

THURROCK DESIGN GUIDE:

**RESIDENTIAL
ALTERATIONS AND
EXTENSIONS**

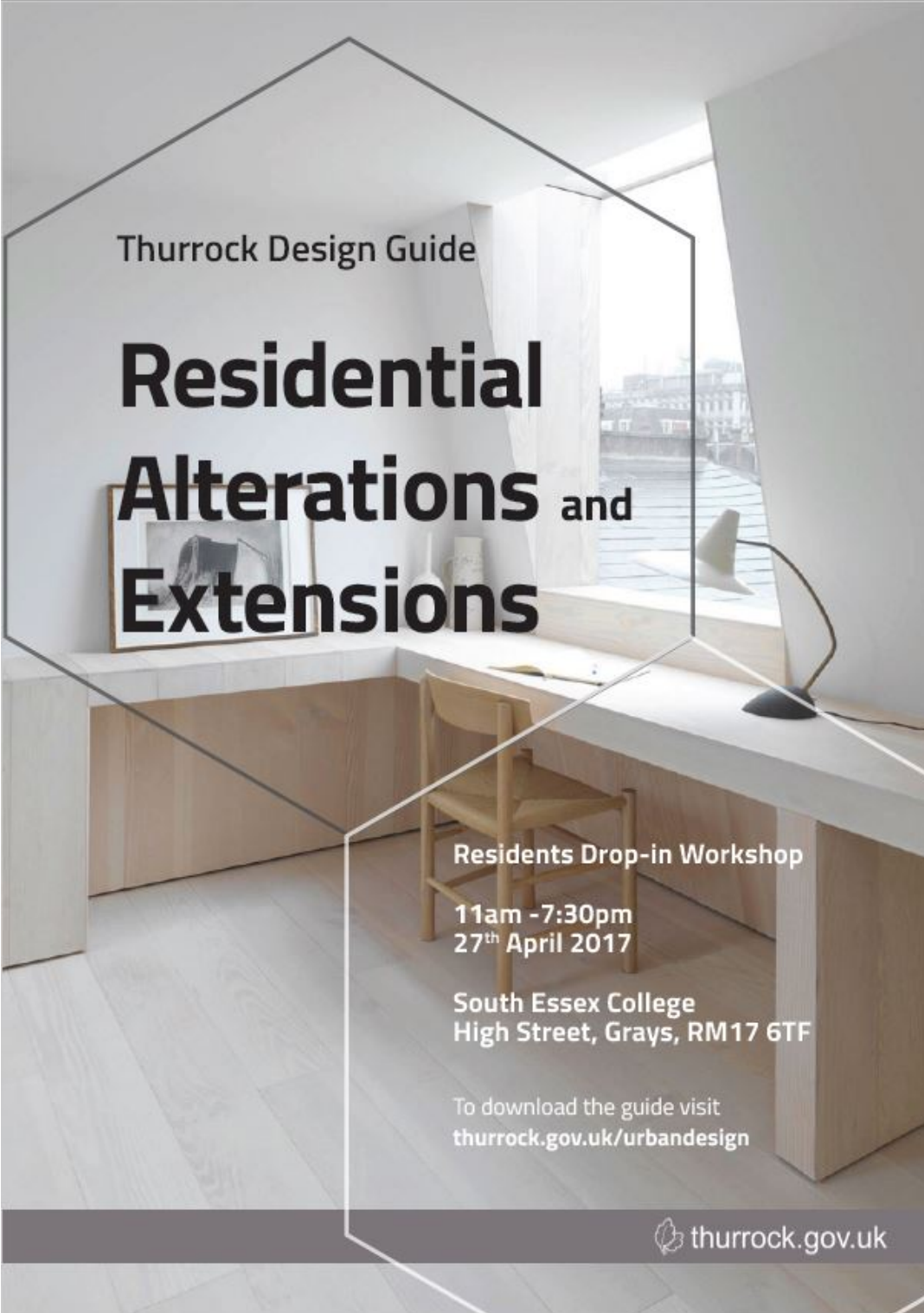
SUPPLEMENTARY PLANNING DOCUMENT

REPORT OF CONSULTATION

**Evidence relating to raising awareness
of the consultation**

Events and Consultation Posters

Poster 1: Residents Drop-in Workshop




Thurrock Design Guide

Residential Alterations and Extensions

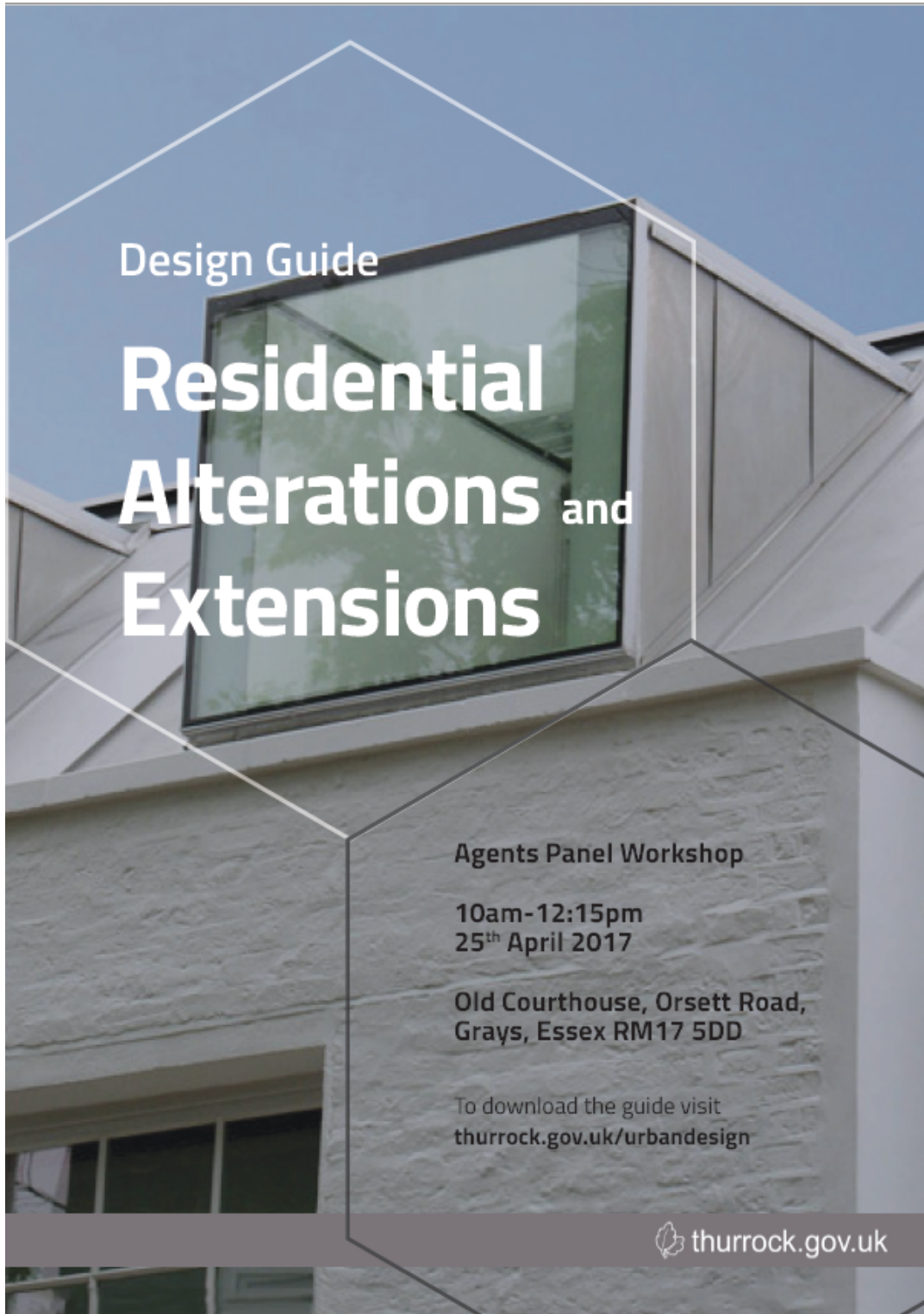
Residents Drop-in Workshop
11am - 7:30pm
27th April 2017

South Essex College
High Street, Grays, RM17 6TF

To download the guide visit
thurrock.gov.uk/urbandesign

 thurrock.gov.uk

Poster 2: Agents Panel Workshop



Design Guide


Residential Alterations and Extensions

Agents Panel Workshop

**10am-12:15pm
25th April 2017**

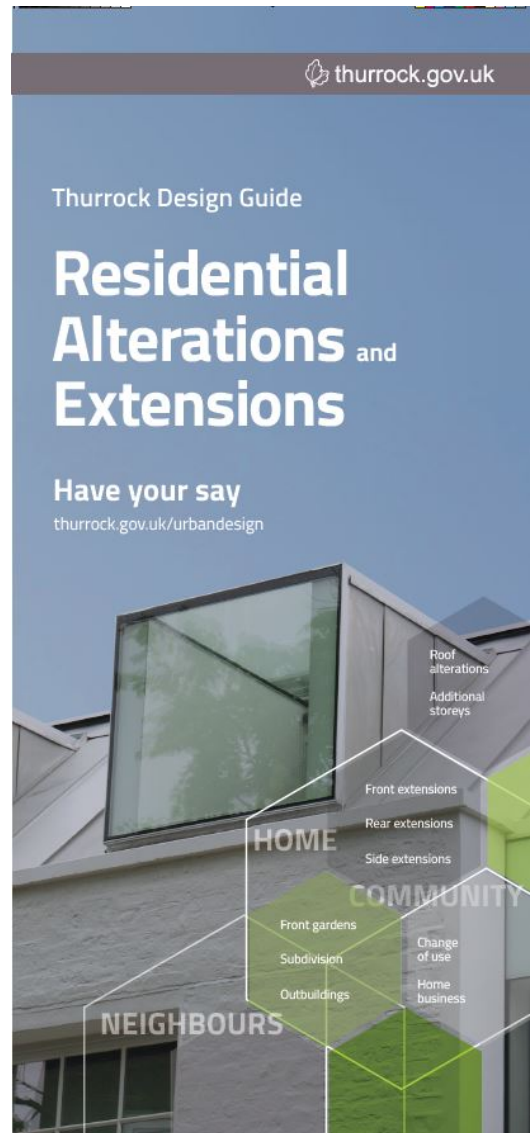
**Old Courthouse, Orsett Road,
Grays, Essex RM17 5DD**

To download the guide visit
thurrock.gov.uk/urbandesign

 thurrock.gov.uk

Public Consultation Notification

Event Banner



Email Signature



The draft Residential Alterations and Extensions Design Guide focuses on balancing an applicant's needs with rights of their neighbours and what is best for the wider community – Consultation is now open. [Have your say here.](http://www.thurrock.gov.uk/urbandesign)

www.thurrock.gov.uk | [My account Thurrock](#)

Thurrock Council, Civic Offices, New Road, Grays, Essex RM17 6SL

Thurrock: A place of opportunity, enterprise and excellence, where individuals, communities and businesses flourish

[thurrock.gov.uk](http://www.thurrock.gov.uk)



