
18/00889/FUL

28 CHESTNUT CLOSE HOCKLEY

**SINGLE STOREY PITCHED ROOFED FRONT EXTENSION
AND PORCH**

APPLICANT: **MR RICHARD CARLOW**
ZONING: **RESIDENTIAL**
PARISH: **ASHINGDON PARISH COUNCIL**
WARD: **HOCKLEY AND ASHINGDON**

1 RECOMMENDATION

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

That planning permission be refused for the following reason:-

- (1) The proposed addition would have an excessive depth that would appear out of scale with the existing dwelling and would appear incongruous within the existing street scene. As a result it is considered that the proposal would constitute a poor design, contrary to policy CP1 of the Council's Core Strategy and policy DM1 of the Development Management Plan, together with the guidance set out in 'SPD2' Housing Design.

2 PLANNING APPLICATION DETAILS

- 2.1 This item is brought to Committee as the applicant is related to the Council's Assistant Director, Environmental Services.
- 2.2 This application relates to a proposed single storey front extension and porch to an existing semi-detached bungalow dwelling with rooms in the roof located in a residential area in Hockley.
- 2.3 The application dwelling is adjoined to the west with No. 26 Chestnut Close, a semi-detached bungalow, forming the other half of the pair. To the east, the application site neighbours No. 30 Chestnut Close, also a semi-detached bungalow dwelling.
- 2.4 The wider street scene is predominantly characterised by semi-detached bungalow pairs.

- 2.5 It is proposed to construct a single storey pitched roofed front extension that would expand the existing front bedroom of the dwelling by extending forwards of the principal elevation of the dwelling by approximately 4.6 metres. The proposed front projecting extension would be finished with a bay window, matching the existing bay window on the dwelling that would be replaced. It is also proposed to construct an entrance porch topped with a mono pitched roof, with an entrance door proposed to the front and a single window to the side. The proposed additions would be constructed of materials to match the existing dwelling.

3 MATERIAL PLANNING CONSIDERATIONS

Material 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. Policies DM1 and CP1 advise that proposals should have regard to the detailed advice and guidance in Supplementary Planning Document 2 (SPD2).
- 3.2 Policy DM1 seeks a high standard of design requiring that developments promote the character of the locality to ensure that development positively contributes to the surrounding built environment. Part (ix) of this policy specifically relates to the promotion of visual amenity.

Impact on the Character of the Area

- 3.3 The dwellings within the vicinity of the application site, when originally constructed, would have all been of near matching appearance, being semi-detached bungalow pairs. These bungalows have been extended over the years, with the application host dwelling and several dwellings within the vicinity sporting front facing dormer windows, and the dwelling opposite (No. 65 Southview) having a side extension constructed. It is considered, however, that the primary characteristics of dwellings within the vicinity of the application site have remained.
- 3.4 The application host dwelling is part of a group of three semi-detached bungalow pairs set back from the prevailing building line of the street. This group of dwellings, it is considered, forms a relatively satisfying aesthetic, sharing a strong element of uniformity in the prevailing characteristics of their design. The proposed addition, by extending beyond the front elevation of the existing dwelling by a substantial distance, would interrupt this uniformity characteristic of this section of Chestnut Close, in significant detriment to the character of the area. It is considered that the proposed addition would have an excessive depth which would appear out of scale with the existing dwelling and would appear incongruous within the existing street scene. As a result it is considered that the proposal would constitute a poor design, contrary to policy CP1 of the Council's Core Strategy and with policy DM1 of the Development Management Plan, along with the guidance set out in 'SPD2' Housing Design.

- 3.5 The proposed front porch extension would incorporate a pitched roof that would sit awkwardly with the roof slope in which it would be joined, given that the proposed front elevation drawing indicates that the proposed porch roof would have a shallow mono pitch. However, given the relatively limited scale of the proposed porch addition, it is not considered that the unsatisfactory roof form proposed would have a significant detrimental impact on visual amenity.

Impact on Neighbouring Properties

- 3.6 The proposed single storey front extension would not incorporate any fenestration facing adjacent dwellings and it is therefore considered that the proposal would not cause any significant adverse overlooking impact. The proposed porch would include a side window; this, however, would not face any neighbouring private amenity space or fenestration and it is therefore considered would not cause any significant adverse amenity impact on the occupants of the adjacent dwelling (No. 26 Chestnut Close).
- 3.7 Given the relatively significant length of the proposed extension, it is considered that the proposal may reduce levels of light reaching the fenestration located on the front elevation of the adjacent to No. 30 Chestnut Close. However, given the single storey nature of the proposal and the distance between the two dwellings of just over two metres, it is not considered that any potential overshadowing or overbearing impact would be significantly detrimental to the amenity of the occupants of the adjacent dwelling to justify a reason for refusal of the application.

