



**Rochford District
Council**

APPLICATION NO.	23/00862/FUL
ADDRESS	28 Chestnut Close, Hockley, Essex, SS5 5EQ
APPLICATION DETAILS	Flat roof rear extension with roof lights. Create additional side entrance.
APPLICANT	Mr Richard Carlow
ZONING	Residential
PARISH	Ashingdon Parish Council
WARD	Hockley and Ashingdon

REPORT SUMMARY

The proposal, comprising a single storey rear extension with rooflights proposed to the flat roof of the proposed extension and the existing roofline, along with a new side entrance and updated fenestration to the eastern elevation, is not considered to be of significant detriment to the character of the area or residential amenity and is considered to comply with relevant garden space guidance set out in Supplementary Planning Document 2: Housing Design (SPD2). The proposal is considered policy compliant, specifically in relation to Policy DM1 of the Rochford Council Development Management Plan 2014, CP1 of the Rochford Council Core Strategy 2011 and the National Planning Policy Framework, whilst meeting the guidance in The Essex Design Guide and SPD2.

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 plans: Drawing No. 1 of 4 – Floor Plan Existing and Proposed, Drawing No. 2 of 4 – Existing Elevations, Drawing No. 2 of 4 – Proposed Elevations, Drawing No. 4 of 4 – Roof Plan Existing and Proposed (dated October 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 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.

- (4) The proposed new window serving the ground floor bathroom shall be obscure-glazed and shall be of a design not capable of being opened below a height of 1.7 metres above finished floor level. Thereafter, the said window shall be retained and maintained in the approved form.

REASON: To enable the Local Planning Authority to retain adequate control over the approved fenestration, in the interest of privacy between adjoining occupiers.

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.

SUPPORTING INFORMATION

1.0 PLANNING APPLICATION DETAILS

DRAWING NOS.	Drawing No. 1 of 4 – Floor Plan Existing and Proposed Drawing No. 2 of 4 – Existing Elevations Drawing No. 2 of 4 – Proposed Elevations Drawing No. 4 of 4 – Roof Plan Existing and Proposed
SUBMITTED DOCUMENTS	Location Plan Bat Declaration Survey

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

2.0 Site Context

- 2.1 The application site is located on Chestnut Close in the residential area of Hockley. The street scene is made up semi-detached bungalows with some later additions of pitched roof and flat roof dormers. The wider street scene is predominantly characterised by semi-detached bungalow pairs. 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 protruding gable end.
- 2.2 The proposal is for a single storey flat roof rear extension to the property with roof lights, roof lights to the existing western elevation of the protruded gable end to the rear of the property, the creation of an additional side entrance to the eastern side of the dwelling and a new window to the eastern elevation. The proposed extension would have a depth of some 3 metres, a width of some 5 metres and a height of some 2.85 metres. The proposed extension would not be full width and would be sited to the eastern side of the gable end to the rear of the property which adjoins 26. Chestnut Close, extending from the existing flat roofed section.

3.0 PLANNING HISTORY

- 3.1 19/00314/FUL. Single Storey Pitched Roofed Front Extension and Porch. Granted 10th July 2019
- 3.2 18/00889/FUL. Single storey pitched roofed front extension and porch. Refused 27th February 2019.
- 3.3 11/00499/FUL – Hip To Gable Roof Extension To Form Rooms In Roof Incorporating Double Pitched Roof Front Dormer And Flat Roof Rear Dormer. Approved 4th November 2011.

4.0 MATERIAL PLANNING CONSIDERATIONS

Impact on the Character of the Area

- 4.1 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).
- 4.2 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.

