

15/00696/FUL

39 MILLVIEW MEADOWS, ROCHFORD

**SINGLE STOREY FRONT EXTENSION, CONVERT GARAGE
TO HABITABLE ROOM**

APPLICANT: **MR JERRY GIBSON**

ZONING: **EXISTING RESIDENTIAL AREA**

PARISH: **ROCHFORD**

1 SUMMARY

- 1.1 This application for a single storey front extension and garage conversion that would normally be considered under delegated powers, but is brought before the Committee in the interests of openness as the applicant is a Member of the Council. The front extension would be modest in size and impact. The property benefits from a large driveway, which would have sufficient space for the parking of two cars, as required. The extension would not prove visually harmful to the appearance of the street and is recommended for approval.

2 PLANNING APPLICATION DETAILS

- 2.1 This application is brought before the Committee because the applicant is an elected Member of the Council.
- 2.2 Planning permission is sought to construct a single storey front extension and convert the garage to a habitable room.

3 SITE DESCRIPTION

- 3.1 The site is a semi-detached house in the residential area of Rochford on the western side of Millview Meadows, some 10 metres from the junction made with Spindle Beams. It neighbours 38 Millview Meadows to the north and 40 Millview Meadows to the south.

4 THE PROPOSAL

- 4.1 Planning permission is sought for a single storey front extension and to convert the existing garage to a habitable room. The existing front elevation features a two storey projection to the southern most part, with the existing front entrance and garage set back from this by some 1.5 metres.

- 4.2 There is an existing single storey aspect with a depth of some 0.9 metres, which forms the porch and the garage frontage. The application proposes to convert the garage to a habitable room and to bring this part to be flush with the existing two storey projection. This would result in a single storey front extension of some 1.5 metres in depth with a width of some 4.65 metres. The extension would have a sloped roof to match the roof of the existing single storey aspect.

5 RELEVANT PLANNING HISTORY

- 5.1 None.

6 CONSULTATIONS AND REPRESENTATIONS

- 6.1 None received.

7 MATERIAL PLANNING CONSIDERATIONS

- 7.1 The Allocations Plan (2014) forms part of the Development Plan for the Rochford District. The Allocations Plan superseded the proposals map that accompanied the 2006 Replacement Local Plan. The site is without specific allocation as there are no specific allocation policies for the existing residential area, given that they are already developed. The Allocations Plan therefore carries forward the existing residential area allocation of the previous Local Plan.
- 7.2 Policies DM1 and CP1 seek a high standard of design and layout and advises that proposals should have regard to the detailed advice and guidance in Supplementary Planning Document 2 (SPD2). Of particular relevance to this proposal for an extension to an existing property are parts (x) and (xi) which require that a proposal would have a positive relationship with nearby buildings and a scale and form appropriate to the locality in accordance with Policy DM3.
- 7.3 To the south, the host property neighbours 40 Millview Meadows. The proposed extension would be sited to the furthest side of the host property when viewed from Number 40. As there is an existing projection to the front elevation of the host property closest to Number 40 the proposed extension would be largely obscured from view, as such it is not considered that the proposed works would cause significant harm to the amenity of No. 40.
- 7.4 To the north, the host property neighbours 38 Millview Meadows. With the proposed extension in place the front elevation of the host property would be sited some 3 metres forward of the front elevation of Number 38. The proposed extension is single storey in nature and as such it is not considered that any excessive overshadowing would occur as a result of the proposed extension, or that significant harm would be caused to the amenity of the occupiers of 38 Millview Meadows in order to justify a reason for refusal.

- 7.5 The street scene presents predominantly a uniform collection of dwellings, varying slightly in design, but maintaining a similar scale and form. The design of the proposed extension would match the design of the existing dwelling and would not significantly alter the scale of the dwelling. As such it is not considered that the proposed works would result in an addition that would be detrimental to the street scene.

The Parking Standards: Design and Good Practice Supplementary Planning Document adopted December 2010 requires that this property has sufficient room for two off street parking spaces. With the conversion of the garage to a habitable room one off street parking space would be lost within the parking space provision at this property. However, the property benefits from a large driveway which would have sufficient space for the parking of two cars, as required by the Parking Standards: Design and Good Practice Supplementary Planning Document.

8 RECOMMENDATION

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

That planning permission be granted, subject to the following conditions:-

Time Limit

- 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.

Approved Plans

- 2 The development shall be implemented in accordance with the following plans hereby approved: Drawing Nos. A1407-101 Rev. A, A1407-301 and A1407-302 Rev. A.