Advertisement on Local Newspaper

Thurrock Design Guide

Residential Alterations and Extensions Supplementary Planning Document

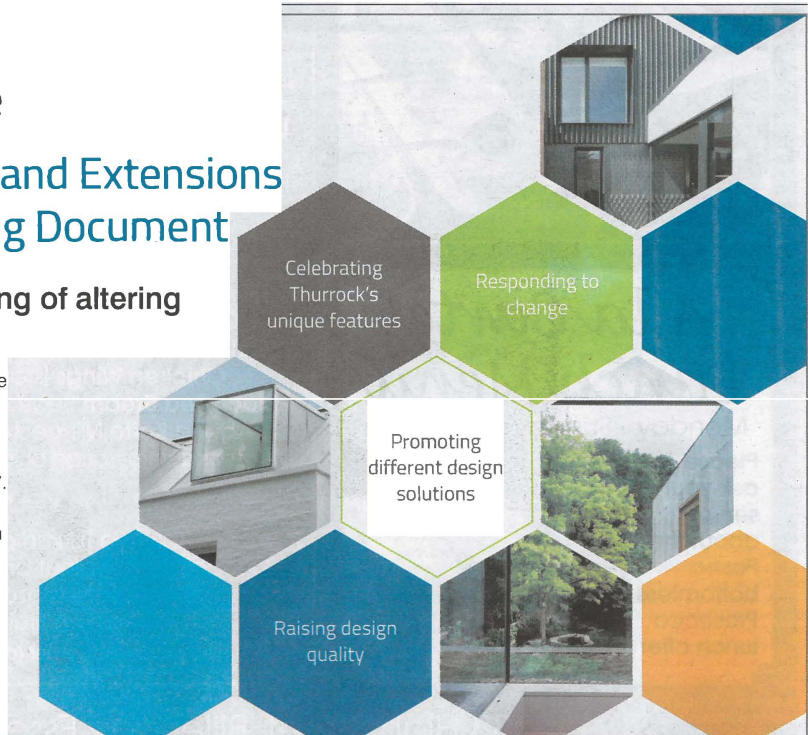
Are you a home owner? Thinking of altering or extending your home?

Thurrock Council is currently updating its design guide for home alterations and extensions. Consultation on the draft Residential Alterations and Extensions Supplementary Planning Document begins on Friday 7 April and ends 5pm on Tuesday 23 May 2017.

A special drop-in event for residents will take place on **Thursday 27 April, from 11am to 7.30pm.**

Join us for presentations and discussion at South Essex College, High Street, Grays, RM17 6TF.

For more information go to thurrock.gov.uk/urbandesign



Photos of Consultation Event



Website page for downloading the Design Guide

thurrock.gov.uk

Home » Planning and growth » Planning policy » Current development plan

Design guide for planning

- Overview
- Design strategy
- Residential alterations and extensions**

Residential alterations and extensions

Every year we receive more than 850 planning applications from residents who wish to alter and extend their homes. Although these applications are relatively small in scale they can have a big impact, not only for the home owner but also their neighbours and the wider community.

The guidance we use to assess applications is more than 20 years-old. By updating it, we can:

- make it more relevant to modern development proposals
- include the current best practice for design

New guidance

We have drafted a new design guide for residential alterations and extensions. The new guidance includes:

- general design principles that cover your home, your neighbours and the wider community
- specific standards for developments like rear extensions, roof alterations and outbuildings

[Draft Design Guide - Residential Alterations and Extensions \(PDF 3.72MB\)](#)

The guide will become a supplementary planning document (SPD). SPDs give more guidance to support policies and proposals in the [Local Plan](#). They don't have the same weight as policies in a local plan, but can be taken into account when deciding planning applications.

We held on public consultation on this draft guidance between 7 April and 23 May 2017. The consultation period has now ended. A final version of the guidance will be published later this year.

How can we make this page easier to use?

- Adult care and health
- Business and licensing
- Children and families
- Community and living
- Council and democracy
- Education and learning
- Environment and safety
- Housing
- Jobs and careers
- Leisure and culture
- Money, tax and benefits
- Planning and growth
- Travel and transport
- Waste and recycling
- My account
- Apply for it
- Pay for it
- Report it
- Have my say
- News
- What's on

Consultation Page

Draft Residential Alterations and Extensions SPD



Click on a section to view or add comments

[Help](#)



Draft Residential Alterations and Extensions SPD



Draft Residential Alterations and Extensions SPD

Draft Residential Alterations and Extensions SPD

Type: PDF

Size: 4,094.52K



Download File



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The event is not currently available for consultation.

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Comments Form

Thurrock Design Guide SPD

Residential Alterations and Extensions (Draft)

A Guide has been prepared by Thurrock Council to provide advice to residents who wish to expand or alter their home, or to convert other buildings into homes. The intention is that, by offering clear guidance and design standards, we can help to protect and enhance the quality of Thurrock's environment for all. The document focuses on balancing an applicant's needs with rights of their neighbours and what is best for the wider community, with the aim of improving the quality of all residential alterations and extensions that require Planning Permission.

Public consultation on this document will close at
5pm on Tuesday 23 May.

Please consider follow guidelines when preparing your comments:

- Anonymous comments forms will not be validated.
- If you are submitting comments on behalf of a group please make a single comment on behalf of all members.

Your Information

Name:

Email:

Name of the company/organisation you are representing (if applicable):

Your address

Postcode:

Your Agents Information

Name:

Name of agency:

Email(if applicable):

Address of agency

Postcode:

The Council keeps the contact details of those who want to be informed about planning policy in Thurrock. In responding to this your contact details will automatically be added to the Council's consultation database

Comments Form

Thurrock Design Guide : Residential Alterations and Extensions (Draft)

The same questions are set out in www.thurrock.gov.uk/urbandesign if you wish to submit your comments online and track how your response is being dealt with.

If you have any questions please email growth&strategy@thurrock.gov.uk or call 01375652705

Question 1

Do you think the Design Guide will be helpful for you to get the best outcome for your property through the design and application process?

Question 2

Do you think the document is easy to understand and that the drawings and photos are helpful in

Question 3

Do you think the Design Guide has covered all of the issues related to making alterations to or extending a home in Thurrock?

Question 4

Is there anything in the document you would like to further encourage or to discourage?

The completed form/s should be returned by **5:00 pm on Tuesday 23 May 2017** to:

**Growth and Strategy Team
Civic Office
New Road
Grays
RM17 6SL**

Formal Consultation Responses and Officer Comments and Actions

Comment

Consultee	Mr [REDACTED]
Email Address	[REDACTED]
Address	[REDACTED] [REDACTED] [REDACTED] [REDACTED]
Event Name	Draft Residential Alterations and Extensions SPD
Comment by	Mr [REDACTED]
Comment ID	RAE_1
Response Date	08/04/17 05:48
Consultation Point	Draft Residential Alterations and Extensions SPD (View)
Status	Processed
Submission Type	Web
Version	0.3

Do you think the Design Guide will be helpful for you to get the best outcome for your property through the design and application process?

Yes

Do you think the document is easy to understand and that the drawings and photos are helpful in giving clear examples of the relevant text and principles of good design?

