

21/00533/FUL**140 EASTWOOD ROAD, RAYLEIGH****PROPOSED FIRST FLOOR SIDE EXTENSION****APPLICANT: MR AND MRS ROBIN DRAY****ZONING: NO ALLOCATION****PARISH: RAYLEIGH****WARD: LODGE****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: Location Plan; 2101/01; 2101/02; 2101/03 REV A; 2101/04 REV A; 2101/05 REV A

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.

- (4) The first floor windows serving the proposed en-suite bathroom depicted in Proposed East Elevation, 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 windows 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.

2 PLANNING APPLICATION DETAILS

- 2.1 This application is brought before the Committee in the interests of transparency as the applicant is a Member of the Council.
- 2.2 The proposal involves the construction of a dormer within the east flank elevation. The dormer would be positioned within the slope of the front projection and would face No. 142 Eastwood Road. A first floor extension is also proposed which would project from the dormer into the roof slope of the main dwelling. The extension would have a sloped roof and would be largely screened from the public realm by the proposed dormer.
- 2.3 The design of the dormer has been amended in line with officer advice. The revisions include the dormer being set slightly back within the roof space to provide roof verge underneath it and the enlargement of the proposed window to create a better proportion between walling mass and the articulation of opening. Re-consultation was not carried out as the amendments would have no greater impact upon neighbouring properties as the window would be obscure glazed given that it would serve a bathroom.

3 MATERIAL PLANNING CONSIDERATIONS

Site and Context

- 3.1 The application site is located on the south side of Eastwood Road. The street is predominantly residential and the setback building line creates a suburban appearance within the street scene. The application property is one of fifteen pairs of semi-detached dwellings which encompass an almost uniform design and character. The dwellings have a pitched roof with a front and side gable end projection; the eaves height to the front elevation are low. A number of these dwellings have been extended, most notably by the introduction of a pitched roof dormer to the side elevation of the front projection similar or identical to that proposed.

Planning History

- 3.2 None relevant.

Principle of the Development

- 3.3 Policy 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 Rochford District Council 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).
- 3.4 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.

Impact on the Character of the Area

- 3.5 The Essex Design Guide states that dormers should be incidental features within the roof space and should be used to light the roof space rather than to add headroom over any great width. The Supplementary Planning Document 2 (SPD2) supports the Essex Design Guide by stating that for proposals involving rooms in the roof of dwellings, any projecting walls or windows shall respect the scale, form, and character of the existing or proposed dwelling and shall ensure that substantial roof verges are maintained at the sides and below any projecting dormer. The guidance goes on to state that front and side dormers shall have pitched roofs and that dormers projecting above the ridge line or beyond a roof/hip will be refused.
- 3.6 The proposed scale, bulk and design of the pitched roof dormer and first floor side extension would be proportionate to the main dwelling. Whilst the attachment of the first floor side extension would not usually be considered as good practice, its siting set back from the dormer and existing flank elevation means it would not be readily visible from the public realm. The sloped roof would also be in keeping with the design and character of the existing dwelling and would integrate the extension well. Furthermore, the adjoining neighbour, No. 138, has a similar extension.
- 3.7 The appearance of the dormer would be compliant with design guidance and in line with existing dormers within the street scene and to the specific group

of dwellings of which the host is part. The dormer would maintain ample roof verge above, below and to the side. It would appear incidental to the principal dwelling and would be contained within the roof space.

- 3.8 It is considered that the proposed development would not have a significant detrimental impact on the appearance of the host dwelling or on the surrounding character and appearance of the area and would accord with policies DM1 of the Development Management Plan and the NPPF.

Impact on Residential Amenity

- 3.9 The application site is adjoined by No. 142 to the east and No. 138 to the west.
- 3.10 The first floor side extension and dormer would both be contained within the existing footprint of the dwelling. The extensions would not project beyond the existing roof slope. The dormer itself would have a width of 1.95m and a depth of 2m. The first floor side extension would have a width of 1.32m and a depth of 0.9m.
- 3.11 Given that the extensions would be contained within the existing footprint of the dwelling, would not be projected towards either of the adjoining properties and the separation between the dwellings would be maintained. As such, the impact upon the adjacent neighbouring occupiers would be minimal.
- 3.12 The proposed window within the dormer would serve a bathroom and is therefore likely to be obscure glazed. However, to ensure the privacy of No. 142 it is recommended that a condition be implemented for the window to be obscure glazed and non-opening below 1.7m.
- 3.13 The proposed first floor side extension and dormer, by reason of their scale, depth, height, bulk and siting, are considered acceptable. The proposed extension is not considered to have a detrimental impact upon the amenity of the neighbouring occupiers in terms of overlooking, overshadowing and over-dominance. The proposal is compliant with policy DM1 of the Development Management Plan.

Garden Area

- 3.14 SPD2 requires two-bedroomed properties to provide 50m² of garden area with three-bedroomed properties providing 100m². The proposed extensions would be contained within the existing footprint of the dwelling and would therefore not impact upon the garden area.