REASON: In the interests of clarity and to define the scope of the development hereby approved.

External Materials

- 3 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.

REASON FOR DECISION AND STATEMENT

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against the adopted Development Plan and all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework. 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.



Mrs C Lyons

Assistant Director, Planning Services

Relevant Development Plan Policies and Proposals

Policies CP1, T8 of the Rochford District Core Strategy (2011).

Policies DM1, DM3, DM30 of the Development Management Plan (2014).

Allocations Plan (2014).

National Planning Policy Framework (NPPF).

Parking Standards Design And Good Practice Supplementary Planning Document (Adopted December 2010).

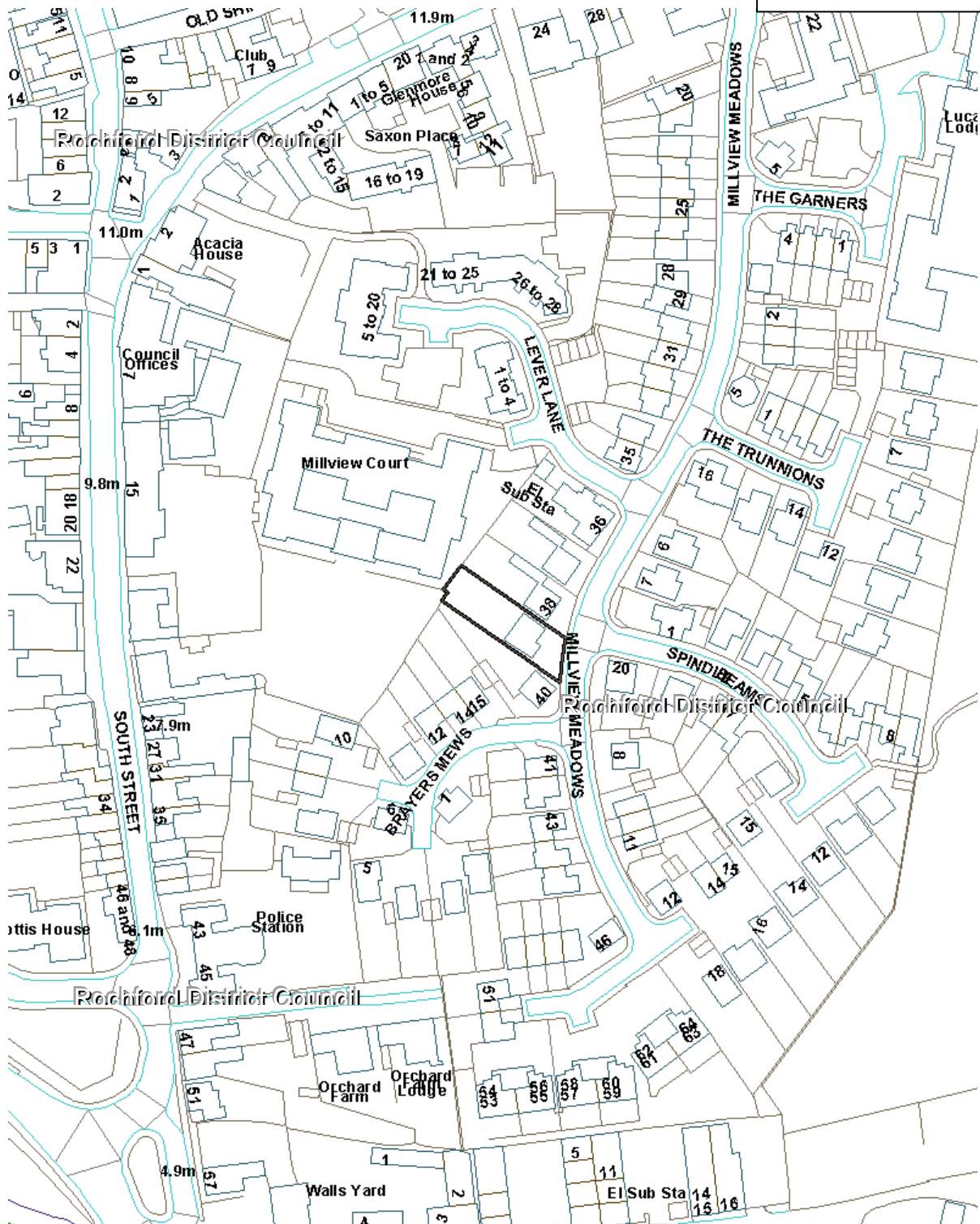
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