Yes

Do you think the Design Guide has covered all of the issues related to making alterations to or extending a home in Thurrock?

Yes

Is there anything in the document you would like to further encourage or to discourage?

No

Officer Summary

General support for document and does not recommend any changes.

Officer Response

Officer Response

Noted.

Officer Action Points

No action required.

Comment

Consultee	Mr [REDACTED]
Email Address	[REDACTED]
Address	[REDACTED] South Ockendon [REDACTED]
Event Name	Draft Residential Alterations and Extensions SPD
Comment by	Mr [REDACTED]
Comment ID	RAE_2
Response Date	10/04/17 09:30
Consultation Point	Draft Residential Alterations and Extensions SPD (View)
Status	Processed
Submission Type	Web
Version	0.2

Do you think the Design Guide will be helpful for you to get the best outcome for your property through the design and application process?

Yes covers all areas of concern. Limits shown are very helpfully.

Do you think the document is easy to understand and that the drawings and photos are helpful in giving clear examples of the relevant text and principles of good design?

Very clearly written and example plans are good.

Do you think the Design Guide has covered all of the issues related to making alterations to or extending a home in Thurrock?

Yes.

Is there anything in the document you would like to further encourage or to discourage?

Not found on first reading, seems a comprehensive document.

Officer Summary

General support for document and does not recommend any changes.

Officer Response

Officer Response

Noted

Officer Action Points

No action required

Comment

Consultee	Mr [REDACTED]
Email Address	[REDACTED]
Address	[REDACTED] Grays [REDACTED]
Event Name	Draft Residential Alterations and Extensions SPD
Comment by	Mr [REDACTED]
Comment ID	RAE_3
Response Date	10/04/17 23:55
Consultation Point	Draft Residential Alterations and Extensions SPD (View)
Status	Processed
Submission Type	Web
Version	0.3

Do you think the Design Guide will be helpful for you to get the best outcome for your property through the design and application process?

Yes

Do you think the document is easy to understand and that the drawings and photos are helpful in giving clear examples of the relevant text and principles of good design?

No, lots of jargon used. But overall the plans seem good

Do you think the Design Guide has covered all of the issues related to making alterations to or extending a home in Thurrock?

Yes

Is there anything in the document you would like to further encourage or to discourage?

It is very thorough, lots of reading may put others off

Officer Summary

General support for document and does not recommend any changes.

Officer Response

Officer Response

Noted. The users of the document can find Chapter 7 Glossary.

Officer Action Points

No action required.

Comment

Consultee	Miss [REDACTED]
Email Address	[REDACTED]
Address	[REDACTED] Horndon-on-the-Hill Stanford-le-Hope [REDACTED]
Event Name	Draft Residential Alterations and Extensions SPD
Comment by	Miss [REDACTED]
Comment ID	RAE_4
Response Date	13/04/17 21:10
Consultation Point	Draft Residential Alterations and Extensions SPD (View)
Status	Processed
Submission Type	Web
Version	0.3

Do you think the Design Guide will be helpful for you to get the best outcome for your property through the design and application process?

Yes

Do you think the document is easy to understand and that the drawings and photos are helpful in giving clear examples of the relevant text and principles of good design?

Yes

Do you think the Design Guide has covered all of the issues related to making alterations to or extending a home in Thurrock?

Not sure but it looks quite comprehensive

Is there anything in the document you would like to further encourage or to discourage?

A little more focus on roof lines in roads which don't have terraced or semi-detached houses, but nevertheless would be spoiled by roof heights which inappropriately exceed those of the neighbouring houses.

Officer Summary

General support for document and the point about roofline is noted.

Officer Response

The point about roofline is noted.

Officer Action Points

A few lines could be added to further address rooflines within 5.4 Roof Alterations.

Comment

Consultee	[REDACTED]
Email Address	[REDACTED]
Company / Organisation	Transport for London
Address	TfL Borough Planning [REDACTED] [REDACTED] [REDACTED]
Event Name	Draft Residential Alterations and Extensions SPD
Comment by	Transport for London [REDACTED]
Comment ID	RAE_5
Response Date	18/04/17 09:45
Consultation Point	Draft Residential Alterations and Extensions SPD (View)
Status	Processed
Submission Type	Email
Version	0.3

Do you think the Design Guide will be helpful for you to get the best outcome for your property through the design and application process?

Thank you for consulting Transport for London (TfL) on this document. I can confirm that TfL has no comments to make on the draft document

Do you think the document is easy to understand and that the drawings and photos are helpful in giving clear examples of the relevant text and principles of good design?

Thank you for consulting Transport for London (TfL) on this document. I can confirm that TfL has no comments to make on the draft document

Do you think the Design Guide has covered all of the issues related to making alterations to or extending a home in Thurrock?

Thank you for consulting Transport for London (TfL) on this document. I can confirm that TfL has no comments to make on the draft document

Is there anything in the document you would like to further encourage or to discourage?

Thank you for consulting Transport for London (TfL) on this document. I can confirm that TfL has no comments to make on the draft document

Officer Response

Officer Response

No comments from this consultee.

Officer Action Points

No actions required.

Comment

Consultee	[REDACTED]
Email Address	[REDACTED]
Address	[REDACTED] Stansted [REDACTED]
Event Name	Draft Residential Alterations and Extensions SPD
Comment by	[REDACTED]
Comment ID	RAE_6
Response Date	23/04/17 22:05
Consultation Point	Draft Residential Alterations and Extensions SPD (View)
Status	Processed
Submission Type	Web
Version	0.3
Files	Thurrock Design Guide

Do you think the Design Guide will be helpful for you to get the best outcome for your property through the design and application process?

A really interesting document, nicely laid out, but contains a few typos (for example 'meter' is used a few times etc). It could be used as a best practice guide for developments even if a proposal is permitted development. As an encouraging document, it could push energy efficiency, improved access, water efficiency and SuDS a bit more. The examples of good practice – especially those by Robert Dye – are very interesting and impressive.

Is there anything in the document you would like to further encourage or to discourage?

