

16/01000/FUL**57 HAREWOOD AVENUE, ROCHFORD****GROUND FLOOR FRONT IN FILL EXTENSION**

APPLICANT: **MR M KEOGH**
ZONING: **EXISTING RESIDENTIAL**
PARISH: **HAWKWELL PARISH COUNCIL**
WARD: **HAWKWELL WEST**

1 PLANNING APPLICATION DETAILS

- 1.1 The proposal is to construct a ground floor front in fill extension. The property has an existing garage to the northern side elevation, which projects forward of the front elevation of the dwelling by a maximum of some 2.05 metres. The proposal would be to bring the front elevation of the dwelling forward across the full width of the dwelling to match the depth of the existing garage, with a flat roof and a height of some 2.4 metres.

2 THE SITE

- 2.1 The site is a semi-detached house in the residential area of Rochford. It neighbours 59 Harewood Avenue to the north and 2 Rutland Gardens to the south.

3 RELEVANT PLANNING HISTORY

- 3.1 None.

4 CONSULTATIONS AND REPRESENTATIONS

- 4.1 HAWKWELL PARISH COUNCIL: No objections.

5 MATERIAL PLANNING CONSIDERATIONS

- 5.1 The Allocations Plan (2014) forms part of the Development Plan for the Rochford District. The Allocations Plan superseded the proposals map that accompanied the 2006 Replacement Local Plan. The site is without specific allocation as there are no specific allocation policies for the existing residential area, given that they are already developed. The Allocations Plan therefore

carries forward the existing residential area allocation of the previous Local Plan.

- 5.2 To the north, the proposed extension would be obscured from view by the existing garage and as such would not be considered to have a detrimental impact on the amenity of the occupiers of No. 59 Harewood Avenue so as to justify a reason for refusal.
- 5.3 To the south, the side elevation of the proposed extension would be sited some 8 metres from the rear elevation of 2 Rutland Gardens. The proposed extension would be single storey and as such it is not considered that it could give rise to a loss of amenity to occupiers to 2 Rutland Gardens so as to justify a reason for refusal.
- 5.4 The properties along the street vary in scale and design, and as such it is not considered that the proposed extension would be considered out of character within the street scene.
- 5.5 The property has a paved driveway, which could accommodate two off street parking spaces, each measuring 2.9 metres by 5.5 metres, in accordance with the Essex Parking Standards document.

6 CONCLUSION

- 6.1 The proposal is considered to be an appropriate development, which would not be considered detrimental to the street scene or neighbouring amenity so as to justify a reason for refusal.

7 RECOMMENDATION

- 7.1 It is proposed that the Committee **RESOLVES**

That planning permission be granted, 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 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.



Assistant Director, Planning & Regeneration Services

Matthew Thomas

Relevant Development Plan Policies and Proposals

Rochford District Council Local Development Framework Allocations Plan Adopted February 2014

Rochford District Council Local Development Framework Core Strategy Adopted Version (December 2011)

CP1

Rochford District Council Local Development Framework Development Management Plan adopted 16th December 2014.

DM1

Rochford District Council Local Development Framework Supplementary Planning Document 2 Housing Design (January 2007)

Parking Standards: Design and Good Practice: 2009

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If you would like this report in large print, Braille or another language please contact 01702 318111.

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