
17/01027/FUL

**4 CAGEFIELD COTTAGES, STAMBRIDGE ROAD,
STAMBRIDGE, SS4 2BD**

SINGLE STOREY FRONT EXTENSION

APPLICANT: MS REBECCA SHADBOLT

ZONING: EXISTING RESIDENTIAL

PARISH: STAMBRIDGE PARISH COUNCIL

WARD: ROCHE NORTH AND RURAL

1 PLANNING APPLICATION DETAILS

- 1.1 The application currently before the Council is a proposal for a single storey front extension at 4 Cagefield Cottages, Stambridge Road, Stambridge.
- 1.2 The proposal would include a pitched roofed addition projecting beyond the front wall of the dwelling to form a bathroom and porch extension. The proposal would link to an existing flat roofed bathroom to the side and would provide a pitched roof over the proposed and existing projection. A door and window would be inserted to the front of the extension with a new roof light to the rear. The proposal would project beyond the front wall by 1.55m to a width of 4.1m and would rise to a height of 3.8m.
- 1.3 The applicant's father is an Independent Member of the Standards Committee for Rochford District Council so this proposal is before the Development Committee for consideration.

2 THE SITE

- 2.1 The dwelling is a two storey semi-detached house within a row of similarly designed houses. To the north is a semi-detached house (No. 5) and to the south is the adjoining semi-detached house (No. 3). To the west is Stambridge Road and to the east is a semi-detached chalet (No. 29 Ash Tree Court).
- 2.2 The Allocations Plan (2014) forms part of the Development Plan for the Rochford District. The Allocations Plan superseded the proposals map that accompanied the 2006 Replacement Local Plan. The site is without specific allocation as there are no specific allocations policies for the existing residential area, given that they are already developed. The Allocations Plan

therefore carries forward the existing area allocation of the previous Local Plan.

- 2.3 Within close proximity of the site on the opposite side of the road is the Post Office House, a Grade II listed building. The site is located within flood zone 1 according to the Environment Agency flood maps.

3 PLANNING HISTORY (from the late 1980s)

- 3.1 88/00257/FUL - Formation of vehicular crossing to Stambridge Road. APPROVED.

4 CONSULTATIONS AND REPRESENTATIONS

Stambridge Parish Council

- 4.1 No objections.

ECC Historic Buildings Adviser

- 4.2 The application site falls within close proximity to a timber framed and plastered cottage of late seventeenth or early eighteenth century construction, which fronts onto Stewards Elm Farm Lane, and is listed grade II.
- 4.3 The building is currently experienced within a modern residential setting, radically different to its historic context, and which has vastly reduced the contribution which its setting makes to its significance.
- 4.4 The proposed extension would alter the visual appearance of the host building, but it would not alter the context in which the listed building is experienced, which in itself is considered to make little contribution to its significance. There is therefore no objection to this application from a conservation perspective.

5 MATERIAL PLANNING CONSIDERATIONS

Design and Character

- 5.1 The property is located within a row of similarly designed semi-detached houses. Many have had alterations to their front, including front/side extensions similar to that proposed. The adjoining neighbour (No. 3), in particular, has an existing front/side addition very similar to that proposed.
- 5.2 The design of the proposed extension is considered acceptable. It would not appear detrimental to the character of the street scene in this location.

Residential Amenity

- 5.3 The proposal is a modest addition; it is not considered that the scale of the development would have a detrimental impact upon the occupiers of any neighbouring properties.
- 5.4 No windows are proposed to the side elevation. There is one roof light proposed to the rear, but this would be located above head height so would not generate unacceptable overlooking.

Listed Building

- 5.5 Within close proximity of the site on the opposite side of the road is the Post Office House, a Grade II listed building. It is located on the corner of Stambridge Road and Stewards Elm Farm Lane.
- 5.6 The ECC Historic Buildings Adviser does not raise any objection to the proposal. It is not considered that the proposed front extension would have a detrimental impact upon this listed building or its setting.

Parking

- 5.7 The property has a large driveway area and even with the proposed extension in place there would remain the ability to park two vehicles off street in accordance with the sizing and number requirements within the Parking Standards document.

6 CONCLUSION

- 6.1 The proposal is considered not to cause undue demonstrable harm to any development plan interests, other material considerations or to the character and appearance of the area such as to justify refusing the application.

