

**16/00713/FUL**

**“STEPPING STONE”, CANEWDON ROAD, ASHINGDON,  
SS4 3JJ**

**ADDITIONAL FLAT ROOF FRONT DORMER AND ROOF  
LIGHT, EXTEND EXISTING DORMER AND ALTERATIONS  
TO REAR DORMER AND FRONT PORCH AND INSERT  
ADDITIONAL GROUND FLOOR WINDOW TO FRONT**

**APPLICANT: MR AND MRS MANSER**

**ZONING: METROPOLITAN GREEN BELT**

**PARISH: ASHINGDON PARISH COUNCIL**

**WARD: HOCKLEY AND ASHINGDON**

## **1 PLANNING APPLICATION DETAILS**

- 1.1 This application is brought before the Committee in accordance with protocols because the applicant is a member of staff.
- 1.2 This application relates to the proposed construction of an additional front dormer addition, as well as amendments to the existing dormers and roof line, plus alterations to the front porch and fenestration pattern on the front elevation of a property known as “Stepping Stone”, which is located on the north side of Canewdon Road. The application site is situated on land which is allocated as Metropolitan Green Belt.
- 1.3 The existing property is an extended semi-detached bungalow, which has undergone previous development, including the addition of a side extension, front and rear dormer additions and the construction of an attached double garage. The alterations to the dwelling took place largely during the 1970s and 1980s. The property is currently finished in a cream render with a concrete tiled roof, the current dormer additions include flat felted roofs with hung tile walls and the side garage is rendered and also includes a flat felted roof.
- 1.4 The existing flat roofed dormer on the front elevation measures approximately 2.45 metres in width, 2.5 metres in depth and 1.65 metres in height. It is proposed that this dormer be extended in width to approximately 3.0 metres. The depth and width of the dormer would remain the same as existing. The alterations would also include the addition of a larger scaled window and the

change of the material used for the finished walls to a magnolia coloured cladding.

- 1.5 Proposed alterations to the roof line on the front elevation of the dwelling also include the implementation of a roof light, as well as an additional flat roofed dormer. The proposed roof light would be positioned between the existing and the proposed front dormer additions, giving light to the landing on the first floor. The proposed additional dormer extension would take similar proportions to the extended existing dormer at approximately 3.0 metres in width, 2.5 metres in depth and 1.65 metres in height. The dormer would include a front facing window, of the same proportion as that proposed in the extended dormer, and would be finished with a flat felted roof and magnolia clad walls.
- 1.6 Alterations to the existing rear dormer include the reconfiguration of the current fenestration pattern, including the removal of 2 two-panelled windows which would be replaced by a single three-panel window and the insertion of an additional single panel window. The materials of the dormer would also be altered. The current hung tile walls would be refinished with magnolia coloured cladding to match the proposed materials of the front dormer additions.
- 1.7 It is proposed that the front porch would be relocated in its position on the front elevation of the dwelling, moving approximately 2.0 metres to the west. The front porch would retain the same design, as well as the same approximate dimensions, at 2.15 metres in width, 1.0 metre in depth and 2.75 metres in height to the eaves and 3.7 metres in height at its ridge.
- 1.8 In order to accommodate the relocation of the front porch the existing two-panel window on the front elevation of the property at ground floor level is to be removed. This will be replaced by the front entrance to the property and no further window openings.
- 1.9 The proposed alterations would allow for the internal reconfiguration of the property. The alterations to the ground floor would be minimal and would include the relocation of the current home office space providing a wider hallway and more useable and practical layout. The alterations to the first floor would allow for the enlargement of the bedroom spaces and the insertion of an en-suite bathroom. The added floor space would equate to less than approximately 1.5 square metres.

## **2 THE SITE**

- 2.1 The application site is located on the north side of Canewdon Road, close to the junction with Ellesmere Road. The site is located within the Metropolitan Green Belt. The area is relatively sparsely developed with a large proportion of surrounding open space. The application site is located within a small grouping of properties. Those in the close proximity of the site include bungalow properties, with two-storey dwellings located further to the west. To

the east of the site is open land and further sparsely positioned residential development.

- 2.2 The application site neighbours the junction to Ellesmere Road to the east, followed by open land, and adjoins a property known as Halstead to the west, which forms the other half of the semi-detached pair. The adjoining property has retained its original modest proportions and gives an indication of the original size of the host property.