Parts of the guide repeat previous sections and the danger in having the quick guide at the back is that users may rely on it at the expense of using the main part of the document with its more detailed explanations. I wish you well with the document and hope it achieves the better thought out development you wish to encourage.

Supporting Documents

Please attach any relevant supporting documents:

[Thurrock Design Guide](#)

Officer Summary

The comments are in general support of the document. The document has been designed to avoid the concern raised in this comments so action required.

Officer Response

The Section 4 Design Principles is designed to put the common considerations that applied to all project types to avoid repetition. It might appear a few guidance in 10 Common Projects repeats the points in Design Principles but those are the local issues associate with the particular project type in Thurrock.

The Standard Chart in the end of the document should not be understood nor used as a quick guide. It provides convenience for those frequent users such as our officers when referring to the 'standards' without having to looking through the detailed document which improves efficiency.

Officer Action Points

No actions required.

Comment

Consultee	Mrs [REDACTED]
Email Address	[REDACTED]
Company / Organisation	Basildon Borough Council
Address	The Basildon Centre St Martins Square Basildon SS141DL
Event Name	Draft Residential Alterations and Extensions SPD
Comment by	Basildon Borough Council [REDACTED]
Comment ID	RAE_7
Response Date	25/04/17 09:01
Consultation Point	Draft Residential Alterations and Extensions SPD (View)
Status	Processed
Submission Type	Email
Version	0.2

Do you think the Design Guide will be helpful for you to get the best outcome for your property through the design and application process?

Thank you for consulting Basildon Borough Council with regard to the Thurrock Borough Council Draft Design Guide Residential Alterations and Extensions Supplementary Planning Document (SPD). Basildon Borough Council welcomes the introduction of the Draft Design Guide Residential Alterations and Extensions Supplementary Planning Document (SPD) as it will ensure residential design in Thurrock is of a high standard, supporting housing quality in the wider South Essex Housing Market.

Officer Summary

The comments are in general support of the document. The document has been designed to avoid the concern raised in this comments so action required.

Comment

Consultee	Mr [REDACTED]
Address	[REDACTED] Grays [REDACTED]
Event Name	Draft Residential Alterations and Extensions SPD
Comment by	Mr [REDACTED]
Comment ID	RAE_8
Response Date	27/04/17 16:00
Consultation Point	Draft Residential Alterations and Extensions SPD (View)
Status	Processed
Submission Type	Other
Version	0.5

Do you think the Design Guide will be helpful for you to get the best outcome for your property through the design and application process?

Yes

Do you think the document is easy to understand and that the drawings and photos are helpful in giving clear examples of the relevant text and principles of good design?

Could be simpler in places.

Do you think the Design Guide has covered all of the issues related to making alterations to or extending a home in Thurrock?

Yes

Is there anything in the document you would like to further encourage or to discourage?

No

Officer Response

The comments are in general support of the document.

The document is tailored to the users who have no extensive design training. The professional terms and phrases have been reduced to minimum and where they are used in the guidance it is explained within the main body of text or in the section Glossary.

Officer Action

A few standards found have been further clarified through rewording and/or extra illustrations. Also our officer will answer people's inquiries during planning applications.

Comment

Consultee	Mrs [REDACTED]
Email Address	[REDACTED]
Company / Organisation	Port Of London Authority
Address	London River House Royal Pier Road Gravesend DA122BG
Event Name	Draft Residential Alterations and Extensions SPD
Comment by	Port Of London Authority [REDACTED]
Comment ID	RAE_9
Response Date	15/05/17 07:53
Consultation Point	Draft Residential Alterations and Extensions SPD (View)
Status	Processed
Submission Type	Email
Version	0.3

Do you think the Design Guide will be helpful for you to get the best outcome for your property through the design and application process?

Thank you for your e-mail dated 7 April 2017, inviting the Port of London Authority to comment on the draft Residential Alterations and Extensions Supplementary Planning Document (SPD). It is noted that the draft SPD sets out guidance on the design of residential extensions, conversions and basements and expands upon the Local Plan Policies in the Core Strategy. It focuses on encouraging good design to ensure residents can create extra living space whilst respecting the natural and built environment as well as the amenity of adjacent occupiers. The Port of London Authority is the statutory harbour authority for the tidal Thames between Teddington and the Thames Estuary. It's statutory functions include responsibility for conservancy, dredging, maintaining the public navigation and controlling vessel movements and it's consent is required for the carrying out of all works and dredging in the river and the provision of moorings. The PLAs functions also include for promotion of the use of the river as an important transport corridor to London. In light of this, the PLA has no observations to make in terms of the submission.

Do you think the document is easy to understand and that the drawings and photos are helpful in giving clear examples of the relevant text and principles of good design?

N/A

Do you think the Design Guide has covered all of the issues related to making alterations to or extending a home in Thurrock?

N/A

Is there anything in the document you would like to further encourage or to discourage?

N/A

Officer Summary

In support of the document. No relevant comments.

Officer Action

No actions required.

Comment

Consultee	Mr [REDACTED]
Email Address	[REDACTED]
Address	[REDACTED] Grays [REDACTED]
Event Name	Draft Residential Alterations and Extensions SPD
Comment by	Mr [REDACTED]
Comment ID	RAE_10
Response Date	20/05/17 15:39
Consultation Point	Draft Residential Alterations and Extensions SPD (View)
Status	Processed
Submission Type	Web
Version	0.3

Do you think the Design Guide will be helpful for you to get the best outcome for your property through the design and application process?

Yes. The design guide helps expand on existing documentation making the process clearer. It also gives examples of common applications and how they fit best with their environment and neighbours.

Do you think the document is easy to understand and that the drawings and photos are helpful in giving clear examples of the relevant text and principles of good design?

The photos and drawings illustrate examples much better than the text, especially for those adverse to trying to follow long complicated processes.

Do you think the Design Guide has covered all of the issues related to making alterations to or extending a home in Thurrock?

There may be some exceptions and some examples that don't quite fit. For example where residential property borders public or commercial space or where previous developments have set a bad precedent that is then quoted as a reason to copy and not adhere to new guidelines.

Is there anything in the document you would like to further encourage or to discourage?