- 4.3 Supplementary Planning Document 2: Housing Design states that extensions to existing dwellings must be harmonious in character, scale, form and materials used in external construction with the existing dwelling and that proposals for single storey extensions should have regard to the siting and orientation of the proposed extension in relation to existing dwellings, the impact of the extension on the amenities of the adjoining residents, the visual impact on the street scene and the impact on the main windows in the side elevations of adjacent properties.
- 4.4 The extension is unlikely to be seen from the street scene as it is located to the rear of the property and so would be shielded from public view. The design of the extension is considered acceptable as the proposed flat roof of the extension would form a continuation of the existing single storey flat roof element to the rear of the property.
- 4.5 The proposed amendments to the fenestration at the property, including rooflights to the existing roof and the proposed extension, would not be considered out of character and these can be seen on a number of properties in the area.
- 4.6 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.

5.0 Impact on Residential Amenity

- 5.1 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. A shared driveway exists between the application dwelling and neighbouring No. 30 Chestnut Close.
- 5.2 As the proposed rear extension would be single storey in nature with a modest height, it is not considered that it would result in any significant overlooking or loss of privacy to the neighbouring dwellings. The extended part would not occupy the full width of the property and would be sited to the eastern side of the dwelling closest to the boundary with no. 30 Chestnut Close.
- 5.3 It is not considered that the proposed extension would be of significant detriment to the adjacent dwellings due to the modest height and depth proposed. Furthermore, there is a distance between the proposed extension and the boundary with no. 26 of some 3 metres which would further reduce any impact. The boundary with no. 26 Chestnut Close is made up of 1.8m close board fencing with a trellis above. The eastern boundary with no. 30 Chestnut Close is made up of a blockwork wall, and an outbuilding is sited between the boundary wall and the adjacent property which would serve to further reduce any visual impact from this aspect. The existing boundary treatment to both adjacent dwellings is considered sufficient taking into consideration the single storey nature of the proposal.
- 5.4 New fenestration is proposed to the eastern side of the dwelling, including an additional side entrance. The neighbouring property, 30 Chestnut Close, shares the side access between the two dwellings, however it is not considered that this would result in any loss of privacy or impact on residential amenity due to the fact that the side elevation of the neighbouring property does not have any fenestration to its western elevation. The proposed additional window would serve a bathroom and as

such it would not be considered unreasonable to require this window to be obscure glazed and fixed shut below a height of 1.7m.

- 5.5 The rooflights proposed in the existing roofline would face towards the neighbouring dwelling, no. 30 Chestnut Close. They would however not be considered to result in any unacceptable overlooking due to their height and siting within the plot, facing the roofline of no.30 Chestnut Close.
- 5.6 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

- 5.7 SPD2 requires two bedroomed properties to provide 50m² of garden area with three bedroomed properties providing 100m². The existing garden area equates to some 150sqm, and the proposal would encroach into the garden area resulting in a loss of some 15sqm of garden area. The property is a 4 bedroomed dwelling. The resulting garden area would however remain in excess of the 100sq m required by SPD2.
- 5.8 The proposal would therefore be considered to provide sufficient amenity space to support the dwelling with the proposed development in place.

Parking

- 5.9 The Parking Standards Design and Good Practice guide (2010) states that for dwellings with two or more bedrooms, two off-street car parking spaces are required with dimensions of 5.5m x 2.9m, garage spaces should measure 7m x 3m to be considered usable spaces. The proposed extension would be to the rear of the property and would therefore not result in any changes to the parking provision at the property.

Ecology & Trees

- 5.10 The bat survey declaration form submitted indicates that there is not likely to be harm to bats or their habitat as a result of the proposed works.
- 5.11 There are no trees located on or close to the site that would be impacted upon by way of this proposal.

