

**19/00978/FUL**

**19 HAWKWELL CHASE HAWKWELL**

**SINGLE STOREY REAR EXTENSION**

**APPLICANT: MR A H EVES**

**ZONING: RESIDENTIAL**

**PARISH: HAWKWELL PARISH COUNCIL**

**WARD: HAWKWELL WEST**

**1 RECOMMENDATION**

1.1 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 external facing materials to be used in the construction of the development hereby permitted shall match (i.e. be of an identical appearance to) those of the corresponding areas of the existing building 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.

- (3) The development hereby permitted shall be carried out in complete accordance with the following approved plans: 1a; 2; Site Location Plan.

REASON: To ensure that the development is carried out in accordance with the provisions of the development plan.

## 2 PLANNING APPLICATION DETAILS

- 2.1 This application is brought to the Development Committee for determination as the applicant is a District Councillor.
- 2.2 The application is for the construction of a single storey rear extension.
- 2.3 The application site is located on the corner of Hawkwell Chase and Hillside Avenue. The dwelling is a detached property sited on a plot of some 566m<sup>2</sup>. The dwellings along the eastern side of Hawkwell Chase are of a design, style and form whilst those of the western side are smaller in scale.

## 3 MATERIAL PLANNING CONSIDERATIONS

### 3.1 Planning History

Application number	Proposal	Decision
94/00307/FUL	Add front porch dormer window to side and pitch roof to first floor front hanging bay window and mono pitch roof to second front hanging bay window.	Permitted 06/08/94
94/00635/FUL	Two storey side extension	Permitted 16/01/95
00/00710/FUL	Two storey side extension	Permitted 10/11/00
19/00719/DPDP1	Householder prior approval for single storey rear extension. Projection 4.5m from original rear wall, eaves height 2.85m, maximum height 3.4m.	Refused 17/09/19

### Impact on Character of the Area

- 3.2 The existing street scene consists of similar dwellings in terms of form, scale and design along the eastern side of the street. The existing dwelling is detached with Tudor style detailing to the front and rear elevations. As the site is a corner plot, it is prominent and visible to the public realm from both Hawkwell Chase and Hillside Avenue.

- 3.3 The proposal involves the construction of a flat roof single storey rear extension. A roof lantern and fenestration to the rear elevation is proposed. The existing house has a rendered finish which the proposed extension would replicate.
- 3.4 The scale of the proposed rear extension would be proportionate to the existing dwelling house. Although of significant size at a depth of some 4.5 metres and extending the full width of the existing dwelling house at some 11 metres, it would not appear as a disproportionate addition. Given the corner plot position, the proposed extension would be visible to the public realm to a degree but behind the existing boundary treatment and would not be harmful to visual amenity.
- 3.5 It is considered that the proposed development would not have a significant nor detrimental impact on the host dwelling or on the surrounding character and appearance of the area in accordance with policies DM1 of the Development Management Plan and the NPPF.

#### **Impact on Residential Amenity**

- 3.6 The proposed rear extension would project along the entire width of the rear elevation with dimensions of 11.18m by 4.5m and with a height of 2.95m. The roof of the proposed extension would sit just below the projecting windows at first floor. Given the single storey nature of the proposal and its proposed siting in relation to neighbouring properties the proposal, in terms of its scale, would be considered acceptable; it would not give rise to either an overbearing or unreasonable overshadowing impact on neighbouring properties.
- 3.7 The proposed extension would maintain the same degree of separation to the side boundaries as existing.
- 3.8 No windows or doors are proposed to the side elevations of the proposed extension and consequently the proposal would not give rise to any increased potential for overlooking and loss of privacy to neighbouring properties.
- 3.9 The proposed single storey rear extension, by reason of its scale, design and form is considered acceptable; it would not have a detrimental impact upon the amenity of the neighbouring occupiers in terms of overlooking, overshadowing and over-dominance and would be compliant with DM1 of the Development Management Plan.

#### **Other Matters**

- 3.10 The proposal would not give rise to any concern relating to ecology or car parking provision and sufficient private amenity space to serve the dwelling would be retained.