Parking

- 3.15 The site comprises off street parking that accommodates at least two car parking spaces at the required dimension, as stipulated in the EPOA parking standard. A property of this size would be required to provide two off street parking spaces. The proposed development would not change the parking

provision at the site. Therefore, no objection is raised in relation to traffic and transport issues as the proposed development would not have a detrimental impact upon highway safety.

Trees and Ecology

- 3.16 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.
- 3.17 There are no trees or ecology on the site that would be impacted by the proposed development.

4 CONSULTATIONS AND REPRESENTATIONS

Rayleigh Town Council

- 4.1 No comments received.

5 EQUALITY AND DIVERSITY IMPLICATIONS

- 5.1 An Equality Impact Assessment has been completed and found there to be no impacts (either positive or negative) on protected groups as defined under the Equality Act 2010.

6 CONCLUSION

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

Marcus Hotten



Assistant Director, Place and Environment

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

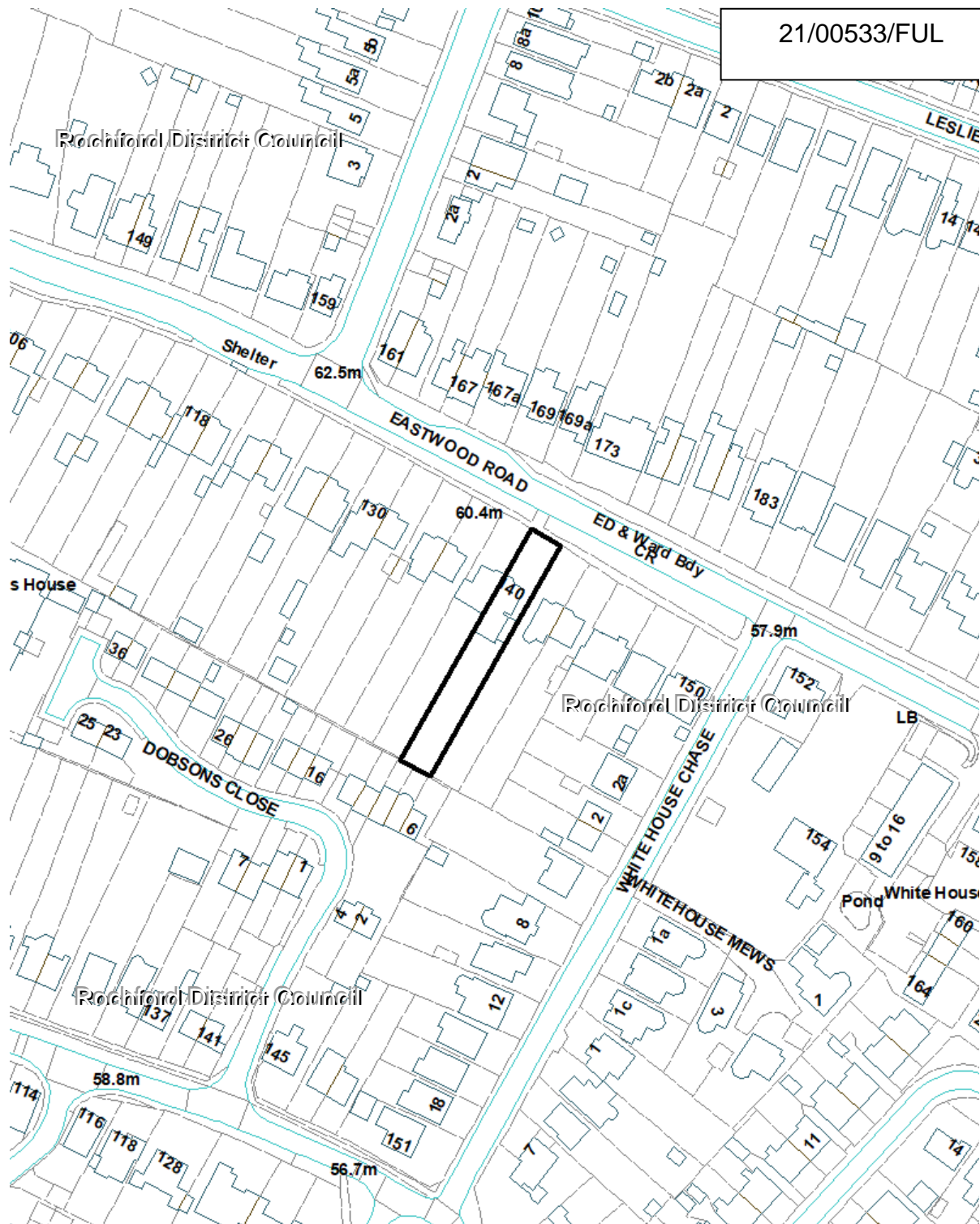
None.

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