

12/00161/FUL

**CONVERT PART OF GARAGE INTO UTILITY ROOM AND REVISED
SIDE DOOR DESIGN**

10 MACINTYRES WALK ROCHFORD ESSEX

APPLICANT: MR M PETLEY

ZONING: RESIDENTIAL

PARISH: HAWKWELL PARISH COUNCIL

WARD: HAWKWELL NORTH

1 PLANNING APPLICATION DETAILS

- 1.1 Planning permission is sought for the internal conversion of the rear half of a garage measuring 2.6m wide and 2.6m deep to a utility room with the replacement of an existing wooden door with a uPVC door on the side elevation (east) at 10 Macintyres Walk, Rochford.
- 1.2 This application has been brought to Committee as the applicant is a Rochford District Council employee. It is part retrospective as the works are currently underway.

2 THE SITE

- 2.1 The property is a detached house within the residential area of Rochford. To the north of the site are the properties within Albert Close and to the south is the road Macintyres Walk. To the west is a detached house (no.12) and to the east are three detached houses (no. 1, 3 and 5 Ashworths).

3 RELEVANT PLANNING HISTORY

- 3.1 EEC/ROC/294/61 – Outline application for residential development. Refused on 14 March 1962.

EEC/ROC/218/69 – Outline application for residential development (phase 2) off Ashingdon Road, Hawkwell. Refused on 24 September 1969.

EEC/ROC/228/73 – Outline application for residential development. Approved on 17 March 1976.

EEC/ROC/228/73/7 – Erect 12 detached houses. Approved on 7 October 1982.

ROC/112/84 – Construct estate roads and 69 houses with garages. Approved on 18 May 1984.

4 CONSULTATIONS AND REPRESENTATIONS

4.1 **Hawkwell Parish Council:** No objection.

4.2 **ECC Highways:** No objection.

5 MATERIAL PLANNING CONSIDERATIONS

- 5.1 The only external works proposed include the removal of the existing wooden door and replacement with a uPVC door. This is located on the side elevation of the garage where it is not particularly visible within the street scene and is considered to be an acceptable design change to this property. It is not considered that this change in door style would be any more detrimental to the occupiers of no.1 Ashworths than the original arrangement.
- 5.2 As the proposal involves conversion of part of the existing garage into a utility room it is important to consider the availability of other off street parking at this site in accordance with The Parking Standards: Design and Good Practice Supplementary Planning Document adopted December 2010. This document requires properties with two bedrooms or more to have two off-street parking spaces. These spaces must measure 5.5m x 2.9m to be considered usable spaces.
- 5.3 Diagram 3 submitted with the application shows that the driveway at the site has the potential to provide two parking spaces within the 5.5m x 2.9m measurement criteria. However, when measuring the driveway area on site it is apparent that the depth of the driveway area shown on the block plan differs to that actually on the site. The block plan shows a depth of 5.6m between the garage door and the pavement whereas the actual measurement is 5.04m (measured close to the eastern boundary) tapering to 4.86m (measured to the west of the garage door). Therefore, one vehicle would be able to park on the driveway at right angles to the garage within the measurement criteria.
- 5.4 Whilst the Parking Standards document requires spaces to measure 5.5m x 2.9m to be considered usable spaces, it is important to also consider the parking arrangement at this site prior to submission of this application. The property originally had one parking space within the integral garage and another to the front of the garage on the driveway. The parking area to the front of the garage remains the same depth as previously existing, which did not meet the 5.5m depth criteria. It is considered that it would be unreasonable to impose the 5.5m depth criteria to an existing parking space at this site. Furthermore, in practice 3 cars can comfortably fit onto the front of the site which is all virtually laid to block pavements. Therefore the parking availability remaining at this site, with the garage conversion in place, is considered to be acceptable.

6 CONCLUSION

- 6.1 The proposal is considered not to cause undue demonstrable harm to any development plan interests, other material considerations, to the character and appearance of the area or residential amenity such as to justify refusing the application; nor to surrounding occupiers in Macintyres Walk and Ashworths.

