



**Rochford District
Council**

DEVELOPMENT COMMITTEE

DATE: 20 July 2023

APPLICATION NO.	23/00487/FUL
ADDRESS	14 Ashingdon Heights, Ashingdon, Essex, SS4 3TH
APPLICATION DETAILS	Proposed single storey extension to existing detached garage (sun room) and use remaining garage as storage
APPLICANT	Mr and Mrs Steve and Sarah Williams
ZONING	Residential
PARISH	Ashingdon Parish Council
WARD	Hawkwell East

REPORT SUMMARY

The proposal, comprising a single storey extension to the existing detached garage for use as a sun room and the use of the remaining garage area as storage, is not considered to be of significant detriment to the character of the area or residential amenity and is considered to comply with all relevant parking and garden space guidance. The proposal is considered policy compliant, specifically in relation to Policy DM1 of the Rochford Council Development Management Plan, CP1 of the Rochford Council Core Strategy and the National Planning Policy Framework, whilst meeting the guidance in The Essex Design Guide, SPD2 and the Parking Standards: Design and Good Practice Supplementary Planning Document.

RECOMMENDATIONS

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 development shall only be undertaken in accordance with the following approved plan: 7179 (date stamped 31st May 2023).

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.

- (3) The external facing materials to be used in the construction of the development hereby permitted, shall be those as listed on the application form and or those shown on the approved plans unless alternative materials are proposed in which case details shall be submitted to and agreed in writing by the Local Planning Authority prior to their use.

REASON: In order to ensure that the development harmonises with the character and appearance of the existing building, in the interests of visual amenity.

REASONS FOR RECOMMENDATION

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.

SUPPORT ING INFORMATION

1.0 PLANNING APPLICATION DETAILS

DRAWING NOS.	7179 (date stamped 31 st May 2023)
SUBMITTED DOCUMENTS	Bat declaration form and planning application form.

This application is before Development Committee as the applicant is a member of staff at Rochford District Council.

Site Context

- 1.1 The application site is located on Ashingdon Heights, Rochford – a development of detached dwellings just north of Clifton Road, Rochford.
- 1.2 The street scene has an estate like feel, with many of the dwellings sharing typing and, in some cases, form. The immediate street scene is made up of detached dwellinghouses, with rooves of traditional pitched form. Many of the surrounding residential sites include garages, with some being detached and others attached, dependant on the orientation and siting of the dwellings.
- 1.3 The application site comprises a detached dwellinghouse and adjacent pitched roofed detached garage which sits some 6.8m from the highway and on the boundary with the adjacent No 12 to the north. Other surrounding residential dwellings include no.8 Ashingdon Heights to the North-West, no.6 to the West and no.16 to the South.

- 1.4 The existing pitched roofed garage has a height of some 3.9m to the ridgeline, with an existing length of some 5.6m and a width of some 3.0m. The existing garage has a front garage door facing the highway and side entrance door towards the rear on the southern side elevation. The existing garage sits on an area which has a 0.5m lower land level, compared to the rest of the turfed garden area.
- 1.5 The proposal seeks an extension to the existing garage with a pitched roof to a height of some 3.8m, projecting towards the rear of the site by 4.0m to the Northern elevation and 4.5m to the Southern elevation. The extension would form a 'sunroom', with the existing garage element being used for storage. The extension would follow the existing boundary line, retaining a slight separation to the boundary of approximately 0.2m. The width proposed is some 2.8m, with the roof featuring two rooflights facing South and a set of bifolding doors to the southern elevation as its fenestration. The garage door to the existing garage would remain.

Planning history

- 1.6 97/00221/FUL – Erect 49 Dwellings and Garages (Comprising 2 x 2-bed Bungalows, 2 x 2-bed Houses, 19 x 4-bed Houses, 26 x 5-bed Houses), Layout and Construct Vehicular Access and Estate Road. REFUSED. ALLOWED on appeal.
This was subject to the following condition:

8. The dwellings shall not be occupied before the garages and hardstandings shown on the approved drawings have been constructed and laid out in their entirety and made available for use. Thereafter the said garages and hardstandings shall be retained and maintained in the approved form and used for the parking of vehicles and for no other purpose that would impede vehicle parking.

2.0 MATERIAL PLANNING CONSIDERATIONS

Impact on the Character of the Area

- 2.1 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).
- 2.2 Policy DM1 requires that proposals should promote visual amenity and have a positive relationship with nearby buildings and a scale and form appropriate to the locality.
- 2.3 Supplementary Planning Document 2 (SPD2) indicates that extensions including external facing materials should be harmonious in character, scale and form with the existing dwelling. The objective of policy is to ensure that any additions are of a scale and appearance which are proportionate, and which do not appear to be out of character within the street scene.

- 2.4 The extension is unlikely to be seen from the street scene, with the existing garage, which is sited with significant separation to the highway, visually shielding much of the extension from public view. Although it may be seen by some surrounding neighbours, the lower land level that the building would be sited on assists to reduce the impact of the development. The garage design and styles do vary in the street scene and it is therefore considered with it sited mostly out of public view, that the extension would not be detrimental in any case to visual amenity, nor would it have a negative relationship with other nearby buildings in the area. The extension is considered modest in its length and height and is therefore considered appropriate in the context, taking into account the proposed scale of the building in relation to the host dwelling.
- 2.5 The design of the extension is considered one that is acceptable, matching the existing pitched roof form of the existing garage and dwelling on the site. The proposed materials and external finishes comprising plain concrete tiles to the roofing and terracotta render to the elevations would match not only the existing garage element but also the host dwelling. This is considered acceptable and would allow the extension to flow harmoniously from the existing garage whilst also matching the host dwelling on the site.
- 2.6 The proposal overall is considered to positively contribute to the existing dwelling by way of external finishes and is of appropriate scale, mass and design and would not give rise to a detrimental impact on the character of the application site, nor would it be detrimental to the appearance of the street scene.

