

19/00744/FUL**37 HULLBRIDGE ROAD, RAYLEIGH****SINGLE STOREY FLAT-ROOFED REAR ADDITION**

APPLICANT: **MR MOHOINO SHAHID**
ZONING: **RESIDENTIAL**
PARISH: **RAYLEIGH TOWN COUNCIL**
WARD: **DOWNHALL AND RAWRETH**

1 RECOMMENDATION**1.1 It is proposed that the Committee RESOLVES**

That planning permission be approved, subject to the following conditions:-

- (1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- (2) The development hereby permitted shall be carried out in strict accordance with the approved plans listed below:

Drawings numbered: Site Location Plan, CB/19/090/1, CB/19/090/2, CB/19/090/3, CB/19/090/4 (all dated 16 August 2019), CB/19/090/5, CB/19/090/50 (dated 12 February 2020).
- (3) The external facing materials shall match the existing parts of the building or site and/or be those materials specified on the plans and application form submitted in relation to the development hereby permitted unless alternative materials are proposed. Where alternative materials are to be used, no development shall commence before details of those alternative external facing materials to be used in the development have been submitted to and approved in writing by the Local Planning Authority. Where other materials are agreed in writing by the Local Planning Authority, the materials agreed shall be those used in the development hereby permitted.

2 PLANNING APPLICATION DETAILS

- 2.1 This item is brought to Committee as the applicant is related to a Council employee.

- 2.2 The application site is located on the western side of Hullbridge Road and is approximately 90m south of the junction of Rawreth Lane and Hullbridge Road. The site is long and narrow, extending some 70m from the eastern to the western boundary. The site has a frontage that is approximately 8m wide with the eastern boundary fronting the highway.
- 2.3 The application dwelling is a semi-detached bungalow that is adjoined on its southern flank elevation to No. 35. Adjacent to the northern boundary is another pair of semi-detached bungalows No. 39 and No. 41 Hullbridge Road. To the rear of the host dwelling's associated private garden are No. 6 and No. 7 Lubbards Close. There is an existing rear addition that would be demolished to allow for the proposed works.
- 2.4 The application seeks planning consent for a proposed single storey flat roofed rear extension with an associated central roof light. The proposal also involves the reopening of an old window on the northern flank elevation. The single storey addition would have a depth of 4.5m, a width of some 6.3m and a maximum height of some 3.5m when measured from the ground floor level to the top of the proposed roof light, whilst it would measure some 3m to the top of the flat roof. The rear element of the proposed works would extend the full width of the semi-detached bungalow. The proposed window would serve a third bedroom.
- 2.5 The wider street scene is predominantly characterised by detached and semi-detached bungalows; however, there are also examples of detached and semi-detached two storey dwellings. There are no defining architectural features in the street scene but there are noticeable single storey rear additions on several of the neighbouring properties.

2.6 PLANNING HISTORY

54/77/RAY – Permitted – (permission and details of the construction of the bungalows).

54/159/RAY – Permitted – (permission and details of the construction of the bungalows).

55/48/RAY – Permitted – (permission and details of the construction of the bungalows).

71/104/RAY – Permitted (loft conversion)

Officer Comments:

The planning approvals (54/77/RAY, 54/159/RAY, 55/48/RAY) all relate to the original bungalows, whilst 71/104/RAY relates to a loft conversion. There are no conditions removing rights to insert windows under Permitted Development.