### **3 RELEVANT PLANNING HISTORY**

- 3.1 The application site has quite a substantial planning history, which is concentrated within the 1970s and 1980s during which a number of additions were proposed for the property.
- 3.2 During the 1970s applications were submitted for a proposed rear addition, during 1977 which does not appear to have been implemented, two rooms in the loft space including front and rear dormers, during 1979 which according to later applications had been put into place, and a detached double garage to the rear of the site later during 1979.
- 3.3 During the 1980s a number of attempts were made to extend the dwelling. Applications were approved for a single storey side extension, during 1983 which appears to have been implemented, a two-storey side addition including large scale front and rear dormers, during 1984 plans included within this application do not tally with the current built form, a rear dormer during 1984 and an attached double garage during 1989.
- 3.4 It would appear that the built form currently in place on the application site includes the proposed additions detailed in the 1979 application, relating to two rooms in the loft space, the 1983 application, relating to a single-storey side addition, the 1984 application, relating to the rear dormer addition, and the 1989 application, relating to the attached double garage.
- 3.5 From the available planning history it would appear that the property was originally constructed as a modestly sized, two-bedroom, semi-detached bungalow built to a relatively simple design. A number of alterations have been completed during the property's history, which have greatly extended upon its internal floor space and ground coverage.

- 3.6 Details of the most recent applications are outlined below:-

Application no. 83/00286/FUL - Erect a game room study and utility room with rooms in roof space.

Refused 8 June 1983

Application no. 83/00876/FUL – Add two storey side extension

Approved 10 February 1984

Application no. 84/00390/FUL – Rooms in roof

Refused 14 August 1984

Application no. 84/00708/FUL – Rear dormer

Approved 21 November 1984

Application no. 89/00255/FUL – Attached double garage

Approved 8 September 1989

#### **4 CONSULTATIONS AND REPRESENTATIONS**

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

#### **5 MATERIAL PLANNING CONSIDERATIONS**

- 5.1 As the site is located within the Green Belt, as identified in the Council's adopted Allocations Plan (2014), the proposal needs to be assessed against local Green Belt policies and in relation to the National Planning Policy Framework. There is a general presumption against inappropriate development within the Green Belt and development should not be approved, except in very special circumstances (shown in paragraphs 79-92). Inappropriate development is, by definition, harmful to the Green Belt.
- 5.2 The Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.
- 5.3 When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. Very special circumstances will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.
- 5.4 Paragraph 89 of the NPPF states that, the local planning authority should regard the construction of new buildings as inappropriate in the Green Belt; with the exception of extensions that do not result in disproportionate additions over and above the size of the original building.
- 5.5 The NPPF should be considered alongside the Council's Development Plan Policies. Of particular relevance to this proposal is Development Management Policy DM17, which reads as follows:-

Applications for extensions to dwellings in the Green Belt will be considered favourably provided that the proposal would result in no more than a 25% increase in internal floor space of the original dwelling, and provided that:-

- (i) the proposal does not involve a material increase in the overall height of the dwelling; and
- (ii) the proposal has been designed so as to avoid a negative impact on the character and appearance of the Green Belt through its scale, mass and orientation.

Any development which is permitted should be of a scale, design and siting such that the character of the countryside is not harmed and nature conservation interests are protected.

Any grant of planning permission will be conditioned to remove permitted development rights which would allow the dwelling to be extended in order to control their scale, appearance and impact.

- 5.6 The property has been previously extended by a vast extent. From the available planning history and the sizing of the adjoining dwelling the original internal floor space has been predicted at a maximum of approximately 52.0 square metres. The existing additions to the property were constructed during the 1970s and 1980s. The current internal floor space of the property measures at approximately 148.2 square metres. This equates to an increase upon the original internal floor space of the property of approximately 96.2 square metres, resulting in an approximate percentage increase of 185%. The existing additions to the property pre-date the above policy guidance, which is included within Rochford District Council's Development Management Plan, which was formally adopted in 2014. However, they are still to be taken into consideration under the current policy guidance as additions to the dwelling in excess of the acceptable 25% increase.
- 5.7 It should be noted that the double garage has not been included in the measurement of the internal floor space measurement as it cannot be considered as habitable floor space.
- 5.8 The proposed works the subject of this application would increase upon the internal floor space of the property by less than approximately 1.5 square metres. The footprint of the dwelling is not to be altered as the works are mainly concentrated within the roof line and the alterations to the front porch do not include an increase in its dimensions. Although the property has been vastly extended in the past, the additional internal floor space created through the proposed works in this current application would be minimal. It is not considered that the further increase in internal floor space would have a detrimental impact upon the openness of the Green Belt, and therefore would not be contrary to the prevailing aim of Policy DM17.
- 5.9 The proposed works would adhere to the other requirements included within Policy DM17, as the proposed roofs of the dormer additions would not exceed the ridge height of the existing dwelling and the design and appearance of the additions are not considered to have any significant unacceptable impact upon the street scene, residential amenity or character of the Green Belt.

