

20/01170/FUL

15 HAINAULT AVENUE, ROCHFORD

PROPOSED SINGLE STOREY SIDE EXTENSION

APPLICANT: MR AND MRS BEN BARLOW

ZONING: NO ALLOCATION

PARISH: HAWKWELL PARISH COUNCIL

WARD: HAWKWELL EAST

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: 1015/01; 1015/02; Location Plan.

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.

2 PLANNING APPLICATION DETAILS

- 2.1 The application proposes the construction of a single storey side extension. The proposed side extension would have a flat roof with two roof lanterns. The extension would replace an attached car port and would project from the front elevation of the existing side/rear extension along the entire north-west flank elevation. The front elevation would be narrower than the part that adjoins to the existing side/rear extension given the angled boundary line. High level fenestration is proposed to the flank elevation and a window to the front elevation. The external materials of the extension would match those of the existing dwelling.

3 MATERIAL PLANNING CONSIDERATIONS**Site and Context**

- 3.1 The application site is located on the eastern side of Hainault Avenue. The predominant use of the street is residential and this is reflected within the character of the street scene. The building line of the dwellings is set back from the street which contributes to the suburban appearance. Running parallel to Hainault Avenue is the railway line. The dwellings along the street are predominantly low lying and single storey in nature; some of which have undergone loft conversions.
- 3.2 The host dwelling is a semi-detached property that serves a plot of land of some 317m². The dwelling is a chalet style bungalow which benefits from front and rear dormers and an existing single storey rear/side extension. The dwelling has a well-established frontage which for the most part is finished entirely with hard standing.
- 3.3 The application is before the planning committee as the applicant is a relative of the Assistant Director, Place and Environment and the Development Management Team Leader (North).

Planning History

- 3.4 Application No. 89/00853/FUL – single storey rear extension – Permitted.

Principle of Development

- 3.5 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 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).

- 3.6 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

- 3.7 The Essex Design Guide discusses that extensions should appear subordinate to the host dwelling. SPD2 discusses that extensions should be harmonious in character, scale and form and that proposals for single-storey extensions should have regard to the siting of the proposed extension in relation to adjacent properties and their impact on the amenities of the adjoining residents. Both SPD2 and Policy DM1 of the Development Management Plan emphasise good design to ensure that visual amenity is promoted.
- 3.8 The proposed scale, bulk and design of the single storey side extension would be proportionate to the existing dwelling. The extension would respect the scale and form of the existing dwelling and would appear ancillary to the host property, in compliance with design guidance. The appearance of the proposed extension would integrate well with the host site. The proposed extension would not dominate nor would it detract from the street scene and public realm.
- 3.9 It is considered that the proposed development would not have a significant nor detrimental impact on the host dwelling or on the surrounding character and appearance of the area in accordance with policies DM1 of the Development Management Plan and the NPPF.

Impact on Residential Amenity

- 3.10 The application site is adjoined by No. 11 to the north, No. 17 to the south and No. 62 and No. 64 Banyard Way to the east.
- 3.11 The proposed side extension would adjoin to the front elevation of the existing rear/side extension to form a wrap-around extension. The proposed extension would project along the entire flank elevation of the dwelling house. The extension would have a depth of 8m and a height of 2.74m. The proposal would have a width of 1.95m to the front elevation which would increase to 3.12m at the rear where the proposed extension would adjoin to the existing extension.
- 3.12 Sufficient distances would be maintained between the proposal and the side and front boundaries. The extension would maintain a minimum distance of 1m with the north flank boundary.
- 3.13 The high level windows proposed to the north flank elevation would not give rise to an unreasonable degree of overlooking due to their ground floor

nature. Any residual impact would be mitigated against by the positioning of the windows which would be approximately 1.8m above floor level.

- 3.14 The proposed single storey side extension, by reason of its scale, depth, height, bulk and siting is 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 DM1 of the Development Management Plan.

Garden Area

- 3.15 SPD2 requires two bedroomed properties to provide 50m² of garden area with three-bedroomed properties providing 100m². The proposed side extension would be sited forward of the rear extension and would replace an existing car port. Therefore, the proposal would have no impact upon the existing garden area.

Parking

- 3.16 The site comprises off street parking that accommodates at least two car parking spaces at the required dimensions 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.

Ecology

- 3.17 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.

4 CONSULTATIONS AND REPRESENTATIONS

Hawkwell Parish Council

- 4.1 No objection.

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 acceptable and would not cause undue demonstratable harm to 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.

For further information please contact Katie Fowler on:-

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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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