Car Parking

- 3.8 'SPD2' Housing Design states that for dwellings with two or more bedrooms, at least two off street car parking spaces are required with dimensions of at least 5.5 by 2.9 metres. 'SPD2' also states that there should be space available to the front of dwelling houses for soft landscaping in the interests of visual amenity. The proposal would reduce the area to the front of the dwelling available for off street car parking. Currently there is space available to the front of the dwelling to provide two off street car parking spaces at the required dimensions and some soft landscaping.
- 3.9 The proposed development would reduce the area to the front of the dwelling so there would no longer be sufficient space available to provide two independently operable parking spaces orientated at right angles to the highway at the required dimensions and to provide some space for soft landscaping. However, the front elevation of the proposed addition would be located approximately 5 metres from the highways edge, allowing for an average sized car to be parked in front of it. To the side of the proposed addition there is space available to provide a parking space at the required dimensions and some soft landscaping. It is therefore considered that as a result of the proposal, adequate space for off street car parking would remain. If Members are minded to approve the application, it is recommended that a condition be imposed requiring that two car parking spaces are appropriately

surfaced, marked out and used in perpetuity on site, along with a condition requiring that details be submitted of proposed soft landscaping to the front of the dwelling in the interests of visual amenity.

Garden Size

3.10 The proposal would have no impact on the existing rear amenity space.

Bat survey

3.11 The submitted bat survey declaration form indicates that there is unlikely to be any harm to bats or their habitat as a result of the proposed works.

4 CONSULTATIONS AND REPRESENTATIONS

4.1 None received

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 It is considered that the proposed front extension, by way of its excessive depth, would be out of scale with the existing dwelling, in detriment to the character of the area. It is therefore considered that the proposal would constitute poor design, contrary to policy CP1 of the Council's Core Strategy and policy DM1 of the Council's Development Management Plan.



Marcus Hotten
Assistant Director, Environmental 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 16th December 2014. – DM1, DM30

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

Parking Standards Design and Good Practice (2010)

Background Papers

None.

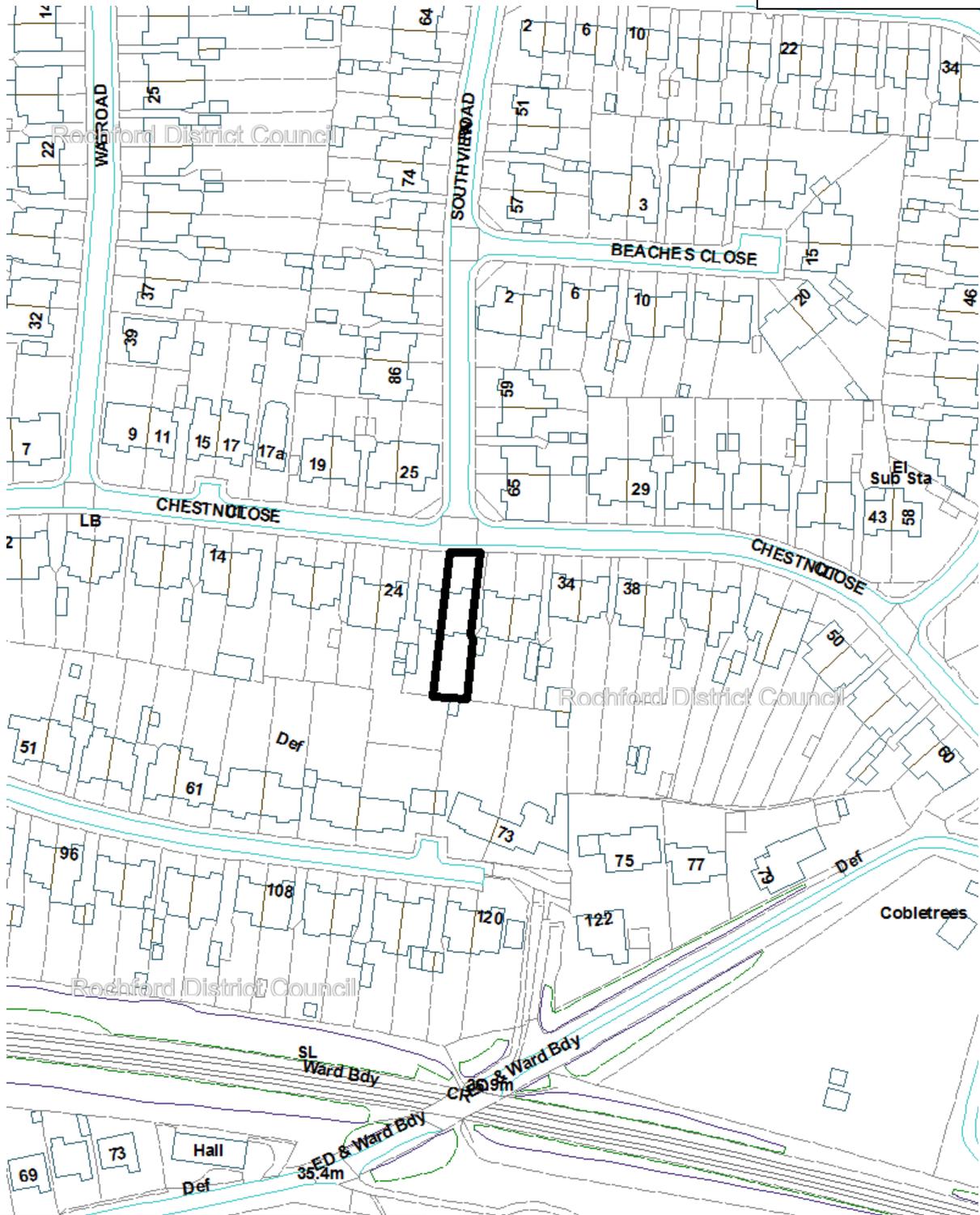
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