
17/00661/FUL

8 HARROW CLOSE, HAWKWELL, SS5 4HQ

**PROVIDE FLAT ROOFED CONNECTING LINK BETWEEN
EXISTING FRONT DORMERS**

APPLICANT: MR STEPHEN BLISS

ZONING: RESIDENTIAL

PARISH: HAWKWELL

WARD: HAWKWELL WEST

1 PLANNING APPLICATION DETAILS

- 1.1 This application is for the erection of a flat dormer roof section between the existing pitched roof front dormers. The dormers are about 1 metre apart and it is proposed to create a link between the two. This link would be set just above the eave height of the dormers and 0.2 metres back from the front elevation. The link would be finished with hung tiles to match the existing roof.
- 1.2 The application is reported into Committee due to the applicant being related to a member of staff.

2 THE SITE

- 2.1 The application property is a semi-detached dwelling within the residential area of Hawkwell. Harrow Close is characterised by a mix of housing designs including detached and semi-detached properties. A number of these have flat roofed front dormers.

3 RELEVANT PLANNING HISTORY

- 3.1 06/00780/FUL - Roof Alterations incorporating Hipped Roof to Gable End with First Floor Side Window. Dormers to Front and Rear to create rooms in Roof Space (Permitted).

4 CONSULTATIONS AND REPRESENTATIONS

Hawkwell Parish Council

- 4.1 No objections.

5 MATERIAL PLANNING CONSIDERATIONS

Impact on neighbours

- 5.1 The proposed development would have no material impact on any neighbours as it is to the front of the property and no additional windows would be formed.
- 5.2 The Supplementary Planning Document 2 on Housing Design (SPD) seeks to secure pitched roofs on front dormers to maintain a satisfactory appearance to dwellings so as not to materially impact on the visual amenities of an area. However, in some areas flat roofed dormers form part of the character of the area either as part of the original design or where extensions may exceptionally have been permitted. In such cases, additional flat-roofed dormers may not adversely affect the character and appearance of an area.
- 5.3 In this case there are already a number of flat roofed front dormers in Harrow Close and rear dormers nearby in Harrow Gardens, which are visible from the street. Therefore, in view of this, it is considered that the proposed linking of existing dormers would not have a material impact on the visual amenities or character of the area. Whilst the proposed flat roofed element would not accord with the SPD, the impression of there being pitched roofed dormers would however remain.

6 CONCLUSION

- 6.1 The proposed linking of two existing pitched roofed dormers with a flat roofed section is judged to be acceptable within the context of the existing street scene and it would not be materially harmful to the visual amenities of the area.

7 RECOMMENDATION

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

To approve planning permission subject to the following conditions:

- (1) The development hereby permitted shall begin 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 hereby permitted shall not be carried out other than in accordance with the approved plans listed below:

Drawing Nos. Sheet 2 of 2 proposed elevations and sections.

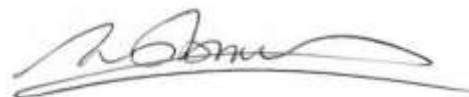
REASON: For the avoidance of doubt and to ensure that the development is completed in accordance with the details considered as part of the planning application.

- (3) The development hereby permitted shall be constructed with the external facing (including windows and doors) and roofing materials as detailed on the approved application drawings and in Section 11 of the planning application form.

REASON: To enable the Local Planning Authority to retain adequate control over the appearance of the building in the interests of amenity and the character and appearance of the area.

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. This includes 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.



Matthew Thomas

Assistant Director, Planning & Regeneration Services

Relevant Development Plan Policies and Proposals

Rochford District Council Local Development Framework Allocations Plan Adopted February 2014

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

Local Development Framework – Development Management Plan (adopted 16th December 2014) – Policy DM1

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

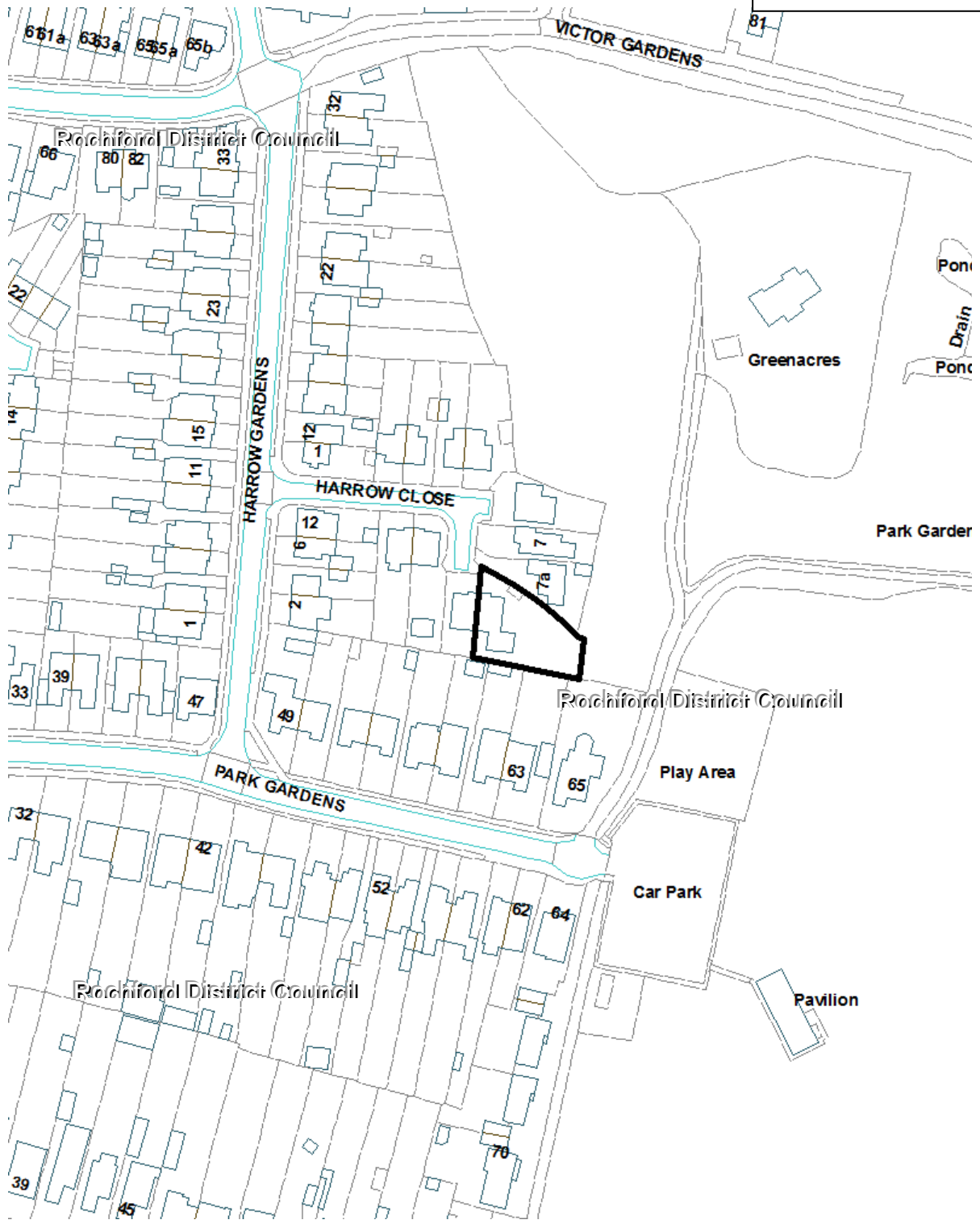
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17/00661/FUL



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