

14/00600/FUL

34 STATION CRESCENT, RAYLEIGH, ESSEX, SS6 8AU

**CONSTRUCT TWO STOREY SIDE EXTENSION, LOFT
CONVERSION INCORPORATING TWO FLAT ROOFED
DORMERS, 2 NO. FRONT ROOF LIGHTS AND FLAT
ROOFED FRONT DORMER**

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 site is within a residential area.

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 higher 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, roof lights and two flat roofed dormers 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 two flat roofed dormers within the front roof pitch. The larger of the two would have a width of 4.7m and the lesser would have a width of 3m.

Each dormer would have a height of 2m. There would be two velux roof lights set in between the two dormers. The rear dormer would have a width of 10.2m and a height of 2.4m.

3 RELEVANT PLANNING HISTORY

- 3.1 There is no relevant planning history relating to the dwelling.

4 CONSULTATIONS AND REPRESENTATIONS

Rayleigh Town Council

- 4.1 Objects to this application as flat roofed dormers do not conform to SPD 2.8.2.

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 flat roofed front dormers would not maintain significant roof verges about them and would be of significant scale. Instead of appearing as a minor incident in the roof space, designed with the primary purpose of letting in light, as advised is appropriate by local planning policy, the proposal seeks to achieve additional head height within the bedrooms in the roof space and results in an addition that appears bulky and over-dominant in that part of the roof space.
- 5.4 It is noted that the attached dwelling has a flat roofed dormer dating from the early 1970's, however it is not considered that this establishes a precedent for the two more dominant dormers that are proposed in the development. Furthermore, other nearby dwellings which have had roof extensions have utilised smaller pitched roof dormers and retained substantial roof verges, in accordance with local design guidance.
- 5.5 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.

- 5.6 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 two significantly sized front dormers are contrary to local design guidance and would be harmful to the character of the area.

7 RECOMMENDATION

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

That planning permission be **refused** for the following reason:-

The proposed two large front dormers would not maintain significant roof verges and would be of a scale that would appear bulky and overly-dominant in the roof of which they 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), (ix) and (x) of Policy HP6 of the Rochford District Replacement Local Plan (2006) and Policy CP1 of the Rochford District Core Strategy (2011).



Shaun Scrutton

Head of Planning and Transportation

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

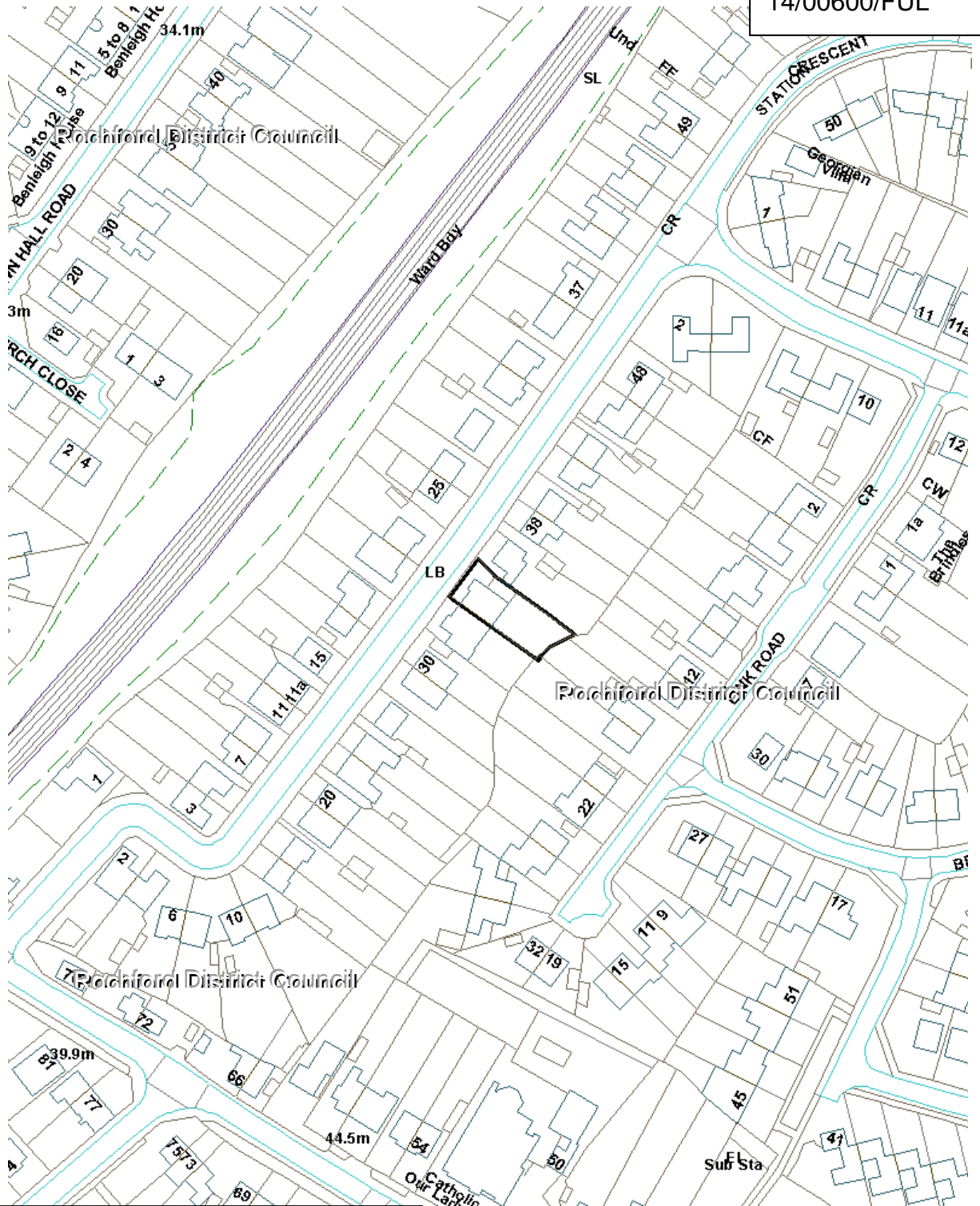
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