Impact on Residential Amenity

- 2.7 Overshadowing guidance explained in SPD2 relates to two storey extensions only. A 45 degree angle is used to assess a proposals impact in terms of overshadowing on the rear elevation ground floor windows to habitable rooms of neighbouring properties.
- 2.8 As this extension is not two storey and is not an extension from the host dwelling, the above is not considered to apply. The extended part would be a minimum of 2m from the rear elevation of the adjacent neighbour No. 12. No.12 has a patio area in close proximity to where the extension would be located. However, there is a large garage located to the rear boundary with no.12 and it is not considered that the proposed extension would be any more imposing than the relationship with this existing garage.. It is not considered that the proposed extension would be of significant detriment to no.12 in terms of overshadowing or it appearing overbearing due to the modest height proposed the roof form which slopes away from the boundary and considering the decreased lowered land level of the patio area it would be sited on. .
- 2.9 The fenestration proposed, in the form of a set of bifolding doors to the southern elevation, would look onto the applicant's own amenity area. The existing boundary treatment separating the adjacent dwelling to the south, understood to be No 16, is considered sufficient taking into account the single storey nature of the proposed works. It is therefore considered that the proposal would not be of detriment to adjacent occupiers in terms of overlooking or loss of privacy.

- 2.10 Overall, it is not considered that the extension would have an adverse impact on the occupiers of neighbouring properties in terms of overshadowing, overlooking or any loss of privacy.

Garden Size

- 2.11 SPD2 requires two bedroomed properties to provide 50m² of garden area, with three bedroomed properties providing 100m².
- 2.12 Although the proposed extension would encroach into the existing garden area, some 116m² would be retained as a useable amenity space with the proposal in place. This is therefore considered acceptable and would meet the guidance stipulated in SPD2.

Parking

- 2.13 The Parking Standards Design and Good Practice Guide (2010) states that for dwellings with two or more bedrooms, two off street parking spaces are required to support the dwelling with dimensions of 5.5m x 2.9m. Garage spaces should measure 7.0m x 3.0m in order to be considered usable.
- 2.14 The original 1997 application at this site had a planning condition imposed that required the garage to be retained for the parking of vehicles only. With the proposal also including conversion of the existing garage to storage the acceptability of the loss of the garage space requires consideration.
- 2.15 The existing garage does not comply with the current length of garage space required within the Parking Standards SPD, with an internal measurement of 5.5m. Therefore, under current standards, it is not considered to form a usable parking space for consideration. The existing driveway area measures approximately 6.2m deep x 5.2m wide. So this would provide two parking spaces to the preferred parking length of 5.5m but with bay widths of 2.6m which would meet the minimum bay criteria of 2.5m but not the preferred of 2.9m. These are considered to form usable parking spaces at this site. With suitable off-street parking being provided it is not considered that the works would have a detrimental impact on the parking on the site or highway safety.

Ecology and Trees

- 2.16 The bat survey submitted indicates that there is not likely to be harm to bats or their habitats as a result of the proposal.
- 2.17 Although there are some trees and hedging in part of the location in which the proposed extension would be sited, towards the northern boundary, that would require removal as part of the proposal, it is not considered that these are so significant to the application site or surrounding sites to warrant a refusal. They are not subject to Tree Protection Orders.

3.0 CONSULTATIONS AND REPRESENTATIONS

Neighbour Comments

- 3.1 Comments have been received from No. 12 Ashingdon Heights. The comments have been summarised below:

'Would agree the removal of the existing boundary fence for future maintenance providing the following requirements are adhered to:

- Retaining wall to be installed to hold back the raised bed adjacent to the boundary between Nos 12 and 14.
- Any damage to installations, goods or chattels on the property No 12 including but not limited to patio slabs, raised beds, furniture, pots to be made good

Permission granted for access to the garden for:

- To apply render and terracotta paint to the extension
- To make good any damage caused to No 12.'

- 3.2 Response to neighbour comments

No neighbours have objected to the proposal relating to key planning considerations such as the proposals impact on character or its impact on residential amenity. The points raised by the neighbour above are not material planning considerations and would be outside of the scope of planning control. The matters would therefore need to be addressed outside of the planning process and potentially in a party wall agreement.

Other Consultation Responses

- 3.3 Ashingdon Parish Council – No comments received.

4.0 EQUALITY AND DIVERSITY IMPLICATIONS

- 4.1 The Public Section Equality Duty applies to the Council when it makes decisions. The duty requires us to have regard to the need to:

- To eliminate unlawful discrimination, harassment and victimisation
- To advance equality of opportunity between people who share a protected characteristic and those who do not.
- To foster good relations between those who share a protected characteristic and those who do not.

- 4.2 The protected characteristics are age, disability, gender, race, sexual orientation, religion, gender reassignment, marriage/civil partnerships, pregnancy/maternity.

- 4.3 An Equality Impact Assessment has been completed and found there to be an unlikely impact (either positive or negative) on protected groups as defined under the Equality Act 2010.

REPORT AUTHOR:

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RELEVANT DEVELOPMENT PLAN POLICIES AND PROPOSALS

- National Planning Policy Framework 2021
- Core Strategy Adopted Version (December 2011) – policy CP1
- Development Management Plan (December 2014) – policies DM1, DM3, DM25, 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)

BACKGROUND PAPERS

None.

SUBJECT HISTORY (last 3 years)

Council Meeting	Date
None	

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