6.0 CONSULTATIONS AND REPRESENTATIONS

6.1 Ashingdon Parish Council – No comments received.

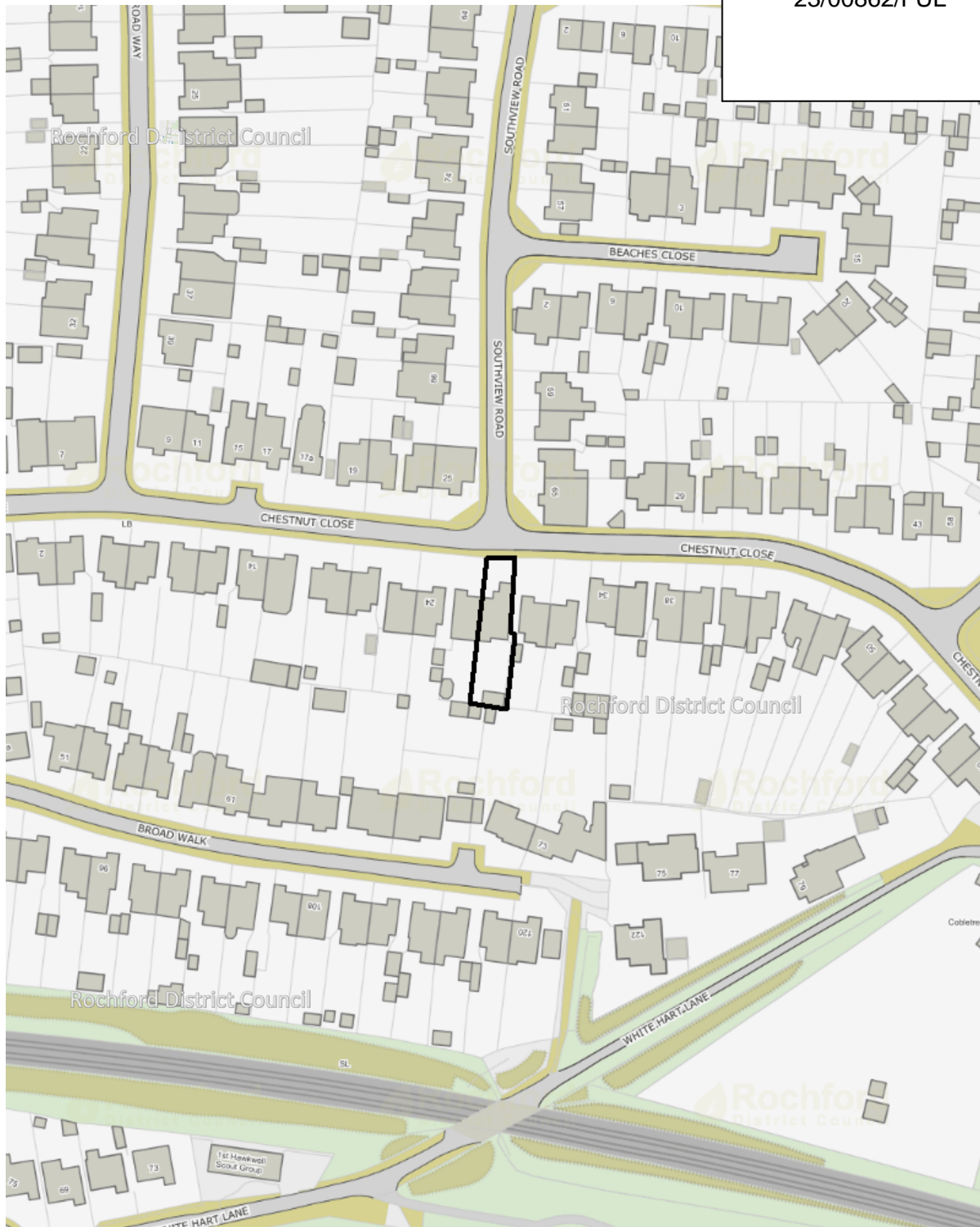
6.2 Neighbour Representations – No comments received.

7.0 EQUALITY AND DIVERSITY IMPLICATIONS

- 7.1 The Equality Impact Assessment (EIA) indicates that the proposals in this report will not have a disproportionately adverse impact on any people with a particular characteristic.

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