
18/00368/FUL

32 PARK GARDENS, HAWKWELL, SS5 4HE

**PROPOSED REAR EXTENSION AND ROOF ALTERATIONS
INCLUDING THE CREATION OF AN EXTENDED FRONT
DORMER**

APPLICANT: MR DANIEL SMITH

ZONING: RESIDENTIAL

PARISH: HAWKWELL PARISH COUNCIL

WARD: HAWKWELL WEST

1 PLANNING APPLICATION DETAILS

- 1.1 Planning permission is sought for a part single/part two storey rear extension and roof alterations.
- 1.2 The application is reported to Committee due to the applicant being related to a member of RDC staff.
- 1.3 The property presently features a pair of hipped roof front dormers positioned 2.5m apart. The proposed development would infill the gap with an elevation section to the front matching the projection and height of the existing dormers, a front roof pitch matching the hipped front to the existing dormers and a flat roof top.
- 1.4 To the rear of the dwelling the footprint of the dwelling would be extended into the recess between the existing pitched roof rear projection and the shared boundary with the attached dwelling leaving a 0.8m gap to the fence boundary. The depth would be the same 2.8m as the projection and the width would be 3.5m.
- 1.5 It is also proposed to extend outwards and to the side of the existing flat roofed dormer linking with the side dormer. This would extend 1.5m beyond the roof line of the inset part of the rear elevation and out over and above the proposed infill extension. In combination with the proposed front roof extension this would result in a flat roof to the dwelling 4.5m in width and 6m in depth albeit with a pitched skirt around the sides. There would be one small rear facing window.

2 THE SITE

- 2.1 The application site is located within the Hawkwell residential area. It is located on the southern side of Park Gardens. The plot is approximately 10m in width and has a depth of 56m.
- 2.2 The area is wholly residential and is characterised by a mix of detached and semi-detached properties with a variety of architectural styles. A number of properties have also been extended and in a variety of forms and designs.
- 2.3 Originally a semi detached bungalow the property has previously been extended. There are dormer roof extensions to the front, side and rear. There is also a rear conservatory extension.
- 2.4 The attached dwelling has been extended to the rear at ground floor level with a hipped roof extension and a further conservatory.

3 RELEVANT PLANNING HISTORY

ROC/359/91 Front and rear dormers with roof additions to form rooms in roof - Refused.

ROC/586/91 Front and rear dormers with roof additions to form rooms in the roof - Approved.

4 CONSULTATIONS AND REPRESENTATIONS

Hawkwell Parish Council

- 4.1 No objection.

5 MATERIAL PLANNING CONSIDERATIONS

- 5.1 The proposal falls to be considered against relevant planning policy and with regard to other planning considerations. Section 38(6) of the Planning and Compulsory Purchase Act 2004 also requires proposals to be determined in accordance with the Development Plan, unless material considerations suggest otherwise. The relevant parts of the adopted Development Plan are the Rochford District Core Strategy (2011), the Allocations Plan (2014) and the Development Management Plan (2014).
- 5.2 The site has no formal allocation on the proposals map that supports the Allocations Plan, which means that the residential designation is taken forward and residential extensions at the site would be acceptable in principle. There are no other planning policy designations.
- 5.3 Policy CP1 of the Core Strategy states that the Council will promote good, high quality design that has regard to local flavour. This is further supported by policy DM1 of the Council's Development Management Plan, 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 takes appropriate consideration of residential amenity. It is further stated that the development should include a positive relationship with existing and nearby buildings and be of an appropriate scale and form within the locality.

- 5.4 Supplementary Planning Document 2 (SPD2) states that in proposals involving rooms in the roof of dwellings, any projecting walls or windows shall respect the scale, form and character of the existing dwelling and shall ensure that substantial roof verges are maintained at the sides and below any projecting dormer. Furthermore, front and side dormers shall have pitched roofs and dormers projecting beyond a roof/hip will be refused.
- 5.5 The dwelling has a flat roof rear dormer which has limited visual impact on the dwelling itself and the wider street scene. The existing front and side dormers with their pitched roofs and surrounding roof verges have been considered to be acceptable in accordance with SPD2. In contrast, the proposal would introduce a much more substantial flat roofed extension that would be alien to the form of the original dwelling adding flat roof elements to the existing front and side dormers contrary to SPD2. The proposed 'false' pitches would not effectively mask the extent of the flat roofed area which would have a width of 4.5m and depth of 6m, but would instead add to the awkward relationship of the proposal to the dwelling. Furthermore, the rear part would extend beyond the existing roof line, also contrary to SPD2.
- 5.6 Attention has been drawn to paragraph 9 of the National Planning Policy Framework (the Framework), and whilst sustainable development does seek positive improvements in people's quality of life, the paragraph also identifies the importance of seeking improvements to the quality of the built environment, and to replacing poor design with better design. The Framework advises that planning policies and decisions should not attempt to impose architectural styles or particular tastes, but that it is appropriate to reinforce local distinctiveness. In this case, the variety of extensions visible in the vicinity allow for some flexibility, but the scale of the proposal and its design do not constitute the high quality that is sought in national and local policies.

