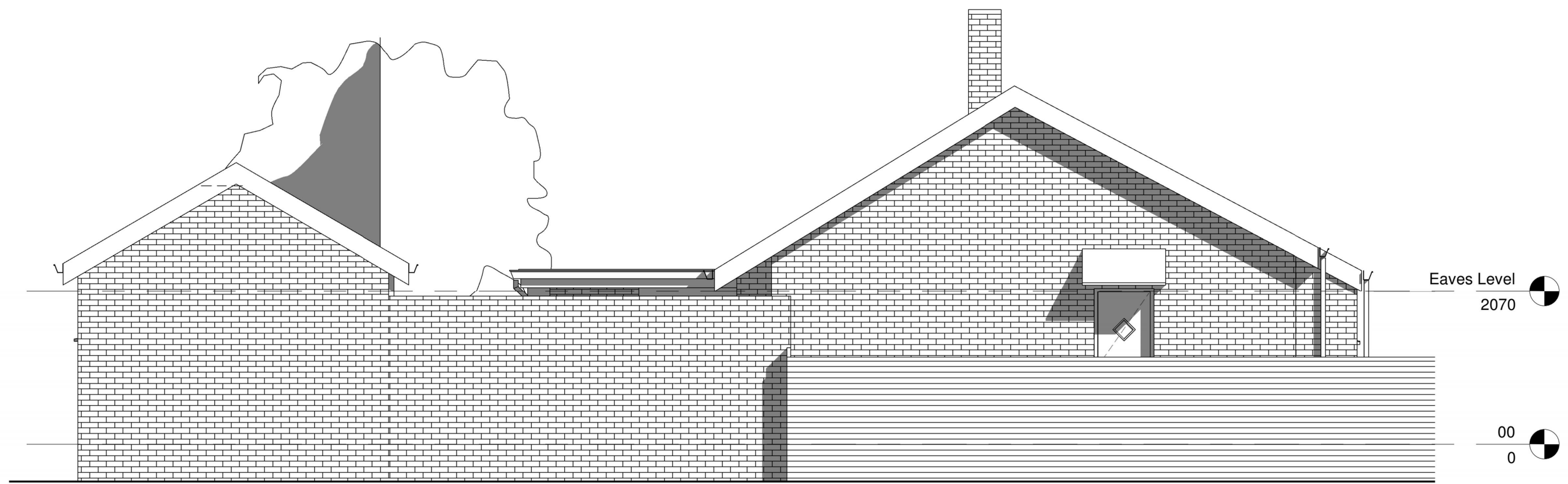
1 South Elevation
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2 North Elevation
1 : 50

