

Reference: 17/00301/NMA	Site: 8 Crowstone Road Grays Essex RM16 2SR
Ward: Little Thurrock Blackshots	Proposal: Retrospective removal of side door and retention of two additional windows to side elevation, increase in height of single storey rear extension as approved under planning permission ref: 16/00369/HHA (single storey rear extension, loft conversion with dormers and new hip to gable end)

Plan Number(s):		
Reference	Name	Received
E376CR012PD REVB	Roof Plans	6th April 2017
E376CR009PD A	Location Plan	27th March 2017
E376CR010PD C	Elevations	27th March 2017
E376CR010PD A	Elevations	27th March 2017
E376CR011PD C	Proposed Floor Plans	27th March 2017

The application is also accompanied by: - N/A	
Applicant: Mr Henry	Validated: 27 March 2017 Date of expiry: 23 May 2017 (Extension of time agreed with applicant)
Recommendation: Approve, subject to conditions.	

This application has been called-in to Planning Committee by Cllrs Huelin, Watkins, Halden, S Little and Hebb because the application differs in comparison to what was approved under the previous planning permission.

1.0 DESCRIPTION OF PROPOSAL

1.1 This application seeks approval for changes to the window pattern and overall height of the roof as approved under planning application 16/00369/HHA.

2.0 SITE DESCRIPTION

2.1 The site comprises a semi-detached bungalow. The property is currently being extended following a grant of planning permission in 2016 for a loft conversion and single storey rear extension.

3.0 RELEVANT HISTORY

Application Reference	Description of Proposal	Decision
16/00369/HHA	Single storey rear extension, loft conversion with dormers and new hip to gable end.	Permitted

Enforcement Reference	Description of alleged breach of planning control	Outcome
16/00335/CWKS	Possible breach of planning permission, extension may be larger than has been permitted.	No breach identified on site. Case closed.
17/00049/CWKS	Potential breach of planning permission by raising or roof height and insertion of additional windows in flank of extension.	Case investigated and a Non Material Amendment application submitted [subject of this application]

4.0 CONSULTATIONS AND REPRESENTATIONS

Detailed below is a summary of the consultation responses received. The full version of each consultation response can be viewed on the Council’s website via public access at the following link: www.thurrock.gov.uk/planning

PUBLICITY:

4.1 This application has been advertised by way of individual neighbour notification letters. There have been 4 letters of objection to the scheme. The concerns raised cover the following points:

- Unsightly appearance of the development;

- Building outside the remit of approved plans;
- Overdevelopment;
- Overlooking;
- Loss of light;
- Over dominance;
- Spoiling View;
- Out of Character;
- Excessive Noise;
- Unneighbourly construction practices

5.0 POLICY CONTEXT

5.1 National Planning Policy Framework (NPPF)

The NPPF was published on 27th March 2012. Paragraph 13 of the Framework sets out a presumption in favour of sustainable development. Paragraph 196 of the Framework confirms the tests in s.38 (6) of the Planning and Compulsory Purchase Act 2004 and s.70 of the Town and Country Planning Act 1990 and that the Framework is a material consideration in planning decisions. Paragraph 197 states that in assessing and determining development proposals, local planning authorities should apply the presumption in favour of sustainable development.

The following headings and content of the NPPF are relevant to the consideration of the current proposals:

- Core Planning Principles
- 7. Requiring good design

5.2 Planning Practice Guidance

In March 2014 the Department for Communities and Local Government (DCLG) launched its planning practice guidance web-based resource. This was accompanied by a Written Ministerial Statement which includes a list of the previous planning policy guidance documents cancelled when the NPPF was launched. PPG contains 48 subject areas, with each area containing several subtopics. Those of particular relevance to the determination of this planning application comprise:

- Design
- The use of planning conditions

5.3 Local Planning Policy Thurrock Local Development Framework (2011)

The Council adopted the “Core Strategy and Policies for the Management of Development Plan Document” in December 2011 and amended in 2015. The

following Core Strategy policies apply to the proposals:

Thematic Policies:

- CSTP22 (Thurrock Design)

Policies for the Management of Development:

- PMD1 (Minimising Pollution and Impacts on Amenity)²
- PMD2 (Design and Layout)²

[Footnote: ¹New Policy inserted by the Focused Review of the LDF Core Strategy. ²Wording of LDF-CS Policy and forward amended either in part or in full by the Focused Review of the LDF Core Strategy. ³Wording of forward to LDF-CS Policy amended either in part or in full by the Focused Review of the LDF Core Strategy].