**4 CONSULTATIONS AND REPRESENTATIONS**

4.1 Hawkwell Parish Council – no comment.

**5 CONCLUSION**

5.1 The proposal is considered not to cause undue demonstratable harm to the amenity of neighbouring dwellings or to the character of the host dwelling and surrounding area.



Marcus Hotten

Assistant Director, Place and Environment

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**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, 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**

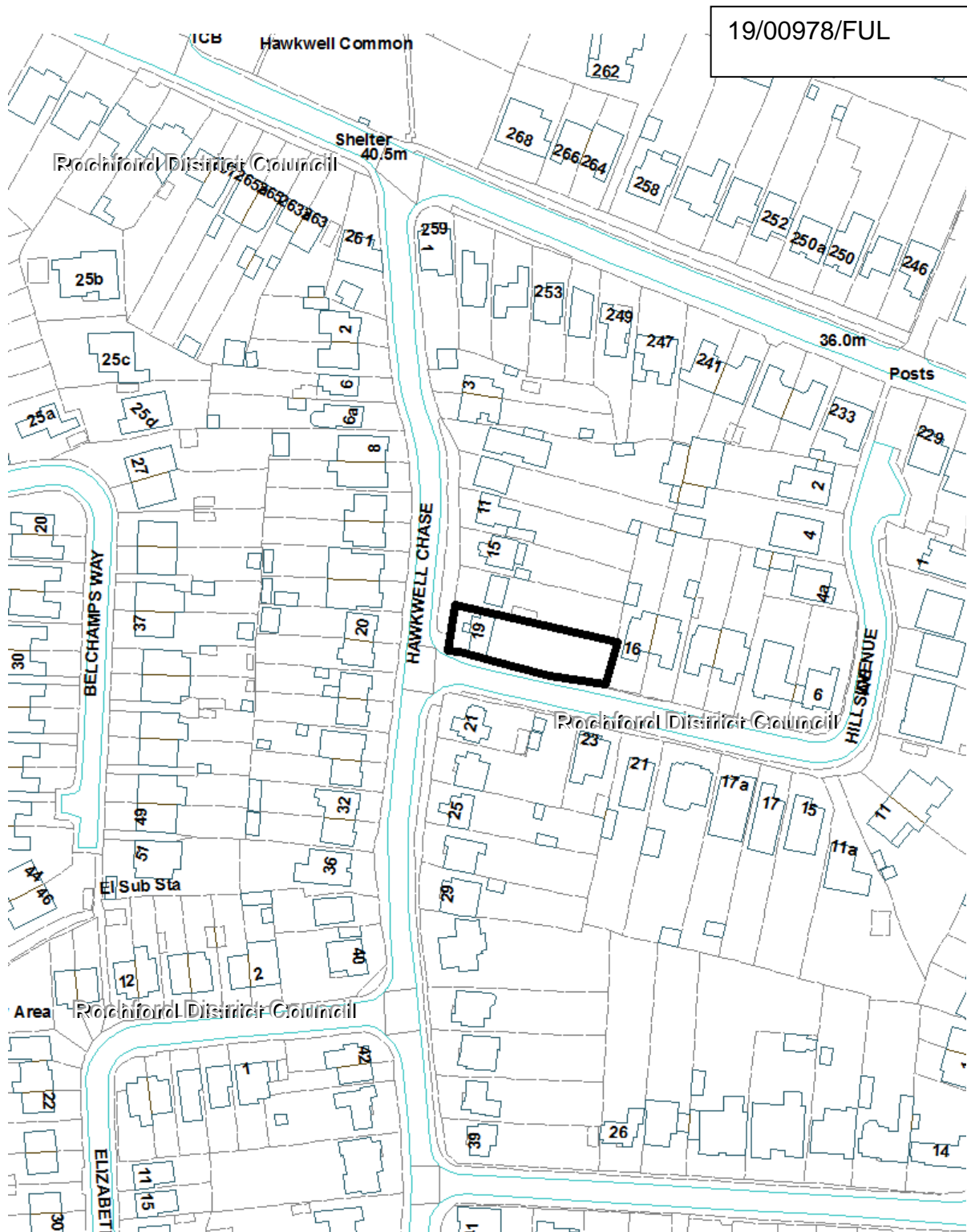
None.

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