Rev	Description	Date

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Andy Wren & Sinead Lyons		Little Cleatop, South Street, Great Waltham, Chelmsford, Essex, CM3 1DP	
<small>DRAWN BY</small> JG	<small>CHECKED BY</small> -	<small>DATE</small> 11/07/18	<small>SCALE (@ A1)</small> 1 : 50
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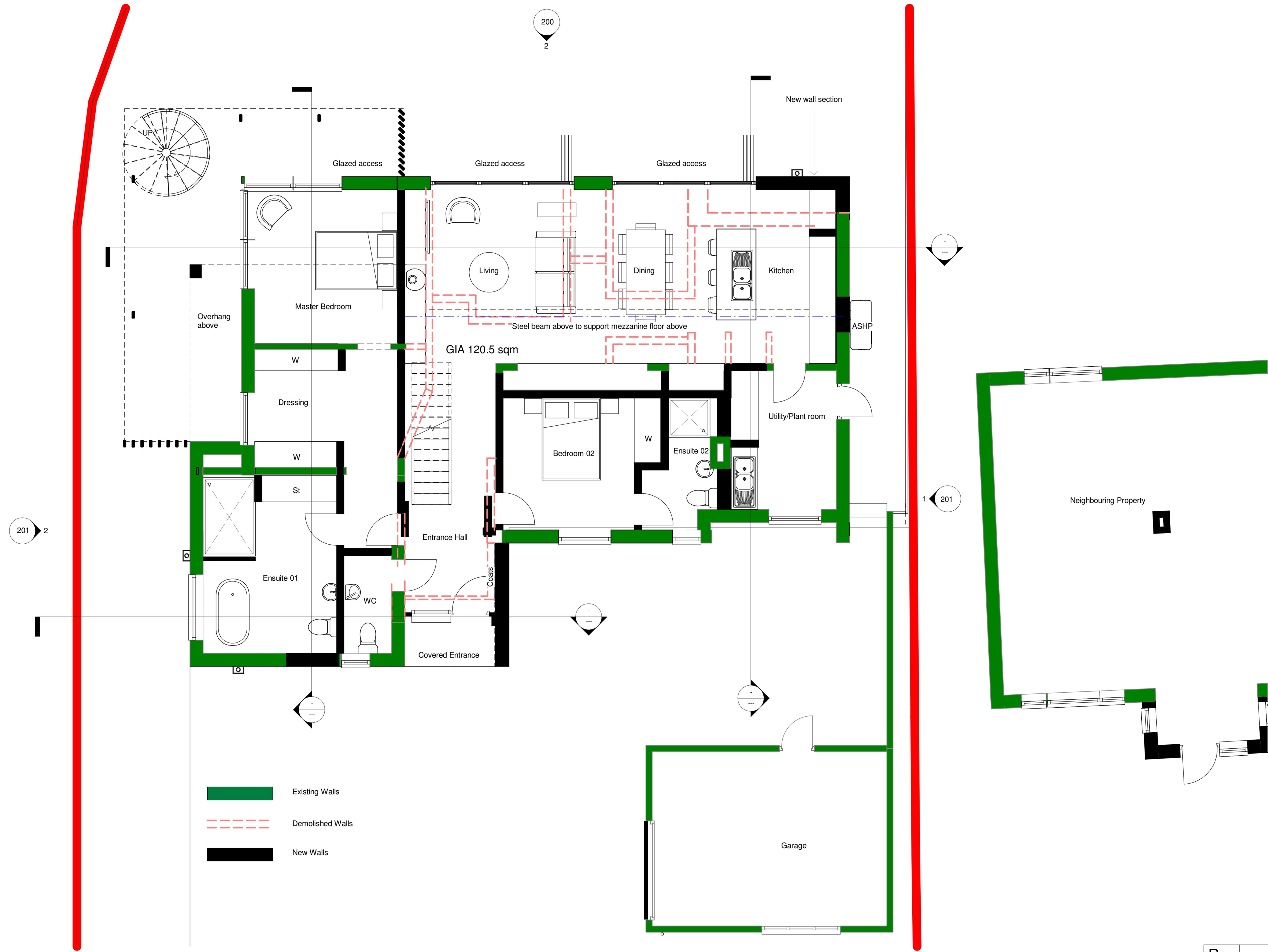
1 East Elevation
1 : 50



2 West Elevation
1 : 50

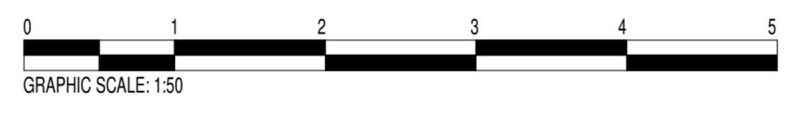
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			<small>REV</small>



