
16/00708/FUL

8 LABURNUM CLOSE, HOCKLEY

FIRST FLOOR PITCHED ROOF SIDE EXTENSION, PITCHED ROOF TO EXISTING FRONT PORCH AND SINGLE STOREY SLOPED ROOF REAR EXTENSION

APPLICANT: **MRS ZOE SAWARD**
ZONING: **RESIDENTIAL**
PARISH: **HOCKLEY PARISH COUNCIL**
WARD: **HOCKLEY**

1 PLANNING APPLICATION DETAILS

- 1.1 This application relates to a number of proposed alterations, including a first floor side extension, a single storey rear extension and the re-roofing of the existing front porch, at a semi-detached house located on the south side of Laburnum Close, which is situated within the residential area of Hockley. The application is brought before Members in accordance with protocols, because the applicant is a member of staff.
- 1.2 The proposed first floor side extension would be located on the east facing elevation of the property and would infill an existing recess at first floor level, located above the flat roofed garage. This first floor extension would measure approximately 1.45 metres in width and 3.9 metres in depth, creating flush front and side elevations to the property. The existing roof over the dwelling would be expanded to incorporate the proposed addition. The addition would include a single window on the east facing side elevation.
- 1.3 The proposed single storey rear extension would measure approximately 6.0 metres in width and 3.0 metres in depth. This addition would include a mono-pitched roof design, which would measure approximately 2.6 metres in height to the eaves and 3.3 metres at its highest point. This addition would include a set of bi-folding doors on the rear elevation and three roof lights.
- 1.4 The currently existing front porch and adjoining garage are of flat roofed design. It is proposed that the flat roof of the front porch and some of the roof over the adjoining garage be replaced with a pitched roof design, which would comprise of hipped and dual-pitched elements. The roof would measure

approximately 2.9 metres in height to the eaves and 3.8 metres at its highest point. There would be no change to the footprint of the existing porch.

- 1.5 The proposed additions would be finished with rendered walls and grey roof tiles to match those existing.

2 THE SITE

- 2.1 The application site is located on the south side of Laburnum Close, which is located in the residential area of Hockley, and is formed of a semi-detached two-storey dwelling. The property is located within a regular building line of detached and semi-detached properties built to a similar design. The application site neighbours 10 Laburnum Close to the east, which consists of a two-storey detached property. This neighbouring dwelling has completed a first floor extension over its associated flat roofed garage which is located adjacent to that of the application site, as well as introducing a pitched roof over the front section of the garage and front porch. To the west the application site adjoins 6 Laburnum Close, which forms the other half of the semi-detached pair. This neighbouring dwelling does not appear to include any development to its frontage but includes a large rear extension with pitched roof elements.
- 2.2 The property benefits from a moderately sized rear garden area, which is enclosed with a high level boundary treatment, as well as a moderate front garden space, which includes an area of off-street parking.

3 RELEVANT PLANNING HISTORY

- 3.1 There is no available planning history which is considered relevant to this currently pending application.

4 CONSULTATIONS AND REPRESENTATIONS

- 4.1 There have been no comments received in relation to this application.

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 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 Rochford District Council Local Development Framework 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).

- 5.3 Part (ix) of Policy DM1 requires that proposals avoid overlooking to ensure privacy and the promotion of visual amenity. Furthermore, parts (x) and (xi) require that a proposal would have a positive relationship with nearby buildings and a scale and form appropriate to the locality, in accordance with policy DM3.
- 5.4 The proposed first floor side extension would include the expansion of the existing roof of the dwelling, infilling a currently existing recess. Therefore the visual appearance of the dwelling would be minimally altered through this addition and the character of the dwelling would not be negatively impacted. Such alterations have been completed at neighbouring dwellings and therefore the alteration would not appear incongruous within the street scene.
- 5.5 The proposed roof over the rear extension and the replacement roof over the porch and part of the existing garage would complement that of the main dwelling. Furthermore, the neighbouring dwelling at number 10 includes a pitched roof on the front elevation. It is therefore considered that the proposed roofs would be sympathetic to the surrounding built forms in line with policies DM1 and DM3 of the Development Management Plan.
- 5.6 Rochford District Council's Supplementary Planning Document on Housing Design states that first floor extensions should be sited to ensure that their projection does not form a horizontal angle greater than 45° with the nearest habitable room window of any adjacent property. This guidance is for consideration of rear extensions. However, it is also useful in determining the impact of other multiple storey developments.
- 5.7 As the proposed first floor addition would infill a current recess located on the north east corner of the property, the addition would not exceed the existing front or side elevations. Therefore the extension would have no impact on the neighbouring dwelling at number 6, which is located to the west of the site. Furthermore, as the proposed addition would not exceed the front elevation of the dwelling, which is exceeded by the extension to number 10, the 45° ruling as detailed above would not be breached, nor would any overbearing impact be caused.
- 5.8 The first floor addition would include a window on the side elevation. This would be relocated from its current position, bringing it approximately 1.5 metres closer to the neighbouring dwelling at number 10. The window would give views from a proposed study. The existing window gives views from the hallway, which would not be utilised for elongated periods of time. There is a window existing on the neighbouring dwelling almost opposite. Therefore due

