
17/00922/FUL

3 ABBEY CLOSE HULLBRIDGE SS5 6DL

**PROVIDE PART SINGLE STOREY, PART TWO STOREY
SIDE EXTENSION**

APPLICANT: MR AND MRS HOY

ZONING: RESIDENTIAL

PARISH: HULLBRIDGE

WARD: HULLBRIDGE

1 PLANNING APPLICATION DETAILS

- 1.1 This application is for the erection of a part single storey, part two storey extension that would be joined to the existing single storey rear extension and the side elevation of the application property.
- 1.2 The extension would extend 2.5 metres from the existing side elevation of the dwelling at ground floor level, and would extend 1.5 metres from the existing side elevation of the dwelling at first floor level.
- 1.3 The proposed extension would match the depth of the existing dwelling at ground floor level and at first floor level. The depth of the extension would be 7.8 metres at first floor level and 10.4 metres at ground floor level.
- 1.4 At ground floor level the extension would have a flat roof to the rear and a dual pitched roof to the front. At first floor level the extension would have a pitched roof slightly below the roof line of the existing dwelling.
- 1.5 The extension would have a window at ground floor level and first floor level on the front elevation. There would be two windows at first floor level on the side elevation. On the rear elevation there would be glass double doors at ground floor level, and a window at first floor level.
- 1.6 The materials used would match those used on the existing dwelling, with walls of yellow facing brick work and white UPVC windows. The roofs would consist of brown concrete tiling and grey asphalt to the flat-roofed element of the proposed extension.

- 1.7 The application is reported to Committee due to the applicant being an elected Member.

2 THE SITE

- 2.1 The application property is a semi-detached dwelling within the residential area of Hullbridge. The existing dwelling has a single storey flat-roofed rear extension that runs the entire width of the dwelling. Abbey Close is characterised by a mix of housing designs, including semi-detached two storey properties and semi-detached bungalows. There do not appear to be any examples of other two storey side extensions, similar to the one proposed, within the vicinity of the application site.

3 RELEVANT PLANNING HISTORY

- 3.1 None relevant.

4 CONSULTATIONS AND REPRESENTATIONS

- 4.1 None received.

5 MATERIAL PLANNING CONSIDERATIONS

Impact on Neighbouring Properties

- 5.1 Supplementary Planning Document 2: Housing Design (“SPD2”), section 6 states that extensions to existing dwellings must not detrimentally impact on neighbouring residential amenity.
- 5.2 The proposal involves the addition of a window to the rear elevation of the proposed extension at first floor level. It is considered that this could potentially increase levels of overlooking to the private rear garden area of the neighbouring No.1 Abbey Close. However, the submitted plans indicate that this window would be to a walk in wardrobe, not a primary habitable room. Furthermore, the extension would be 1.5 metres wide at first floor level, and so the proposed window would only be slightly closer to the boundary with the neighbouring property than the existing first floor rear window of the application property. Therefore, due to these considerations, any potential increase in overlooking to the neighbouring property is not thought to be to unacceptable levels, conforming to the guidance set out in “SPD2”.
- 5.3 The proposal would be adjacent to the boundary with the neighbouring No.1 Abbey Close at ground floor level, and set back one metre from the boundary at first floor level. The separation distance between the proposed extension and the neighbouring building would be maintained at approximately 1 metre at ground floor level and 2 metres at first floor level, as required. As there would still be a sizeable separation distance between the buildings, it is

considered that decreasing it would not have a significantly detrimental impact on the amenity of the residents, in accordance with the guidance set out in “SPD2”.

- 5.4 The existing single windows at ground floor level and single window at first floor level on the side elevation of the application property would be replaced by two windows at first floor level as a result of the construction of the proposed extension. No other windows are proposed on the side elevation of the extension. The neighbouring No.1 Abbey Close has no windows in its side elevation facing the application property. Therefore, the two proposed windows at first floor level would be facing the blank wall of the side elevation of the neighbouring property, and would not result in any increase in overlooking or loss of privacy for the residents of the neighbouring property, conforming to the guidance set out in “SPD2”.

Impact on the Character of the Area

- 5.5 The proposed extension would have a roof ridge height slightly lower (by 0.15m) than the existing dwelling, and would be clad in materials to match those used on the existing dwelling. Therefore it is considered that due to the scale of the proposed extension and the materials used, it would have an acceptable impact on the street scene and the character of the area. This is in accordance with Policy CP1 of the Core Strategy (2011), which promotes high quality design which has regard to the character of the local area.
- 5.6 The separation distance between the proposed extension and the neighbouring building No.1, of 2 metres at first floor level is considered sufficient to prevent any potential coalescence with the neighbouring dwelling.

Car Parking

- 5.7 The Parking Standards Design and Good Practice Guide (2010) states that for a dwelling house of two or more bedrooms, two parking spaces of dimensions of at least 2.9 by 5.5 metres are required. An area of hardstanding would remain at the front of the property, capable of accommodating at least two off street car parking spaces at these required dimensions.

6 CONCLUSION

- 6.1 The proposed part single storey, part two storey side extension is considered to be acceptable within the context of the existing street scene and it would not be materially harmful to the amenities of neighbouring residents.

7 RECOMMENDATION

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

That planning permission be approved, 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:-

Drawings numbered: GE1711/P03 and GE1711/P01

Date stamped: 18 September 2017

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.

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) – CP1

Rochford District Council Local Development Framework Development Management Plan adopted 16th December 2014. – DM1, DM3, DM27, DM30

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

Parking Standards Design and Good Practice (2010)



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If you would like this report in large print, Braille or another language please contact 01702 318111.



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