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**14/00758/FUL**

**34 STATION CRESCENT, RAYLEIGH, SS6 8AU**

**EXTEND ROOF FROM HIP TO GABLE END WITH CAR  
PORT BENEATH, LOFT CONVERSION INCORPORATING  
FLAT ROOFED REAR DORMER AND THREE PITCHED  
ROOFED FRONT DORMERS**

**APPLICANT: MR AND MRS K BELL**

**ZONING: RESIDENTIAL**

**PARISH: RAYLEIGH**

**WARD: WHEATLEY**

## **1 PLANNING APPLICATION DETAILS**

- 1.1 This application is to be heard by the Development Committee as one of the applicants is an employee of Rochford District Council.

## **2 THE SITE**

- 2.1 The Rochford District Council Local Development Framework Allocations Plan (Adopted 25 February 2014) forms part of the Development Plan for Rochford District. The Allocations Plan superseded the proposals map that accompanied the 2006 Replacement Local Plan. The site is allocated existing residential development in the Allocations Plan.
- 2.2 The dwelling is a semi-detached bungalow with a hipped roof. A conservatory has been added to the rear.
- 2.3 As a consequence of an increase in land levels towards the north east the pair of semis are at different levels with the applicant's property at a level approximately 0.6m more than the attached dwelling at No. 32.
- 2.4 The attached dwelling has a flat roofed front dormer inserted during the 1970s. More recently the dwelling has had a hip to gable conversion, front roof lights and an enlarged rear dormer (08/00028/FUL).
- 2.5 The proposal is to extend the dwelling to the side adding a car port with first floor accommodation above, a gabled end, three pitched roofed dormer to the front elevation and a flat roofed rear dormer.

- 2.6 The extension would add 3m to the side of the 8.2m wide dwelling. There would be three pitched roofed dormers within the front roof pitch. These would be 1.7m in width with dual pitched roofs and a front gable end. The front elevation of the dormers would be 2.1m in height with each dormer containing a 1.2m wide window. The rear dormer would have a width of 10.2m and a height of 2.4m.
- 2.7 The dormers and upper part of the side gable would feature hanging tiles. The roof tiles would match the existing tiles and the new windows would follow the existing windows.

### 3 RELEVANT PLANNING HISTORY

- 3.1 14/00600/FUL Construct Two Storey Side Extension, Loft Conversion Incorporating Two Flat Roofed Dormers, 2 No. Front Roof Lights And Flat Roofed Front Dormer. Refused 6 October 2014 for the following reason:-

*The proposed two large front dormers would not maintain significant roof verges and would be of a scale which would appear bulky and overly-dominant in the roof of which it would be a part. The proposal, by way of the flat-topped design, would also appear as an incongruous addition, uncharacteristic in form to the dwelling to which it would relate. As a result of the scale and form the proposal would be out of character to the existing dwelling and harmful to visual amenity in the street scene contrary to parts (viii) and (x) of policy HP6 of the Rochford District Replacement Local Plan (2006) and policy CP1 of the Rochford District Core Strategy (2011).*

### 4 CONSULTATIONS AND REPRESENTATIONS

#### Rayleigh Town Council

- 4.1 No objection.

### 5 MATERIAL PLANNING CONSIDERATIONS

- 5.1 The Local Planning Authority must determine the proposal in accordance with the adopted Development Plan, which includes saved policies in the Rochford District Replacement Local Plan (2006) and the Rochford District Core Strategy (2012), taking account also of any other relevant planning policy and other material planning considerations.

#### Design and Layout

- 5.2 Policy HP6 requires alterations/extensions to existing housing to be of a high standard of layout and design. Supplementary Planning Document 2 requires that in proposals involving rooms in the roof of dwellings, any projecting walls or windows shall respect the scale, form and character of the existing dwelling and shall ensure that substantial roof verges are maintained at the sides and below any projecting dormer. Furthermore, front dormers shall have pitched roofs.

- 5.3 The proposed front pitched roof dormers would maintain significant roof verges about them and would appear incidental features within the roof plane in accordance with design guidance.
- 5.4 The rear dormer would also be large and dominant within the roof space, however, as it would not be readily visible from public vantage points it is not considered that it would adversely affect the character of the area.
- 5.5 The side extension would have a minimum 1metre separation between the first floor habitable accommodation and the site boundary with 36 Station Crescent in accordance with policy preventing the coalescence of adjacent dwellings.