7 RECOMMENDATION

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

To approve planning permission, subject to the following conditions:-

- 1 SC4B – TIME LIMITS



Shaun Scrutton

Head of Planning and Transportation

Relevant Development Plan Policies and Proposals

Policy HP6 of the Rochford District Replacement Local Plan 2006

Supplementary Planning Document 2

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

Policy T8 of the Core Strategy

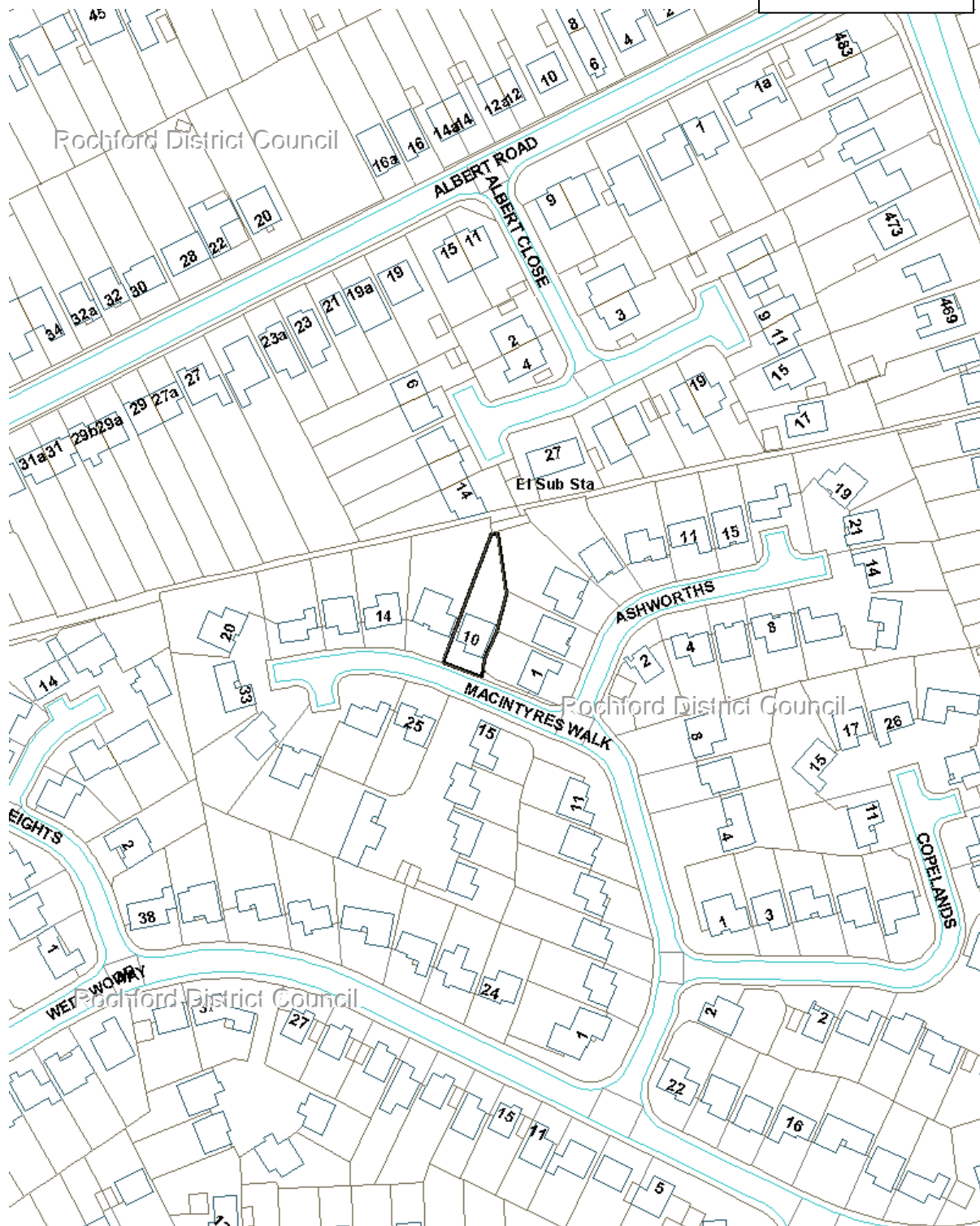
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