

**APPLICATION No. 12/00524/FUL**

**EXTEND THE FIRST FLOOR ACCOMMODATION BY FORMING SIDE FACING DORMERS. FORM A SINGLE STOREY SIDE EXTENSION ON THE FLANK. FORM SINGLE STOREY EXTENSION TO REAR. FORM PITCHED ROOF TO THE EXISTING GARAGE PROJECTION**

**SITE LOCATION: 101 GREENSWARD LANE, HOCKLEY**

**APPLICANT: MRS C WESTON**

**ZONING: RESIDENTIAL**

**PARISH: HOCKLEY**

**WARD: HOCKLEY NORTH**

**1 PLANNING APPLICATION DETAILS**

- 1.1 Planning permission is sought to construct a single storey rear extension, construct a single storey side addition, construct a pitched roof to the existing garage and extend the first floor accommodation forming side facing dormers, at 101 Greensward Lane. The property is located on the northern side of Greensward Lane, within the residential area of Hockley.
- 1.2 This application is being reported to the Committee since it has been submitted by an elected Member of the Council.

**2 THE SITE**

- 2.1 The host dwelling is a detached chalet located on the northern side of Greensward Lane. The property is constructed of red brick, white UPVC windows; a dormer already exists to the west elevation of the property.

**3 RELEVANT PLANNING HISTORY**

- 3.1 Application No. ROC 446/64 – Erection of 1 semi-detached pair and 1 detached chalet style properties – Granted permission 8 September 1964.
- 3.2 Application No. ROC 212/74 – Add extension at rear of house for use as a dining room and living room – Granted permission 3 May 1974. This extension has not been implemented.

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#### **4 CONSULTATIONS AND REPRESENTATIONS**

- 4.1 Hockley Parish Council: Interest was expressed by all Councillors. We regret the loss of a garage space. Note reference to east elevation; are they using obscured glass? Pleased with use of a sloped roof.
- 4.2 Essex County Council Highways: Do not wish to raise an objection, subject to the following conditions:-
- Parking spaces shall be provided in accordance with Parking Standards Design and Good Practice September 2009 (Essex Planning Officers Association/ECC).
  - Prior to the commencement of works on site the applicant shall indicate in writing to the Local Planning Authority an area within the curtilage of the site for the reception and storage of building materials clear of the highway.
  - No unbound material shall be used in the surface treatment of the vehicular access within 6 metres of the highway boundary.
  - Prior to commencement of the development details showing the means to prevent the discharge of surface water from the development onto the highway shall be submitted to and approved in writing by the Local Planning Authority.
- 4.3 1 neighbour letter received; the comments are as follows:-
- Object to part of the plans, namely the east side dormer and windows to dormer and existing east side.
- Owing to the close proximity of our two properties (8 feet) we feel the addition of a full length dormer and four additional windows would impose upon our privacy and would also restrict light coming into our property.

#### **5 MATERIAL PLANNING CONSIDERATIONS**

- 5.1 The street scene presents a mix of properties which vary in style and design.
- 5.2 The application proposes to incorporate two side facing sloping roofed dormers, a single storey pitched roofed side extension, a single storey hipped roofed rear extension, and form a pitched roof to the existing garage.
- 5.3 It should be noted that the property is forward of No. 99 Greensward Lane and sited further back of No. 103 Greensward Lane.
- 5.4 The proposed single storey rear extension would extend 3.98m off the rear wall of the original rear elevation and would be the full width of the property.

The extension would be to a height of 3.75m; the roof design would be hipped with a small flat roofed section. A gap of 1.19m would be retained to the eastern boundary and 1.82m would be retained to the western boundary. A rear extension can be seen to No.103 and a conservatory can be seen to No. 99. It is considered that the rear extension would cause minimal impact to neighbouring properties due to the distance between the proposed side wall and the boundary.

- 5.5 The property has a large garden and ample private amenity would remain should the rear extension be implemented, therefore there is no justifiable reason to refuse the incorporation of the rear extension.
- 5.6 The proposed side extension is relatively small in size and would be set back from the front elevation of the property by 4.8m. The extension would be located on the western side of the property and would be 1.78m in width and 3.8m in depth. This extension would be on the boundary with No. 99 Greensward Lane. The roof design would be pitched. A front door would be installed to the front elevation of this extension and a window to the rear. No windows are proposed to the side elevation; it is considered that the proposed side extension would cause minimal impact to the occupants of No. 99 Greensward Lane.
- 5.7 The roof design of the existing integral garage would be altered from a flat roof to form a pitched roof. This would mimic the style of roof seen to the dwelling and is deemed to be in keeping with the original design of the property. The alterations would result in the height of the garage reaching 4.4m. The proposed alteration would be noticeable; however it is considered that this would not have a detrimental impact on visual amenity or the character of the property. It should be noted that the garage would not be used as a parking space due to the reduced depth, but as a utility room and store.
- 5.8 The proposal shows side dormers on both sides of the property. The property has an existing dormer to the western elevation. The existing dormer is 2.32m in width and flat roofed. The proposed side dormers would extend 10.2m in width and would have a sloping roof. The proposed dormers would be a noticeable addition to the property; the western dormer would be clearly visible from the street, this is due to the positioning of properties. It should be noted that there are no similar style properties within the vicinity of the property.
- 5.9 Verges around the dormers would be maintained. The side verges would be 0.45m and the verge below the dormer would be 0.6m. Two windows would be installed on the western elevation facing no.99; this property has an obscure glazed side window at first floor level.

- 5.10 The eastern dormer would have three windows facing No. 103; this property has one obscure glazed window and a clear glazed window at first floor level. It is considered that these side windows would cause overlooking into neighbouring properties; therefore all the proposed side windows at first floor level should be obscure glazed if planning permission was granted. It should also be noted that whilst some loss of light may occur to neighbouring properties, it is not considered detrimental and would not be a justifiable reason to refuse the incorporation of side dormers.
- 5.11 There is suitable off street parking for two vehicles within the curtilage of the property.

## **6 CONCLUSION**

- 6.1 The proposal is considered to be acceptable and is of a scale and design appropriate to the style of the original property.

## **7 RECOMMENDATION**

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

To **APPROVE**, subject to the following conditions:-

- (1) SC4B Time Limits Full – Standard
- (2) SC15 – Materials to Match
- (3) SC23 PD Restricted – Obscure Glazing



Shaun Scrutton

Head of Planning and Transportation

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**REASON FOR DECISION**

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 Core Strategy Adopted Version (December 2011)

Rochford District Replacement Local Plan (2006) as saved by Direction of the Secretary of State for Communities and Local Government and dated 5 June 2009 in exercise of the power conferred by paragraph 1(3) of schedule 8 to the Planning and Compulsory Purchase Act 2004

HP1, HP6

Parking Standards: Design and Good Practice Supplementary Planning Document adopted December 2010.

Standard C3

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