5.4 Focused Review of the LDF Core Strategy (2014)

This Review was commenced in late 2012 with the purpose to ensure that the Core Strategy and the process by which it was arrived at are not fundamentally at odds with the NPPF. There are instances where policies and supporting text are recommended for revision to ensure consistency with the NPPF. The Review was submitted to the Planning Inspectorate for independent examination in August 2013. An Examination in Public took place in April 2014. The Inspector concluded that the amendments were sound subject to recommended changes. The Core Strategy and Policies for Management of Development Focused Review: Consistency with National Planning Policy Framework Focused Review was adopted by Council on the 28th February 2015.

5.5 Draft Site Specific Allocations and Policies DPD

This Consultation Draft "Issues and Options" DPD was subject to consultation commencing during 2012. The Draft Site Specific Allocations DPD 'Further Issues and Options' was the subject of a further round of consultation during 2013. The Planning Inspectorate is advising local authorities not to continue to progress their Site Allocation Plans towards examination whether their previously adopted Core Strategy is no longer in compliance with the NPPF. This is the situation for the Borough.

5.6 Thurrock Core Strategy Position Statement and Approval for the Preparation of a New Local Plan for Thurrock

The above report was considered at the February meeting 2014 of the Cabinet. The report highlighted issues arising from growth targets, contextual changes,

impacts of recent economic change on the delivery of new housing to meet the Borough's Housing Needs and ensuring consistency with Government Policy. The report questioned the ability of the Core Strategy Focused Review and the Core Strategy 'Broad Locations & Strategic Sites' to ensure that the Core Strategy is up-to-date and consistent with Government Policy and recommended the 'parking' of these processes in favour of a more wholesale review. Members resolved that the Council undertake a full review of Core Strategy and prepare a new Local Plan

5.7 Thurrock Local Plan

In February 2014 the Council embarked on the preparation of a new Local Plan for the Borough. Between February and April 2016 the Council consulted formally on an Issues and Options (Stage 1) document and simultaneously undertook a 'Call for Sites' exercise. It is currently anticipated that consultation on an Issues and Options (Stage 2 Spatial Options and Sites) document will be undertaken in the Autumn of 2017.

6.0 ASSESSMENT

6.1 This application seeks approval of 'non material amendments' to the scheme granted planning permission in 2016 under planning reference 16/00369/HHA. The changes comprise:

i. New windows to flank elevation

6.2 The plans approved in 2016 indicate one double casement window measuring 1.5m wide in the flank elevation of the property. The window is shown to serve the new kitchen area facilitated by the rear extension.

6.3 This application seeks approval to change that window to three single casement windows each measuring 0.5m wide in broadly the same position. The two additional windows are proposed to provide natural light into a new downstairs bathroom. The three windows would be fitted with obscured glazing.

6.4 The windows would face the flank elevation of the non-adjointing neighbour at no.6 Crowstone Road. The neighbouring property has an obscure glazed flank window behind a 2m high boundary wall which is situated almost opposite the bathroom windows and cannot be overlooked from the windows on the application site.

ii. Increase in height of extension

6.5 The plans approved in 2016 show an extension measuring 3.07m high (3.32m high to the top of the roof lantern). This application seeks approval to increase the height of the extension by 200mm (20cm). The applicant has advised that it has been necessary to increase the overall height of the extension to improve the insulation

within the flat roof.

- 6.6 The height increase would not materially alter the appearance of the building and would not result in any demonstrable impact upon the neighbouring properties.
- 6.7 Other than the alterations to the window pattern and increase in overall height of the single storey rear extension all other aspects of the development approved under ref. 16/00369/HHA remain the same. The consideration of this application is therefore limited only to the proposed changes detailed above.

7.0 CONCLUSION

- 7.1 The changes are considered to be non-material and recommended for approval. The alterations would not harm neighbouring residential amenity or be detrimental to the appearance of host property or the character of the street scene.

8.0 RECOMMENDATION

- 8.1 Approve, subject to the following condition:

Condition(s):

- 1 This decision relates solely to the amendment detailed in the proposal described above and in accordance with plans:

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E376CR010PD A	Elevations	27th March 2017
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This document approves the amendment and is not a re-issue of the original planning permission, which still stands. This document and the original planning permission should be read together and there is a need to adhere to the conditions attached to the original planning permission, unless this non-material amendment relates to such conditions.

Documents:

All background documents including application forms, drawings and other supporting documentation relating to this application can be viewed online:

www.thurrock.gov.uk/planning