Clarity between local and national regulations and which takes precedent in each situation. The document lays out a way to make Thurrock a better place to live, improve our environment and hopefully garner some respect for the area. As a lifetime resident i want somewhere that i will be happy to live in for the future.

Officer Summary

In general support of the document. A few images could be more self-explanatory.

Officer Response

The guide sent a strong message that 'designs that closely mimic past architectural languages are NOT necessarily appropriate', for example on page 15.

The guide provides a range of solutions and emphasizes the proposal will be assessed in how well they respond to their context. This is different from those guides that give prescriptive answer to users. The guide includes some innovative solutions that people are not familiar with but it serves to provoke thinking and educate people about a site context rather than copy and paste from the past.

Officer Action Points

A few images could be replaced by more self-explanatory alternative in the final document.

Comment

Consultee	Mrs [REDACTED]
Email Address	[REDACTED]
Company / Organisation	Natural England
Address	Hornbeam House Crewe Business Park Crewe CW1 6GJ
Event Name	Draft Residential Alterations and Extensions SPD
Comment by	Natural England [REDACTED]
Comment ID	RAE_11
Response Date	26/04/17 14:20
Consultation Point	Draft Residential Alterations and Extensions SPD (View)
Status	Processed
Submission Type	Email
Version	0.3
Files	RAE-11 Natural England [REDACTED]

Do you think the Design Guide will be helpful for you to get the best outcome for your property through the design and application process?

See attached.

Do you think the document is easy to understand and that the drawings and photos are helpful in giving clear examples of the relevant text and principles of good design?

N/A

Do you think the Design Guide has covered all of the issues related to making alterations to or extending a home in Thurrock?

N/A

Is there anything in the document you would like to further encourage or to discourage?

N/A

Supporting Documents

Please attach any relevant supporting documents:

RAE-11 Natural England [REDACTED]

Officer Summary

No specific comments. The advised issues are better to be addressed in a different Design Guide for the new build.

Officer Response

In section 5.7 Front Garden, we advise people to balance soft landscaping area and hard surfacing. Maximizing soft landscape contributes to biodiversity.

Officer Action Points

No actions required.

Comment

Consultee	Mrs [REDACTED]
Address	[REDACTED] Grays [REDACTED]
Event Name	Draft Residential Alterations and Extensions SPD
Comment by	Mrs [REDACTED]
Comment ID	RAE_12
Response Date	27/04/17 16:00
Consultation Point	Draft Residential Alterations and Extensions SPD (View)
Status	Processed
Submission Type	Other
Version	0.2

Do you think the Design Guide will be helpful for you to get the best outcome for your property through the design and application process?

Yes

Do you think the document is easy to understand and that the drawings and photos are helpful in giving clear examples of the relevant text and principles of good design?

Yes

Do you think the Design Guide has covered all of the issues related to making alterations to or extending a home in Thurrock?

Yes

Is there anything in the document you would like to further encourage or to discourage?

No

Officer Summary

In support of the document. No changes required.

Comment

Consultee	Mr [REDACTED]
Email Address	[REDACTED]
Address	[REDACTED] Chadwell St Mary Grays [REDACTED]
Event Name	Draft Residential Alterations and Extensions SPD
Comment by	Mr [REDACTED]
Comment ID	RAE_13
Response Date	27/04/17 16:00
Consultation Point	Draft Residential Alterations and Extensions SPD (View)
Status	Processed
Submission Type	Other
Version	0.3

Do you think the Design Guide will be helpful for you to get the best outcome for your property through the design and application process?

Yes

Do you think the document is easy to understand and that the drawings and photos are helpful in giving clear examples of the relevant text and principles of good design?

Yes

Do you think the Design Guide has covered all of the issues related to making alterations to or extending a home in Thurrock?

Yes

Is there anything in the document you would like to further encourage or to discourage?

No

Officer Summary

In support of the document. No changes required.

Comment

Consultee	Mr [REDACTED]
Email Address	[REDACTED]
Address	[REDACTED] Grays [REDACTED]
Event Name	Draft Residential Alterations and Extensions SPD
Comment by	Mr [REDACTED]
Comment ID	RAE_14
Response Date	21/04/17 09:31
Consultation Point	Draft Residential Alterations and Extensions SPD (View)
Status	Processed
Submission Type	Other
Version	0.5

Do you think the Design Guide will be helpful for you to get the best outcome for your property through the design and application process?

I am not convinced the council and planning/building regulation department is considering all the negative effects of extension on the neighbouring properties. A two level extension is being build adjacent to my the rear of the adjacent house and despite twice sending comments to planning have not head from them and the party wall has started cracking and it is active getting wider and longer as the work is being progressed and further load been added to the existing walls and forces generated due to the extension increasing on the existing party and elevation walls. Glossy documents alone may not bee the answer you need to have an effective procedures in place and competent department to review applications and not ignore the negative effects of developments on the community. As minimum the planning/building regulation department should have responded to my comments provide me sufficient info as to what has been provided as part of the extension and what assessment been done as part of the application.

Officer Summary

The consultee has not fully read the document when he submitted this comment and the comment is found unrelated to the document itself therefore they are not usable.

Officer Response

The new design guide has dedicated sessions to address the negative impacts to immediate neighbours and as well as wide community. Neighbours and Community is the most important theme throughout

the document. It is been developed to help both residents and planning officers to become more alert and educated in controlling negative impacts. Please do read it and I hope you find it helpful in building your case against this development if it is adopted.

Officer Action Points

We have answered the questions of this consultee during the residents drop-in workshop. He has now understands that his issue with the neighbour's on going project is a construction issue which is outside the policy scope of this document. No change is required to the consulted document.

Comment

Consultee	Mr [REDACTED]
Email Address	[REDACTED]
Address	[REDACTED] Grays [REDACTED]
Event Name	Draft Residential Alterations and Extensions SPD
Comment by	Mr [REDACTED]
Comment ID	RAE_15
Response Date	23/04/17 09:17
Consultation Point	Draft Residential Alterations and Extensions SPD (View)
Status	Processed
Submission Type	Other
Version	0.4

Is there anything in the document you would like to further encourage or to discourage?

