

20/00961/FUL

59 LABURNUM WAY, RAYLEIGH. SS6 9GN

**PROPOSED LOFT CONVERSION INCORPORATING FLAT
ROOFED REAR DORMER AND ROOF LIGHTS TO FRONT**

APPLICANT: **C/O MR R BAILEY**
ZONING: **NO ALLOCATION**
PARISH: **RAWRETH PARISH COUNCIL**
WARD: **DOWNHALL AND RAWRETH**

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 of which 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: 01; 02; 03; 04; 05

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 This application is brought before the Committee in the interests of openness and transparency as the applicant is an employee/Member or is related to an employee/Member of the Council.
- 2.2 The application site is located on the western side of Laburnum Way. The application proposes the conversion of the existing loft to incorporate a flat roofed rear dormer with three small roof lights to the front elevation. The proposed rooms in the roof would serve a dressing room, library and 'man cave'. Three windows are proposed within the rear dormer. The dormer would be finished with hung tiles which would be similar in appearance to the tiles of the existing dwelling.

3 MATERIAL PLANNING CONSIDERATIONS

Site and Context

- 3.1 Laburnum Way is part of a small modern housing development off Rawreth Lane in western Rayleigh. The dwelling is a detached property and serves a plot of land of some 397m². The northern flank of the dwelling adjoins the rear boundaries of dwellings along Rawreth Lane. Laburnum Way begins to curve to the west after No. 58, as such the rear boundary of the site adjoins the flank boundaries of Nos. 57 onwards.
- 3.2 The existing street scene comprises a similar design and appearance amongst the character of the properties. The use of the area is residential in nature and the street scene reflects this. The scale and bulk of the dwellings slightly vary along the street, although for the most part they remain as relatively larger detached properties.

Planning History

- 3.3 Application No. 90/00676/OUT – Outline application for residential development south side of Rawreth Lane – Refused.
- 3.4 Application No. 95/00205/OUT – Outline application to erect 124 dwellings, formation of vehicular access onto Rawreth Lane – Permitted.
- 3.5 Application No. 96/00326/FUL – Erect 74 x 4-bed detached dwellings, formation of vehicular access, layout and construct estate road – Permitted.

Principle of the Development

- 3.6 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).

- 3.7 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 Character of the Area

- 3.8 The Essex Design Guide and SPD2 guidance encourages dormers to appear incidental within the roof scape, allowing for ample roof verge around the dormers. Guidance states that front and side dormers should have a pitched roofed design. Albeit the proposed dormer would not appear incidental, its siting on the rear elevation would not be harmful upon visual amenity as it would not be visible or prominent from the public realm.
- 3.9 The proposed flat roofed rear dormer would be a large roof addition to the existing roof space. It would not project above or beyond the roof edges and would be contained within the rear roof elevation. A roof verge of some 200mm would be maintained surrounding the dormer. The precedent for large rear dormers has been set at No. 56 which has undergone a similar development. Additionally, the dwelling does benefit from permitted development rights and at a volume of 43 cubic metres, the proposed rear dormer and front roof lights would both comply with the requirements and limits set out by the General Permitted Development Order.
- 3.10 Given the potential dormer possible under existing Permitted Development Rights, 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 that could be resisted.

Impact on Residential Amenity

- 3.11 The proposed rear dormer would span with the width of the rear elevation, bar 200mm that would be maintained either side of the dormer. The projection would not be any greater than the rear elevation of the existing dwelling. The proposed dormer would have a width of 10m, a depth of 3.48m and a height of 2.5m. Within the front elevation, three evenly spaced out roof lights are proposed.
- 3.12 Sufficient distances between the proposal, flank and rear boundaries would be maintained. A substantial degree of separation would also be maintained between the host property and the dwellings sited adjacent to the rear boundary. The proposed fenestration within the dormer and the front roof

lights would not give rise to any greater overlooking impact than what is currently experienced from the existing two-storey dwelling.

In the circumstances, the proposed loft conversion with dormer and roof lights, by reason of its scale, depth, height, bulk and siting, is considered acceptable given that it would otherwise be Permitted Development that must be given significant weight. 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 that could be refuted.

Garden Area

- 3.13 SPD2 requires two-bedroomed properties to provide 50m² of garden area with three-bedroomed properties providing 100m². The proposal would erect a dormer within the existing roof space and would therefore have no impact upon the existing garden area.

Parking

- 3.14 The site comprises off street parking that accommodates at least two car parking spaces at the required dimension, as stipulated in the EPOA parking standards. 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

- 3.15 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

- 4.1 Rawreth Parish Council - None received.

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 not to cause significant demonstratable harm upon 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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