

19/00314/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 approved, subject to the following conditions:-

Commencement

- (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.

Approved Plans

- (2) The development hereby permitted shall be carried out in strict accordance with the approved plans listed below:-

Drawings numbered: DRG 01, DRG 03, DRG G04

REASON: For the avoidance of doubt and to ensure that the development is completed out in accordance with the details considered as part of the planning application.

External Materials

- (3) 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.

2 PLANNING APPLICATION DETAILS

- 2.1 This item is brought to Committee as the applicant is related to the Council's Assistant Director, Place and Environment.
- 2.2 The application relates to a proposed single storey front extension involving the extension of the front bay window by 3 metres (4.5 metres from the principal elevation main wall). The shape of the bay and existing hipped gable roof to the bay would remain the same and brought forward in the design. It also involves a small extended porch.
- 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 dwelling 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 4.5 metres (3 metres from the front of the existing bay window). 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

POLICY CP1 - Design

- 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. This point is

expanded in policy DM1 of the 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).

POLICY DM1 – Design of New Developments

- 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 and regard must also be had to the detailed advice and guidance in Supplementary Planning Document 2 – Housing Design, as well as to the Essex Design Guide.

Impact on Character of the Area

- 3.3 The application host dwelling and the surrounding dwellings, when first constructed, would have been almost identical in design. The predominant design on Chestnut Close involves two semi-detached bungalows that each have a front bay window with a hipped roof end. The rears of the adjoining properties have a protruded gable end.
- 3.4 A vast majority of the bungalows have been extended since their original construction and another common feature includes front facing dormers. 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 in response to the junction with Southview Road.
- 3.5 The proposed front addition would be approximately 1.5 metres shorter in depth than the refused front addition in planning application 18/00889/FUL which was refused on the grounds that it would cause a significant impact on the character of the area. The excessive depth of the front addition was the pivotal reason for refusal in the previous application, so it is important to note that the proposed front addition would extend 3 metres from the very front of the front bay window, unlike the 4.5 metre (6 metres from the existing front wall) extension proposed in the refused application. The property also benefits from the fact that it is set back further from the highway than most of the neighbouring properties meaning that, as now proposed, the extension would not extend significantly so as to harm the appearance of the street.
- 3.6 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

- 3.7 The proposed front addition would not incorporate any new arrangements of windows that aren't already existing, indicating there would be no overlooking or loss of privacy to the neighbouring dwellings. The proposed front porch would include a side window facing No. 26 Chestnut Close but it would not directly face any private amenity space or habitable window.
- 3.8 A shared driveway exists between the proposed front addition and neighbouring No. 30 Chestnut Close and giving much more than the usual 1 metre or so side space usually acceptable. This wider side spacing mitigates against the increased forward projection proposed. The depth now proposed compares favourably to a 45 degree test to the corner of No. 30 that, although guidance used in the assessment of two storey forms and to the neighbouring window jamb, nevertheless indicates that the proposal would not significantly block daylight or cause overshadowing.

Car Parking

- 3.9 '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.
- 3.10 The proposed development would reduce the area to the front of the dwelling. The previous application (18/00889/FUL) proposed an excessive depth to the front addition and therefore removed the ability to provide soft landscaping with two off street parking spaces. The current proposal allows for approximately 1.5 metres more depth for the necessary landscaping and off street parking spaces and demonstrates that sufficient off street car parking and landscaping will be provided.

Garden Size

- 3.11 The proposed works are all to the front of the property and therefore would have no effect on the rear garden.

4 CONSULTATIONS AND REPRESENTATIONS

Neighbour Representations

- 4.1 One letter has been received from the following address:

Chestnut Close: 30.

and which makes the following comments and objections:

- Loss of light
- Loss of privacy/overlooking
- Loss of view
- Noise and disturbance
- Poor design
- Poor layout / over-development.

The neighbours state that the proposed works would obscure their view, impact the amount of light they enjoy, claim it would be oversized and would set a bad precedent for other similar front extensions in the Broadlands Estate.

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 In conclusion, the proposed works would not cause a significant detrimental impact on the character of the area. The property benefits from being in a group of 6 semi-detached properties that are set back between 4 to 6 metres from the rest of the bungalows on the south portion of Chestnut Close. In this case it is felt that the 3 metre (4.5 metres from existing front wall) front addition with front porch would not have the same impact on the character of the surrounding area unlike the previously refused proposal of approximately 4.5 metres (6 metres from the existing front wall). Due to the reduction in depth by approximately 1.5 metres, it is felt that the proposal does not warrant a refusal based on a detrimental impact on the character of the area.