to the closer proximity to the neighbour and the changed use of the space from which it would give views, it is deemed necessary that a condition be included stating that this window should be obscure glazed and non-opening below 1.7 metres.

- 5.9 The proposed single-storey extension is of modest proportions and therefore it is not considered that the development would have any unacceptable impact on the amenity of the neighbouring properties in terms of overshadowing, overbearing impact or overlooking. The proposed set of bi-folding doors would give views down the rear garden and cause no direct overlooking to the immediate area of the neighbouring properties and as such are not deemed objectionable. The proposed roof lights would not be considered to cause any negative impact upon neighbouring private amenity.
- 5.10 The altered roof over the front porch and part of the garage would consist of modest proportions. The replacement roof over the porch would be of an appropriate design and would not cause any unacceptable impact on the neighbouring dwellings.
- 5.11 The materials proposed for the exterior finishing of the additions would match those of the existing dwelling in line with the guidance provided within Rochford District Council's Supplementary Planning Document 2 – Housing Design.
- 5.12 The proposed works would not add to the number of bedrooms within the property. Therefore the required parking provision would not be altered. Adequate off street parking is available within the garage and upon the existing area of hardstanding.
- 5.13 Rochford District Council Local Development Framework Supplementary Planning Document 2 Housing Design requires that three-bedroomed dwellings should include a private rear garden space measuring a minimum of 100 square metres. Following the implementation of the proposed rear extension the rear garden space would measure approximately 94 square metres. Given that the rear garden space would measure only marginally less than the guidance requires and the close proximity of the site to the public space of Hockley Woods, the garden space would be deemed acceptable in this case.
- 5.14 The proposal would not likely result in harm to bats or any other protected species and would therefore not be in breach of policy DM27 of Rochford District Council's Development Management Plan.

6 CONCLUSION

- 6.1 The proposed works are considered to be acceptable.

7 RECOMMENDATION

7.1 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.

REASON: Required to be imposed pursuant to 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 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.

REASON: To enable the Local Planning Authority to retain adequate control over the appearance of the building, in the interests of amenity.

- (3) The proposed window to be located on the east facing side elevation of the proposed first floor addition should be glazed in obscure glass and be of a design not capable of being opened below a height of 1.7m above finished floor level. Thereafter, the said window should be retained and maintained in the approved form.

REASON: To enable the Local Planning Authority to retain adequate control over such details, in the interests of privacy between adjoining occupiers.

The following informatives should also be included on the decision notice:-

- (1) Prior to the commencement of the permitted development, the applicant is advised to undertake a suitable and sufficient site investigation and any necessary risk assessment to ensure the land is free from significant levels of contamination. The Local Planning Authority should be given prior notification of any proposed remediation scheme.

The Local Planning Authority has determined the application on the basis of the information available to it, but this does not mean that the

land is free from contamination. The applicant is responsible for the safe development and safe occupancy of the site.

- (2) The applicant should be made aware that any departure from the approved plan is likely to result in the development being unauthorised with the requirement for a further application to be submitted, which will be dealt with on a "without prejudice" basis. Early contact with the planning department where a change is contemplated is strongly advised although even minor changes are likely to require a new application.

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.