6 CONCLUSION

- 6.1 The proposed flat roof form of the first floor extension would be contrary to the adopted planning design guidance and be of a poor design visually harmful to the character of the area.

7 RECOMMENDATION

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

That planning permission be refused for the following reason:-

The proposed alterations to the roof would be of an inappropriate design and scale that would be over dominant within the roof scape creating an incongruous feature, which would have a damaging impact on the character of the existing dwelling and the character of the area as a whole contrary to the high quality design standards required by policy CP1 of the Core Strategy 2011, policy DM1 of the Development Management Plan 2014 and the guidance set out in “SPD2” Housing Design.



Matthew Thomas

Assistant Director, Planning and Regeneration Services

Relevant Development Plan Policies and Proposals

Allocations Plan 2014

Core Strategy 2011 – CP1

Development Management Plan 2014 – DM1

Supplementary Planning Document 2 – Housing design

National Planning Policy Framework.

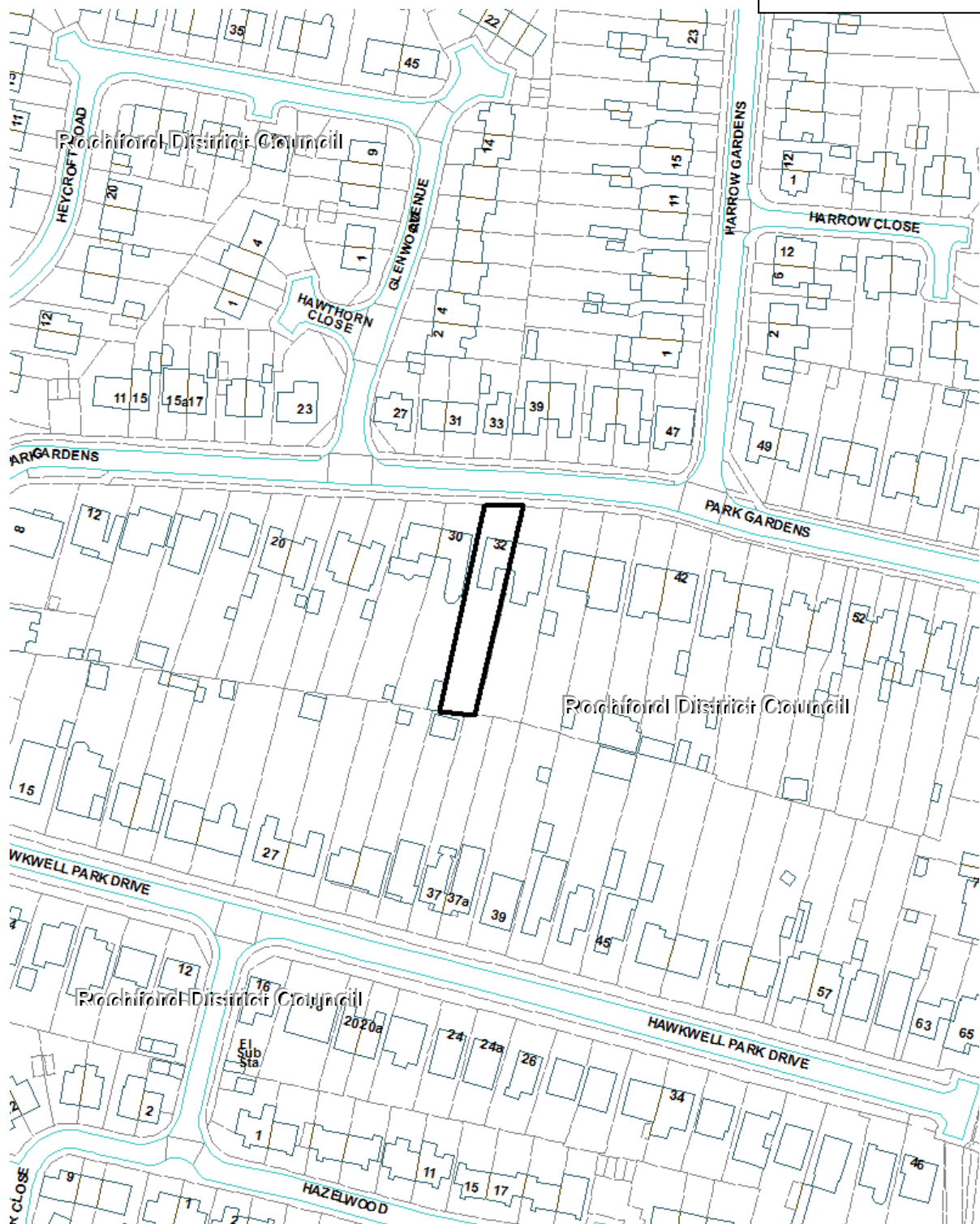
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