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**15/00297/FUL**

**17 ST THOMAS ROAD, SOUTH FAMBRIDGE**

**CONSTRUCT TWO STOREY REAR EXTENSION**

**APPLICANT: MR AND MRS MARCUS HOTTEN**

**ZONING: EXISTING RESIDENTIAL AND FLOOD ZONE 2**

**PARISH: ASHINGDON PARISH COUNCIL**

**WARD: ASHINGDON AND CANEWDON**

## **1 PLANNING APPLICATION DETAILS**

- 1.1 The application currently before the Council is for the construction of two storey rear extension at 17 St Thomas Road, South Fambridge.
- 1.2 This application is currently before the committee as one of the applicants is an employee of the Council.
- 1.3 The proposal is for a two storey rear extension. The property has an existing two storey rear extension on the northern side of the rear elevation with a depth of some 3.4 metres and a width of 3.9 metres. The proposed extension would form a continuation of this two storey extension along the rear elevation for a further width of 4.95 metres. At ground floor level, new doors are proposed to the southern side elevation and the rear elevation. At first floor level, two new windows are proposed to the rear elevation.
- 1.4 At ground floor level, the existing extension was built as a solarium and it is proposed that the fenestration will be replaced with walling and a door set to the rear.

## **2 THE SITE**

- 2.1 The application site is in the residential area of South Fambridge, on the eastern side of St Thomas Road.
- 2.2 The site consists of a detached house with a garden which backs onto Crane Court and the garden of No. 18 Pemberton Field to the rear. The site is surrounded by residential development. Within St Thomas Road, to the north of where the proposed extension would be sited is No. 18,

and to the south is No. 14.

- 2.3 The site is located within flood zone 2.

### **3 RELEVANT PLANNING HISTORY**

- 3.1 87/00448/FUL. Two storey rear extension. Approved 21.08.1987

### **4 CONSULTATIONS AND REPRESENTATIONS**

#### **Neighbours**

- 4.1 There have been no neighbour letters received in response to this application.

### **5 MATERIAL PLANNING CONSIDERATIONS**

- 5.1 The site is located within the residential area of South Fambridge where residential development would, in principle, be considered acceptable.

#### **Flooding**

- 5.2 The site is located within Flood Zone 2 and as such would not be considered to be significantly at risk of flooding.

#### **Layout, Scale and Design**

- 5.3 The street scene of St Thomas Road is varied with mostly terraced houses to the western side, and a variety of detached and semi detached houses to the eastern side, on which the host property is sited. There is no uniformity in the size or style of these properties and as such the proposed extension would not appear to be uncharacteristic with the location.

#### **Amenity Space**

- 5.4 The dwelling would need to retain 100m<sup>2</sup> of garden in accordance with Supplementary Planning Document 2. The dwelling would retain well in excess of 100m<sup>2</sup> of garden with the proposed extension in place.

#### **Impact on Neighbouring Properties**

- 5.5 To the north, the impact on No. 18 would be considered to be minimal. The proposed extension would not project further to the rear than the existing projection which faces the boundary with No. 18. The replacement of fenestration with walling on the side elevation at ground floor level is unlikely to impact significantly upon this property as it has a

projection of a similar depth to the southern side of the rear elevation, which would mask the view of this walling.

- 5.6 To the south, the impact of the extension on No. 14 must be considered. The proposed extension would not extend across the whole width of the property, leaving a width of 3.2 metres unaltered from the southern side of the dwelling adjacent to No.14. Along with the additional side space between the dwelling and the property boundary, a separation distance of 9.2 metres would be retained. This would be well in excess of the 1m separation distance at first floor level required by Supplementary Planning Document 2.
- 5.7 A garage with a pitched roof is sited along the boundary with No. 14, which would reduce the impact of the proposed extension on this property. The garage projects deeper into the garden than the proposed extension.
- 5.8 The 45 degree angle has been assessed would not be breached for no.14. The 45 degree angle is used to assess unacceptable overshadowing by way of first floor extensions to existing dwellings. Due to the large separation distance between the proposed extension and the nearest habitable window of No. 14
- 5.9 The property has a garden with a depth of some 13 metres and does not form a back to back relationship with neighbouring properties, instead backing onto the side boundary of the garden to No. 18 Pemberton Field. High trees and vegetation form the boundary to the rear, providing screening to these properties. Due to the positioning of the windows in line with the rear of this neighbouring garden and the boundary treatment, it is not considered that unacceptable overlooking could occur.
- 5.10 The proposal is unlikely to have a detrimental impact upon any other neighbouring properties.

Trees

- 5.11 There are no trees subject to Tree Preservation Order on the site.

## **6 RECOMMENDATION**

- 6.1 It is proposed that the Committee **RESOLVES**

That planning permission be approved, subject to the following planning 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 to be used in the construction of the extension hereby permitted, shall match (i.e. be of an identical appearance to) those of the corresponding areas of the existing building.

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



Shaun Scrutton

Director

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Policy CP1 of the Rochford District Council Local Development Framework Core Strategy Adopted Version (December 2011)

Policy DM1 of the Rochford District Council Local Development Framework Development Management Plan adopted 16th December 2014.

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

Allocations Plan 2014

National Planning Policy Framework 2012 (NPPF)

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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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