Clause 4.2, case study 3, specially option 2, two storey extension have significant negative impact on the adjacent properties some not even mentioned within the guide. negative you have attempted to address some basically architectural. The proposal will have significant structural impact on the adjacent properties specially the attached side. The extra load from the extension on the elevation wall and foundations, the negative load effects on the elevation and party wall as in most cases the new foundations are limited to three sides of the new extension and the extra load is transferred to the elevation wall at an eccentricity which wall cause distress to the elevation wall and the party wall. In my view the following should be considered; 1) an assessment to be carried out to study the negative effects of new extension/development on the adjacent property and not be limited to architectural and appearance issues but also structural impact on adjacent properties. 2) The report of item 1 above to be provided to the adjacent properties so that they are aware of the negative impacts of the development 3) In my view such extension proposal should not be given planning approval and not to be encouraged as the negative impact on adjacent properties such as right to light, reduction of sunlight , out of proportion, obtrusive developments which will have structural impact on the adjacent properties are not considered acceptable. 4) After planning approval given it will be some time before the construction start on site it may be years, in my view the adjacent properties should be given notice of the intention two months prior to start of the construction date and as some people are not aware of the party act it will be a good idea if the planning/building control department send the notice to the parties affected by the development. 5) I have also noticed the planning department limit writing letters regarding the application to two adjacent properties and not the others which may be affected such as extension overlooking gardens of others. 6) I have also noticed all the comments you have received are positive comments we have to accept negative and positive comments.

Officer Summary

The person has specific issues with the construction of an on-going project. The comment is found beyond the policy scope of the document itself.

Officer Response

The new design guide has dedicated sessions to address the negative impacts to immediate neighbours and as well as wide community. Neighbours and Community is the most important theme throughout the document. It is been developed to help both residents and planning officers to become more alert and educated in controlling negative impacts.

Officer Action Points

No change will be made based on this comment. We have answered the questions during the residents drop-in workshop. Mr [REDACTED] now understands that his issue with the neighbour's on going project is a construction issue which is outside the policy scope of this document.

Comment

Consultee	Mr [REDACTED]
Email Address	eastofengland@HistoricEngland.org.uk
Company / Organisation	Historic England
Address	Brooklands 24 Brooklands Avenue Cambridge CB2 8BU
Event Name	Draft Residential Alterations and Extensions SPD
Comment by	Historic England [REDACTED]
Comment ID	RAE_16
Response Date	23/05/17 13:57
Consultation Point	Draft Residential Alterations and Extensions SPD (View)
Status	Processed
Submission Type	Email
Version	0.2
Files	RAE-16 Historic England [REDACTED].docx

Do you think the Design Guide will be helpful for you to get the best outcome for your property through the design and application process?

See attachment.

Do you think the document is easy to understand and that the drawings and photos are helpful in giving clear examples of the relevant text and principles of good design?

N/A

Do you think the Design Guide has covered all of the issues related to making alterations to or extending a home in Thurrock?

N/A

Is there anything in the document you would like to further encourage or to discourage?

N/A

Supporting Documents

Please attach any relevant supporting documents:

RAE-16 Historic England [REDACTED]
Attachment.docx

Officer Summary

Agree with most points raised. They will be addressed in a different Design Guide for Listed Buildings and Conservation area.

Officer Response

This guide is designed to cover all types of areas in Thurrock. Due to highly diverse nature of Thurrock's character, specific elements for Listed buildings or Conservation areas need to be expanded in a separate Design Guide including better clarity about how Article 4 Directions are applied, professional help needed for a Listed Building.

On page 16, we refer to the adopted Thurrock Design Strategy(TDS). This document is designed as a daughter document of TDS and should be used in conjunction with TDS where more extensive content of local characters and photos are inserted. We are conscious that the authority's document should be kept short and focused. If we repeat Thurrock Design Strategy's character content including all kinds of area photographs, the beginning of the document will become unnecessarily long before people reach the core guidance. In conclusion, we think we strike the right balance of all kind of elements for residential alterations and extensions both in a modern or historical environment.

Officer Action Points

A few Thurrock historical photos could be added into the Final document. The specific comments about Listed Building and Conservation Area will be passed on to the team in charge of the different Design Guide.

Comment

Consultee	[REDACTED]
Email Address	[REDACTED]
Address	[REDACTED] Stansted [REDACTED]
Event Name	Draft Residential Alterations and Extensions SPD
Comment by	[REDACTED]
Comment ID	RAE_17
Response Date	23/04/17 14:27
Consultation Point	Draft Residential Alterations and Extensions SPD (View)
Status	Processed
Submission Type	Web
Version	0.6
Files	Thurrock Design Guide

Do you think the document is easy to understand and that the drawings and photos are helpful in giving clear examples of the relevant text and principles of good design?

Not sure how applicable the images on page 6 are in a document about residential alterations and the resultant development may clash with other advice/images in the document.

Supporting Documents

Please attach any relevant supporting documents: [Thurrock Design Guide](#)

Officer Response

Officer Response

The image indicates a design process. We didn't detect there's any clash with the other contents in the document.

Officer Action Points

No action required.

Comment

Consultee	Mr [REDACTED]
Email Address	[REDACTED]
Address	[REDACTED] London [REDACTED]
Event Name	Draft Residential Alterations and Extensions SPD
Comment by	Mr [REDACTED]
Comment ID	RAE_20
Response Date	22/05/17 11:21
Consultation Point	Draft Residential Alterations and Extensions SPD (View)
Status	Processed
Submission Type	Letter
Version	0.8
Files	Thurrock Design Guide - UDG COMMENTS.pdf

Do you think the Design Guide will be helpful for you to get the best outcome for your property through the design and application process?

We feel that the approach taken in this draft Design Guide ought to be highly commended. The desire to gain an effective and attractive urban environment along with appropriate governance measures we believe will measurably enhance the wellbeing of the local Thurrock community. The guide ought to be a very useful and much improved indication as to how quality in the Thurrock urban context can be achieved.

Do you think the Design Guide has covered all of the issues related to making alterations to or extending a home in Thurrock?