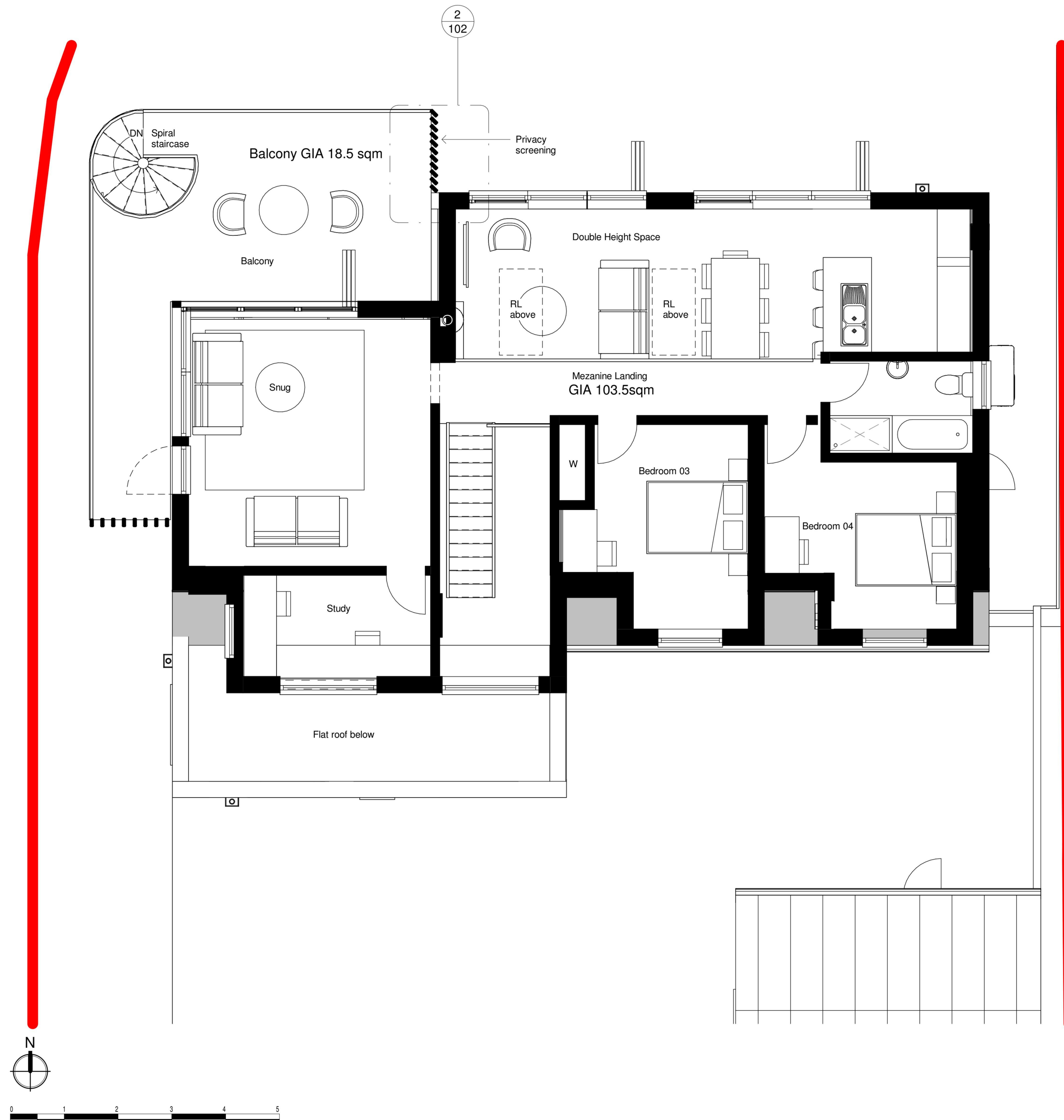
- Existing Walls
- Demolished Walls
- New Walls