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- 5.10 In line with Policy DM17 due to the extent to which the property has been previously extended, plus the further extensions to the dwelling included within this application, it has been deemed appropriate to include a condition on the decision notice to remove the property's Permitted Development Rights. This is to protect the Green Belt from further development to the detriment of its open character.
- 5.11 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'. Of particular relevance to this proposal for extensions to an existing property are parts (x) and (xi) of Policy DM1 which 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. Policies DM1 and CP1 advise that proposals should have regard to the detailed advice and guidance in Supplementary Planning Document 2 (SPD2).
- 5.12 Supplementary Planning Document 2 requires front facing dormers to have pitched roofs. It is further detailed that dormers must be modest in scale and subservient within the roof scape, respecting the form and character of the existing dwelling.
- 5.13 This application proposes a front flat roofed dormer which would be set into the existing roof slope, taking a modest scale in relation to the existing property creating a compatible and subservient addition, which is not out of scale with the existing property. Although the dormer would not adhere to the guidance stating that front facing dormers should include a pitched roof design, the property has an existing front facing flat roofed dormer, therefore the proposal would not create any additional negative impact in terms of character by way of its flat roof design.
- 5.14 The dormer would be set into the roof from all angles and the maximum height would not exceed the ridge height of the existing dwelling. It is not considered that the dormer would have a significant visual impact on the street scene or the character of the area as a whole. The development is not considered unreasonable and would not create an incongruous feature which would substantially disturb the visual amenity of the area.
- 5.15 The extension of the existing dormer includes an increase in its width of approximately 0.55 metres. The other proportions of the dormer would not be altered. It is not considered that the increase in width would significantly alter the appearance of the dwelling. Furthermore, the increase in width would result in a more balanced appearance with the proposed additional dormer.

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- 5.16 The proposed roof light on the front elevation of the property would not significantly alter the appearance of the front of the dwelling and would therefore cause minimal impact in terms of visual amenity.
- 5.17 The relocation of main entrance of the property and the associated porch structure would not cause a significant impact on the appearance of the dwelling, the visual amenity of the street scene or the character of the area. As the proposed door opening would face onto the street and would replace an existing window on the front elevation of the property there would be no additional impact in terms of loss of privacy.
- 5.18 The additional windows and fenestration alterations included within the proposal would create openings which would result in views down the garden and onto the street. No direct overlooking would be caused to the immediate area to the front or rear of the neighbouring properties, causing detriment to private amenity, and as such the proposed fenestration is not deemed objectionable.
- 5.19 There is a relatively vast degree of separation between the application site and any neighbouring residential dwelling to the east. It is therefore considered that the proposed developments would not cause any unacceptable impact in terms of overshadowing, overbearing impact or visual amenity.
- 5.20 The adjoining property known as Halstead is unlikely to be unacceptably impacted by the proposed developments. The dormer additions would not be located in any closer proximity to this neighbouring dwelling and would not be increased in either depth or height. Due to the presence of the existing dormer additions it is not considered that overshadowing or overbearing impact would be increased. The front porch would remain relatively modest in its dimensions and would be separated from this neighbouring dwelling by approximately 3.1 metres, therefore the level of impact created would be considered minimal.
- 5.21 There have been no comments received from the occupants of the neighbouring dwellings in relation to this application.
- 5.22 The proposed materials would either match or complement those of the existing dwelling adhering to the guidance set out in the Rochford District Council Local Development Framework Supplementary Planning Document 2 Housing Design. The materials used would therefore cause no negative impact on the visual amenity of the property or the character of the area as a whole. Although the proposed cladding, which is proposed for the front and rear dormer extensions, would not match the existing materials of the dwelling it is considered that it would complement the existing materials, offering a practical design, which would not cause any unacceptable impact on visual amenity.

- 5.23 The internal alterations which would be possible following the proposed alterations to the property would allow for the enlargement of the bedrooms on the first floor. There would be no bedrooms added to the property, it is therefore deemed that the parking requirements of the site would not increase. In cases of dwellings with 2 beds or more the adopted parking standard would require the provision of 2 spaces.
- 5.24 The property benefits from an existing area of hardstanding to its frontage as well as a double garage. The double garage does not achieve appropriate measurements in order to be considered as a viable parking space at the property according to the guidance of the adopted parking standard which requires that garages meet a minimum depth of 7.0 metres. However, the area of hardstanding to the front of the property measures approximately 10.2 metres in width and 6.1 metres in depth. This would allow for adequate parking for in excess of two vehicles in line with the preferred bay size for cars as detailed within the adopted parking standard at 2.9 metres in width and 5.5 metres in depth.
- 5.25 The design and appearance of the proposed alterations to the property are not considered to have any significant impact on the street scene and residential amenity of the area, nor cause any harm to the character of the surrounding countryside by way of a detrimental impact on openness.

## **6 CONCLUSION**

- 6.1 The proposal is considered acceptable, subject to conditions.