Matthew Thomas

Assistant Director, Planning and Regeneration Services

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 (December 2014) - DM1, DM3, DM27

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

Parking Standards Design and Good Practice (2009)

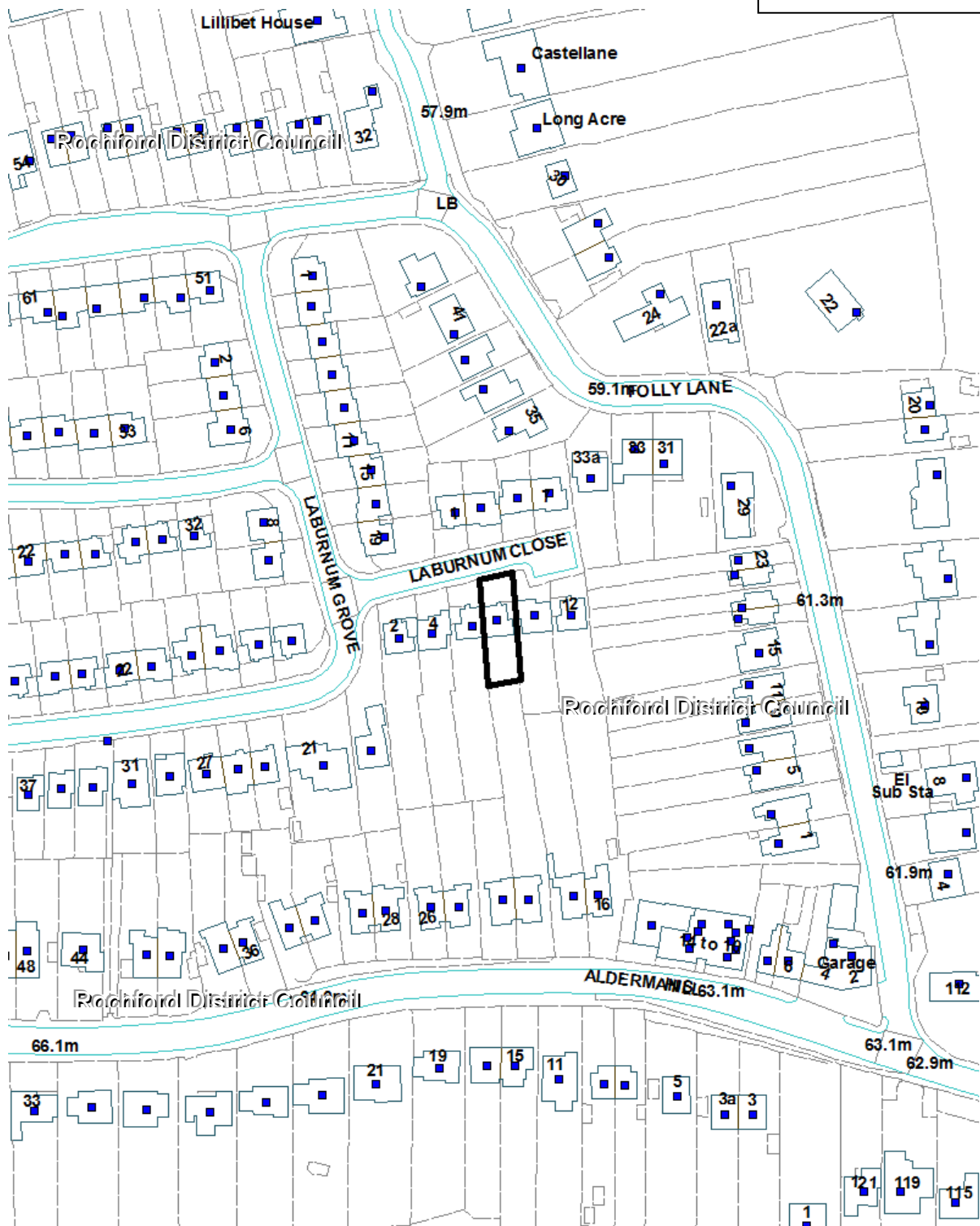
For further information please contact Holly Flint on:-

Phone: 01702 318035

Email: holly.flint@rochford.gov.uk

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

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