1 Ground Floor Plan
1 : 50

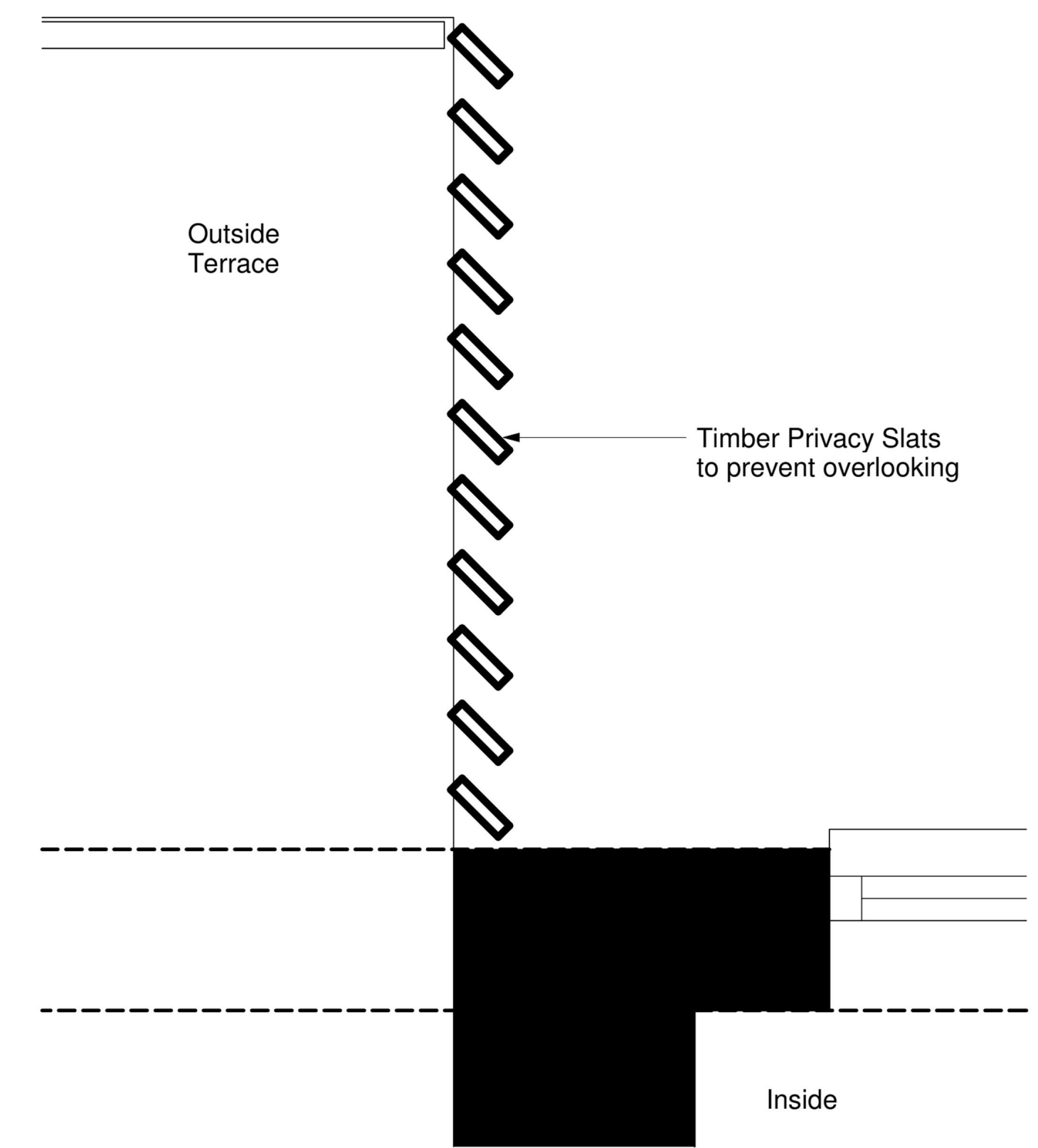
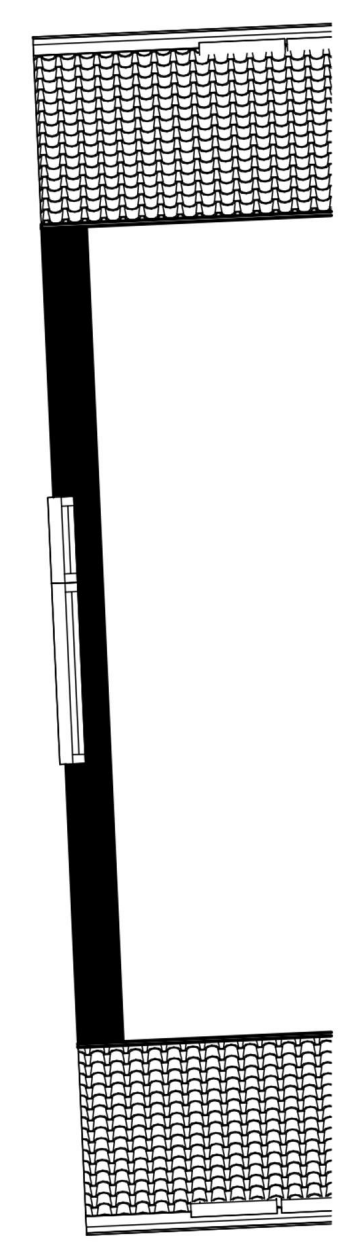


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CLIENT	PROJECT	
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DRAWN BY	CHECKED BY	DATE
JG	-	19/07/22
PROJECT NUMBER	DRAWING NUMBER	DRAWING TITLE
22-02	101	Ground Floor Plan
STATUS		REV
P		