## **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) Notwithstanding the provisions of Article 3, Schedule 2, Part 1, Classes A and B of the Town and Country Planning (General Permitted Development) Order 2016 (including any Order revoking or re-enacting that Order, with or without modification) no further extensions shall be erected on any elevation of the property.

REASON: To enable the Local Planning Authority to retain adequate control over such extensions, in the interests of protecting the open character of the Metropolitan Green Belt.

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.



Shaun Scrutton

Managing Director

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### **Relevant Development Plan Policies and Proposals**

National Planning Policy

Rochford District Council Local Development Framework Allocations Plan Adopted February 2014

Rochford District Council Local Development Framework Core Strategy Adopted Version (December 2011) - CP1, GB1, T8

Rochford District Council Local Development Framework Development Management Plan adopted 16th December 2014 - DM1, DM3, DM17, DM30

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

Parking Standards Design and Good Practise (2009)

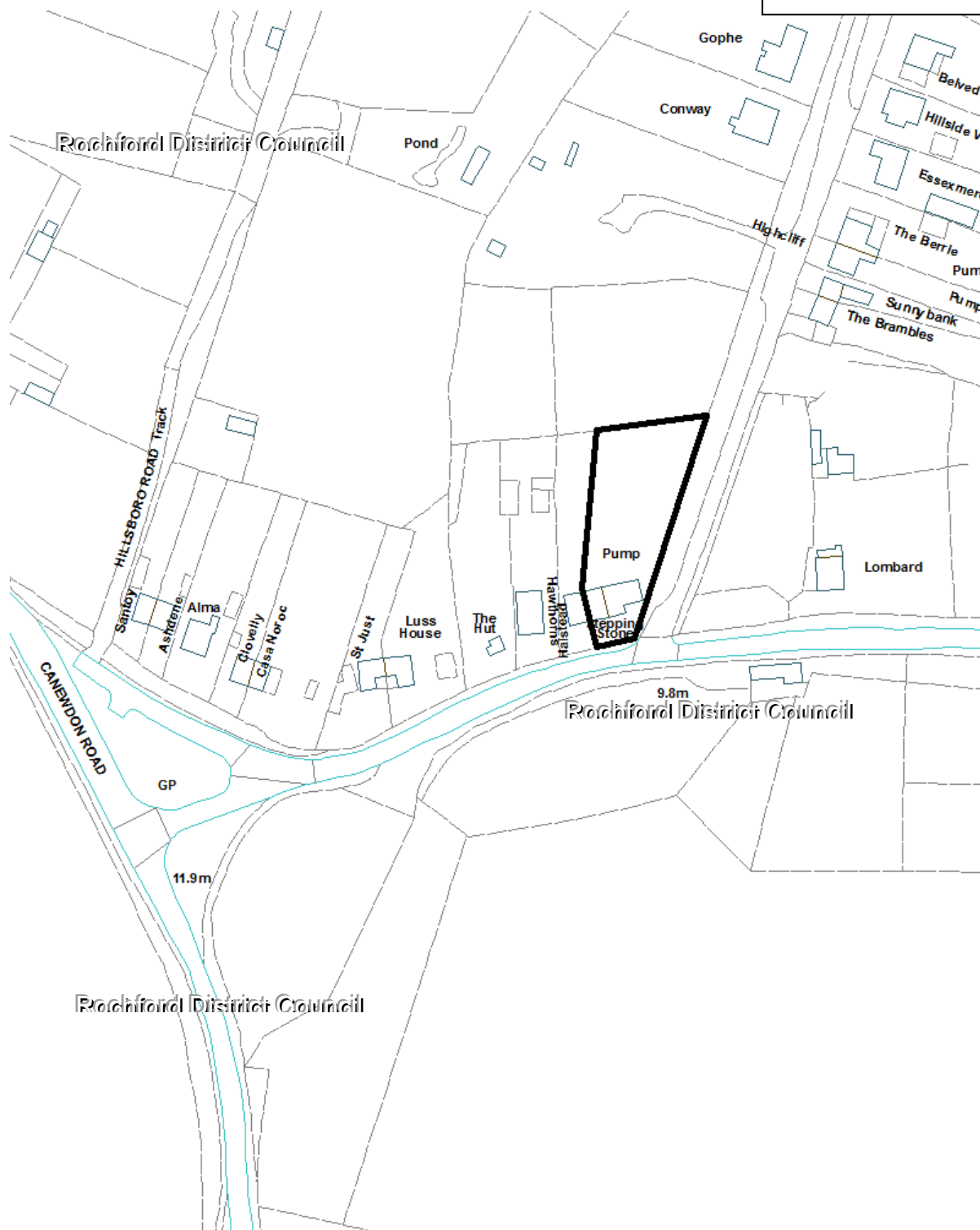
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16/00713/FUL



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