Marcus Hotten

Assistant Director, Place and Environment

Relevant Development Plan Policies and Proposals

National Planning Policy Framework 2019

Core Strategy Adopted Version (December 2011) – policies CP1

Development Management Plan (December 2014) – policies DM1, DM27, DM30

Parking Standards: Design and Good Practice Supplementary Planning Document (December 2010)

Supplementary Planning Document 2 (January 2007) – Housing Design

The Essex Design Guide (2018)

Natural England Standing Advice

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.

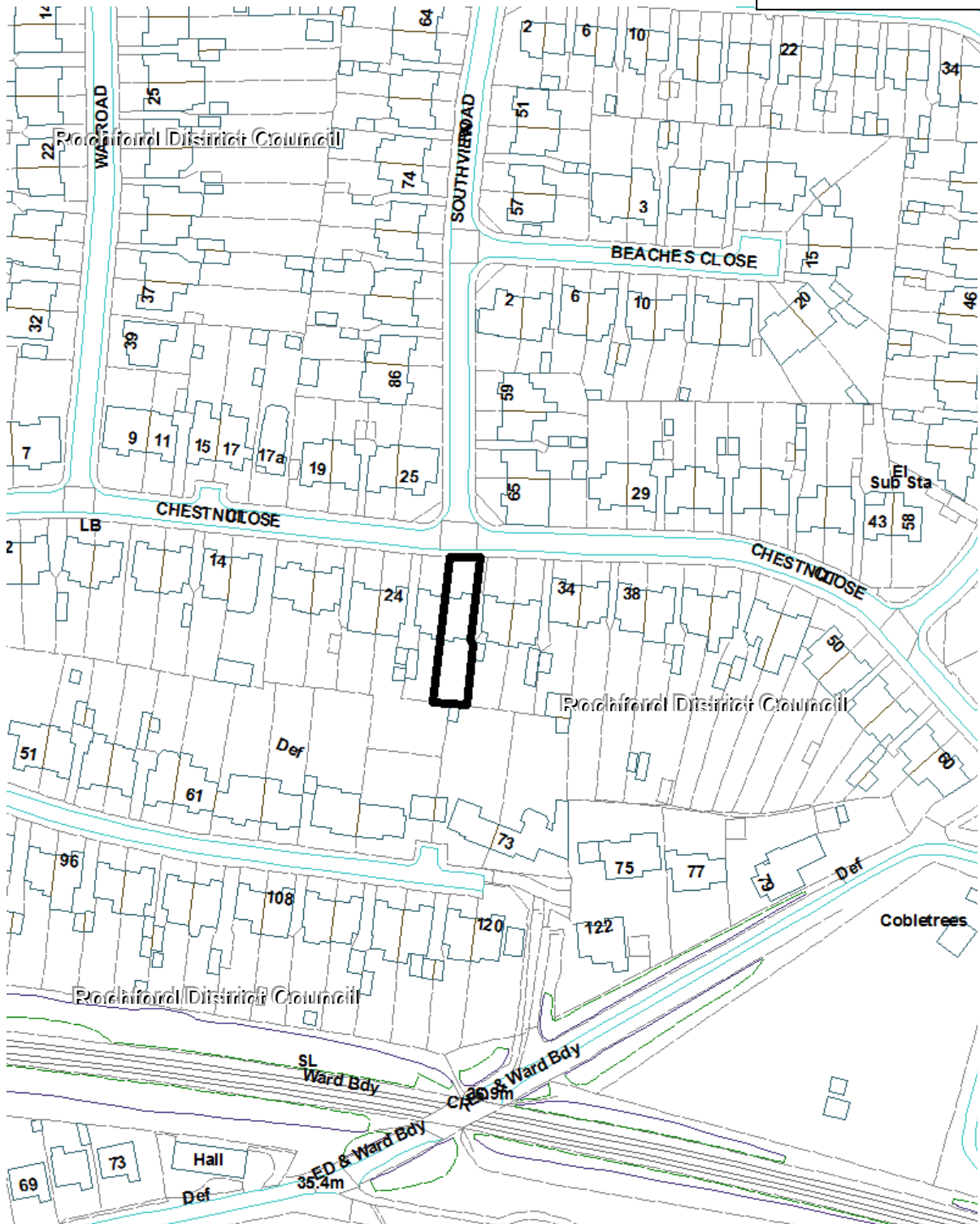
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