1 First Floor Plan
1 : 50



2 Privacy Slat Plan Details
1 : 10

Rev	Description	Date
		PURPOSE OF ISSUE Planning
CLIENT Andy Wren & Sinead Lyons		PROJECT Little Cleatop, South Street, Great Waltham, Chelmsford, Essex, CM3 1DP
DRAWN BY JG	CHECKED BY -	DATE 19/07/22
PROJECT NUMBER 22-02		DRAWING NUMBER 102
DRAWING TITLE 1st Floor Plan		STATUS P
PROJECT NUMBER 22-02		DRAWING NUMBER 102
DRAWING TITLE 1st Floor Plan		STATUS P
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DRAWING TITLE 1st Floor Plan		STATUS P



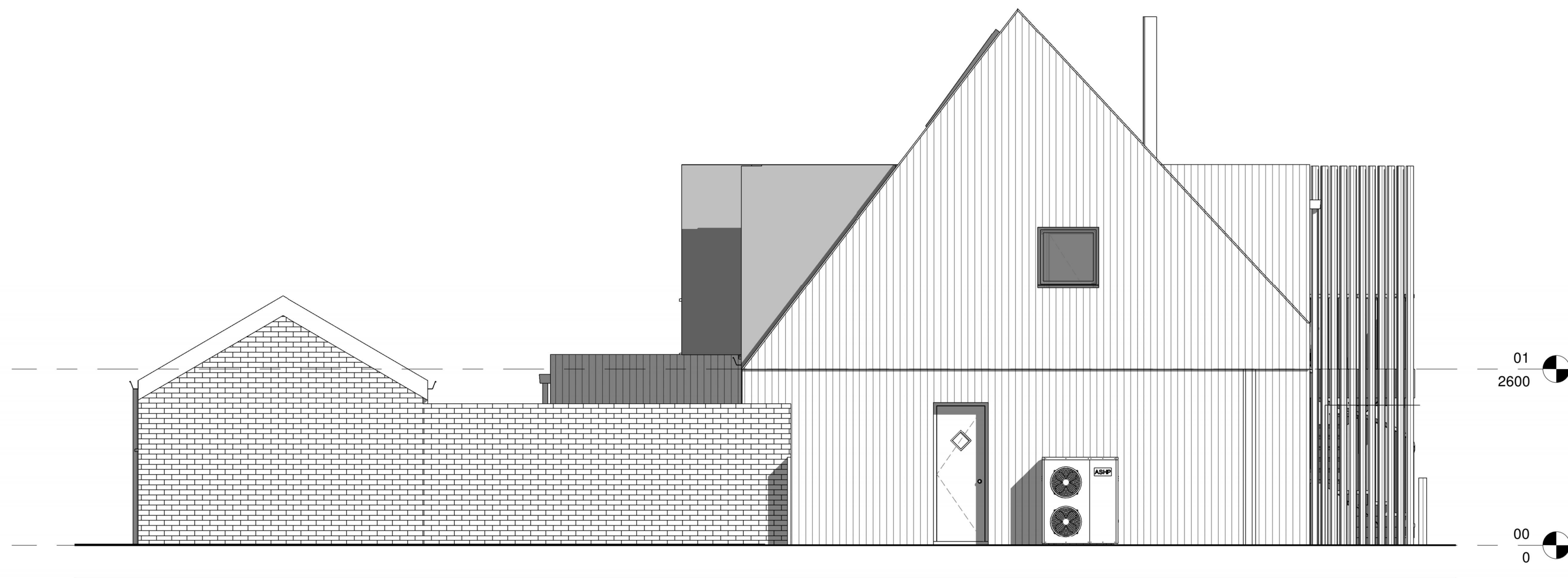
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2 North Elevation
1 : 50

Rev	Description	Date

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<small>PROJECT</small> Little Cleatop, South Street, Great Waltham, Chelmsford, Essex, CM3 1DP	<small>DRAWN BY</small> JG	<small>CHECKED BY</small> -	<small>DATE</small> 11/07/18
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<small>STATUS</small> P	<small>REV</small> -	<small>DATE</small> -	<small>DESCRIPTION</small> -



1 East Elevation
1 : 50



2 West Elevation
1 : 50

Rev	Description	Date

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Andy Wren & Sinead Lyons		Little Cleatop, South Street, Great Waltham, Chelmsford, Essex, CM3 1DP	
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