7 RECOMMENDATION

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

That planning permission be approved, subject to the following heads of condition:-

- (1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- (2) The development hereby permitted shall not be carried out other than in accordance with the approved plans listed below:-

Drawing no. 2895 03 date stamped 16 October 2017

- (3) The external facing materials shall match the existing parts of the building or site and/or be those materials specified on the plans and application form submitted in relation to the development hereby permitted, unless alternative materials are proposed. Where alternative materials are to be used, no development shall commence before details of those alternative external facing materials to be used in the development have been submitted to and approved in writing by the Local Planning Authority. Where other materials are agreed in writing by the Local Planning Authority, the materials agreed shall be those used in the development hereby permitted.



Matthew Thomas

Assistant Director, Planning & Regeneration Services

Relevant Development Plan Policies and Proposals

Allocations Plan 2014

Core Strategy (2011) - CP1

Development Management Plan (2014) - DM1, DM30

Supplementary Planning Document 2 - Housing Design (2007)

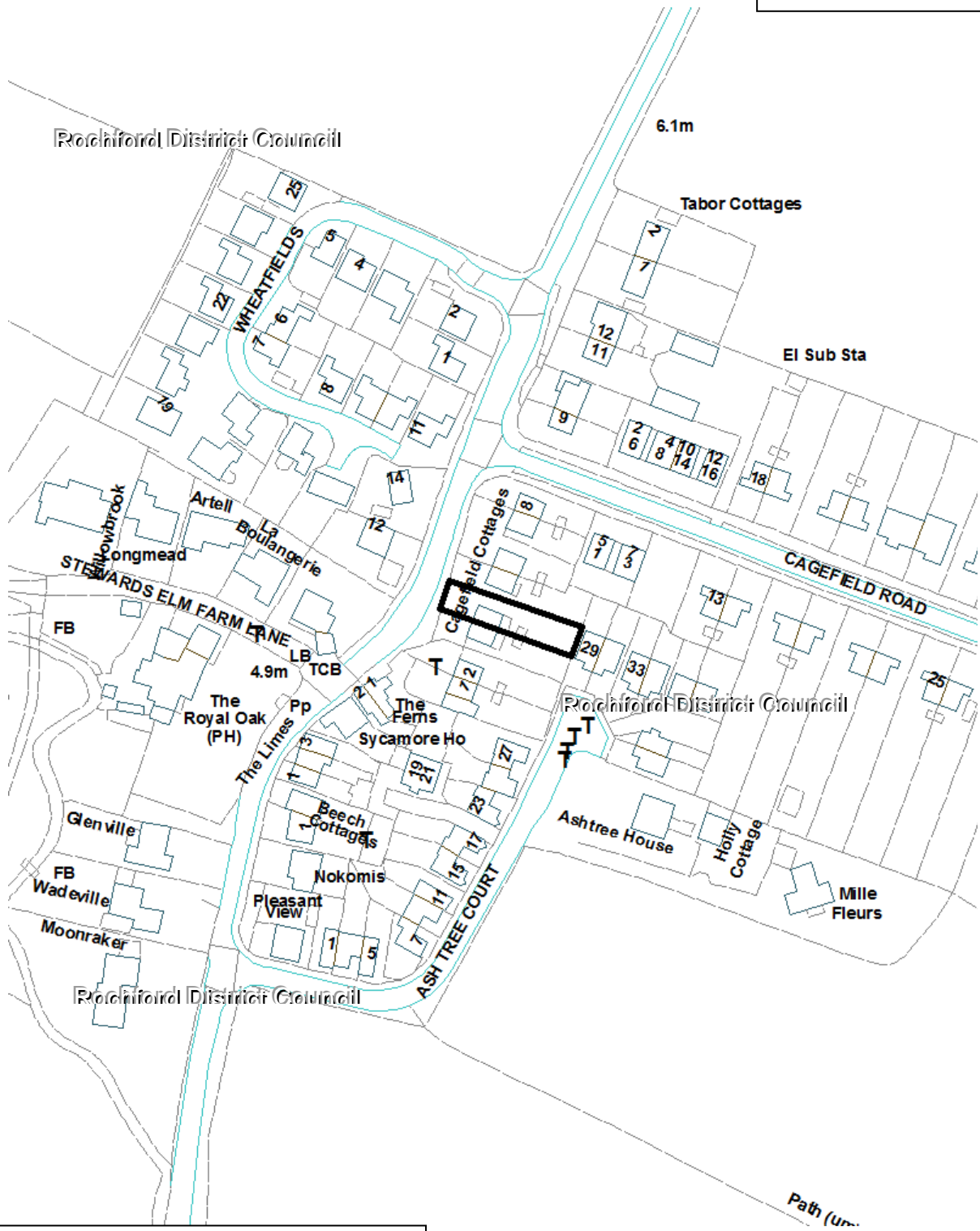
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