## 6 CONCLUSION

- 6.1 It is considered that the proposed development has overcome the previous reason for refusal, is in accordance with local design guidance, and would not be harmful to the appearance of the pair of semi-detached dwellings or the character of the area.

## 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.
- (2) The external facing materials to be used in the construction of the development hereby permitted, shall match (i.e. be of an identical appearance to) those of the corresponding areas of the existing building.



Shaun Scrutton

Head of Planning and Transportation

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**Relevant Development Plan Policies and Proposals**

Rochford District Replacement Local Plan – Policy HP6

Supplementary Planning Document 2 – Housing Design

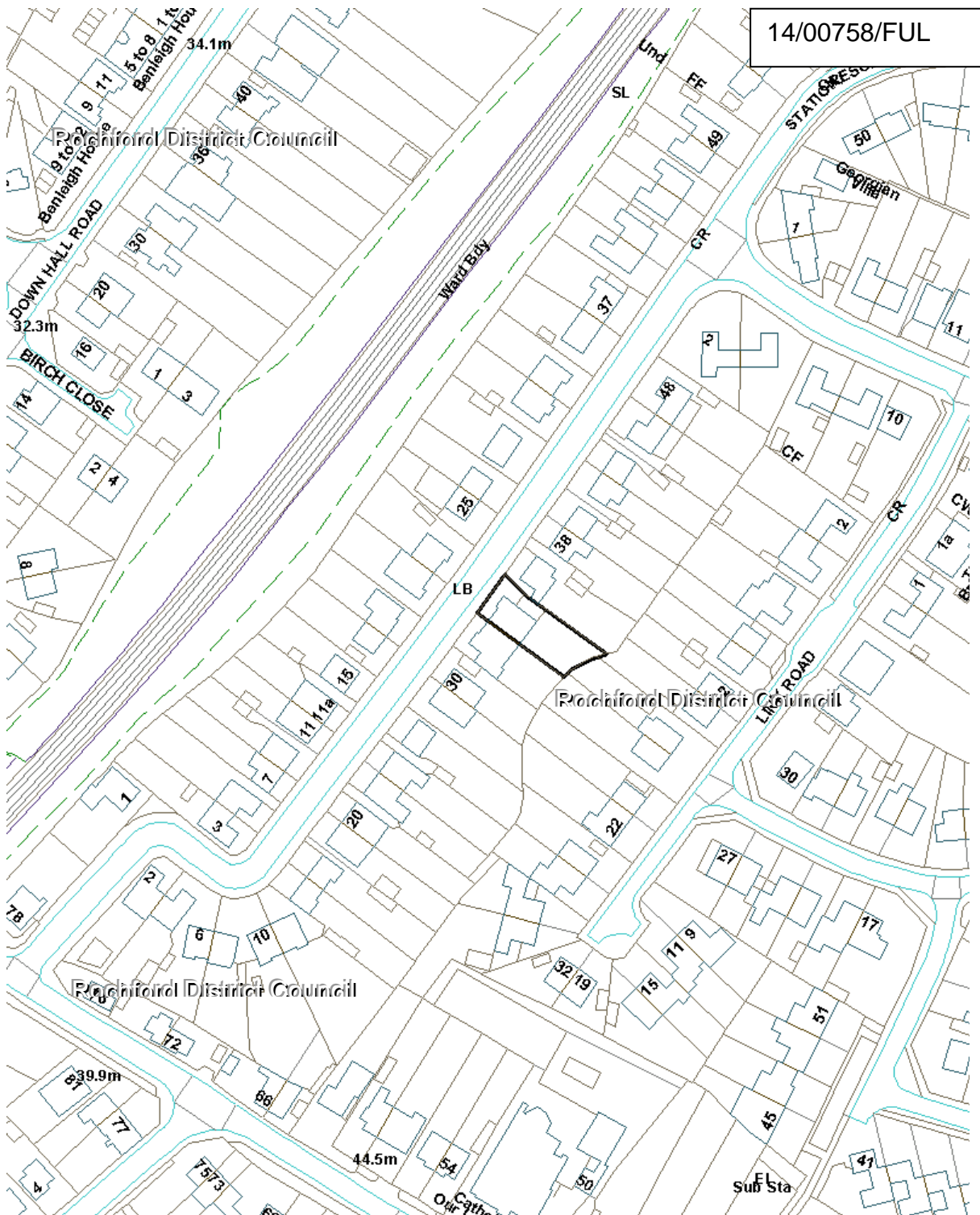
Rochford District Core Strategy (2011) Policy CP1

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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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