3 MATERIAL PLANNING CONSIDERATIONS

- 3.1 Policy CP1 of the Rochford District Council Core Strategy (2011) promotes high quality design, which has regard to the character of the local area. Design is expected to enhance the local identity of an area. This point is expanded in policy DM1 of the Development Management Plan (2014) which states that ‘the design of new developments should promote the character of the locality to ensure that the development positively contributes to the surrounding natural and built environment and residential amenity, without discouraging originality, innovation or initiative’. Policies DM1 and CP1 advise that proposals should have regard to the detailed advice and guidance in Supplementary Planning Document 2 (SPD2).
- 3.2 The application host dwelling and the adjoining dwelling at No. 35 Hullbridge Road, would have been identical in design when first constructed. There is no defining architectural style on Hullbridge Road; however, in the immediate street scene front flat roofed and pitched roof dormers are evident. There are several examples of single storey flat roofed rear additions in the locality. The adjoining dwelling at No. 35 has a single storey flat roofed rear addition.
- 3.3 The vast majority of the dwellings on the western side of Hullbridge Road are set back between 30m to 40m from the highway. The application host dwelling is part of a group of four semi-detached bungalow pairs set back from the highway with their long driveways and associated front gardens.
- 3.4 The proposed flat roofed rear addition would be finished in materials consisting of acrylic render to match the existing wall colour, white upvc windows to match existing and aluminium doors. The guttering would also match existing.
- 3.5 The proposed rear addition would be proportionate to the dwelling house and would not be readily visible from the street scene. It would not have a detrimental impact on the character and appearance of the area.
- 3.6 The only fenestration proposed to the rear extension is a set of folding doors to the rear elevation.
- 3.7 In addition, the application includes the insertion of a window in the side wall of the existing dwelling house which would face No. 39 Hullbridge Road. The side wall already contains two windows, one serving a kitchen, the other serving a bathroom which is obscure glazed; the entrance door is also located on this wall.
- 3.8 The proposed window on the side wall is indicated on the submitted plans to be a reopening of a window that previously existed. The proposed window would serve a third bedroom. Although the proposed window would be positioned opposite a window serving the kitchen to No. 39 no objection has been raised by the occupants of this neighbouring dwelling. In addition, consideration must be given to the fact that the insertion of a window in an

existing wall of a dwelling house at ground floor level would be permitted development by virtue of the General Permitted Development Order (2015) (as amended) and the permitted development restrictions would not require that the window be obscure glazed or fixed shut. Although the proposed side window may give rise to some potential for increased overlooking, in this case, given the permitted development fallback it is considered that it would not be reasonable to require that the window be obscure glazed and fixed shut.

- 3.9 The proposed folding doors would face the rear garden which is enclosed by a 1.8m close boarded fence and a tall brick wall. At ground floor level, the doors would not lead to significant loss of privacy to neighbouring properties or overlooking concerns.
- 3.10 The proposed rear addition is modest in scale and at 3.1m to the top of the roof would not lead to unreasonable overshadowing or overbearing effect on any neighbouring property.
- 3.11 SPD2 requires two-bedroomed properties to provide 50m² of garden area with three-bedroomed properties providing 100m². The proposal would result in the property having a garden area equating to approximately 120m². The rear garden would decrease slightly in size; however, it is considered that sufficient amenity space would still remain.
- 3.12 The bat survey declaration form submitted indicates that there is not likely to be harm to bats or their habitat as a result of the proposed works. The proposal would not be likely to impact adversely on any other protected species given the site characteristics.
- 3.13 There are mature trees located to the front of the site; however, they are some 40m in distance from the front wall of the dwelling and therefore would not be impacted. There are also four TPO trees that are approximately 30m and more from the application site. As the proposed works are to the rear, no harm would result to these trees from the proposed works.
- 3.14 The Council's adopted parking policy requires that dwellings with two or more bedrooms be provided with at least two off street car parking spaces with dimensions of at least 5.5 by 2.9 metres. The driveway provides the required off street car parking spaces at the preferred bay sizes of 5.5m by 2.9m and the proposal would have no impact on it.

4 CONSULTATIONS AND REPRESENTATIONS

Rayleigh Town Council

- 4.1 No representations made.

Neighbours

- 4.2 Seven neighbours were notified about this planning application; none responded with any comments or objections.

5 EQUALITY AND DIVERSITY IMPLICATIONS

- 5.1 An Equality Impact Assessment has been completed and found there to be no impacts (either positive or negative) on protected groups as defined under the Equality Act 2010.

6 CONCLUSION

- 6.1 In conclusion, the proposed extension would not cause a significant detrimental impact on the character of the area and would not result in any unreasonable harm to residential amenity.



Marcus Hotten

Assistant Director, Place & Environment

Relevant Development Plan Policies and Proposals

National Planning Policy Framework 2019

National Planning Practice Guidance

Core Strategy Adopted Version (December 2011) – policies CP1

Development Management Plan (December 2014) – policies DM1, DM3, DM25
DM27, DM30

Parking Standards: Design and Good Practice Supplementary Planning Document
(December 2010)

Supplementary Planning Document 2 (January 2007) – Housing Design

The Essex Design Guide (2018)

Natural England Standing Advice

REASON FOR DECISION AND STATEMENT

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against the adopted Development Plan and all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework. The proposal is considered not to cause significant demonstrable harm to any development plan interests, other material considerations, to the character and appearance of the area, to the street scene or residential amenity such as to justify refusing the application; nor to surrounding occupiers in neighbouring streets.

For further information please contact Michael Anderson on:-

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