Also in the light of continued improvement, our view is that the draft has captured much of the best urban design guidance that exists and that now the missing link in the process relates to the skills of the LA to interpret the nuances of the guidance. It relates to the community, professional skills, experience and a market approach. This is an aspect that may not be easily covered in the draft document. Working as an urban designer in Essex [REDACTED] found that in his experience, this link is bridged when a trusted and experienced professional has authority to offer advice and make decisions. It is an issue that is covered in the comments below.

Is there anything in the document you would like to further encourage or to discourage?

1. Consultation Emphasis Being an urban design document might mean that concepts regarding implementation and governance issues need to be addressed as well, perhaps in separate action. There is a view that if this aspect is missing implementation will be halting and perhaps less effective.

It is an organizational matter assumed that the LA is in the process of attending. This document prompts further questions: • If the current case studies conform to the current regulations, does this mean that the implied ratios and solutions remain even if the design guidance or other precedent alludes to the existence of other acceptable solutions? • How much is the draft design guidance limited by the present planning criteria? Is there acceptable variation within the LA's regulatory framework to posit an alternative approach?

Supporting Documents

Please attach any relevant supporting documents:

[Thurrock Design Guide - UDG COMMENTS.pdf](#)

Officer Response

Officer Response

The point about implementation is noted.

Officer Action Points

Implementation issues will be addressed in separate action after the adoption of the document.

Comment

Consultee	Mr [REDACTED]
Email Address	[REDACTED]
Address	[REDACTED] [REDACTED] [REDACTED]
Event Name	Draft Residential Alterations and Extensions SPD
Comment by	Mr [REDACTED]
Comment ID	RAE_21
Response Date	22/05/17 11:25
Consultation Point	Draft Residential Alterations and Extensions SPD (View)
Status	Processed
Submission Type	Letter
Version	0.6
Files	Thurrock Design Guide - UDG COMMENTS.pdf

Is there anything in the document you would like to further encourage or to discourage?

2. Vision for Thurrock Character may be lost if some idea of a sense of place is not characterized and implemented. It would have been considered in some form to date, but realistic interpretation as shown in this draft document and other places could be enhanced.

Supporting Documents

Please attach any relevant supporting documents: [Thurrock Design Guide - UDG COMMENTS.pdf](#)

Officer Response

Chapter 3 Thurrock is designated to Vision for Thurrock and its character. The Design principle includes site assessment and the guidelines for each project type integrates character related content particularly through Community section. Further realistic interpretations may lead to prescriptive solutions and overly long document.

Officer Action Points

We can encourage the officers use this document in conjunction with Thurrock Urban Character or Landscape Assessment documents where more detailed interpretation of Thurrock's area by area characters are the main focus.

Comment

Consultee	Mr [REDACTED]
Email Address	[REDACTED]
Address	[REDACTED] London [REDACTED]
Event Name	Draft Residential Alterations and Extensions SPD
Comment by	Mr [REDACTED]
Comment ID	RAE_23
Response Date	22/05/17 14:37
Consultation Point	Draft Residential Alterations and Extensions SPD (View)
Status	Processed
Submission Type	Letter
Version	0.5
Files	Thurrock Design Guide - UDG COMMENTS.pdf

Is there anything in the document you would like to further encourage or to discourage?

3. Site coverage Consideration needs to be given in regard to the degree of site coverage and as to how and when variations to the standard ratios can be varied. The question might be are the ratios listed on page 22 fixed? Is there any other acceptable ratio that relates to density and transport accessibility ... does this need to be tabulated or are there acceptable precedents that might work. If some of the urban fabric requires upgrading are there creative incentives that would encourage regeneration? The illustrations on page 6 of the Design Guide are indicative of the thinking that should take place.

Supporting Documents

Please attach any relevant supporting documents: [Thurrock Design Guide - UDG COMMENTS.pdf](#)

Officer Response

Four ranges of plot size are set for variations of site coverage in the document. The bottom line figures for site coverage in the draft are conservative in order to respond to concerns for over-crowding. Adding plot locations into the coverage matrix make sense technically but may make the technical standard too complicated to be implemented by both case officers and applicants. The document has signposted to Local Plan which means area-based policy for different density can still be used in determining the proposals.

Officer Action Points

Adding locations/accessibility to the site coverage matrix has been studied. The final matrix is to be consulted among case officers to see if it is applicable in practice.

Comment

Consultee	Mr [REDACTED]
Email Address	[REDACTED]
Address	[REDACTED] London [REDACTED]
Event Name	Draft Residential Alterations and Extensions SPD
Comment by	Mr [REDACTED]
Comment ID	RAE_24
Response Date	22/05/17 14:50
Consultation Point	Draft Residential Alterations and Extensions SPD (View)
Status	Processed
Submission Type	Letter
Version	0.6
Files	Thurrock Design Guide - UDG COMMENTS.pdf

Is there anything in the document you would like to further encourage or to discourage?

4. Building Height and Privacy Areas will vary in terms of acceptable height and privacy. Is there a need to take an approach that allows higher density within 400 meters of transport nodes. In this instance could design criteria allow for closer and more dense development? There are a many precedents that could be offered such as Accordia in Cambridge. This example is in the context of a large development but some of the principles will apply in smaller projects.

Supporting Documents

Please attach any relevant supporting documents: [Thurrock Design Guide - UDG COMMENTS.pdf](#)

Officer Response

Officer Response

The Design Guide has remained flexibility in a number of places for innovative solutions to mitigate privacy and the other negative impacts if a proposal exceeds the suggested limited. For example the standard 4.2.7 of page 26.

Officer Action Points

Higher density scenario to be studied and guided through Local Plan and area-based masterplan. No action required within this document.

Comment

Consultee	Mr [REDACTED]
Email Address	[REDACTED]
Address	[REDACTED] London [REDACTED]
Event Name	Draft Residential Alterations and Extensions SPD
Comment by	Mr [REDACTED]
Comment ID	RAE_25
Response Date	22/05/17 14:59
Consultation Point	Draft Residential Alterations and Extensions SPD (View)
Status	Processed
Submission Type	Letter
Version	0.5
Files	Thurrock Design Guide - UDG COMMENTS.pdf

Do you think the Design Guide has covered all of the issues related to making alterations to or extending a home in Thurrock?

5. Basements Little is mentioned in regard to basements.

Supporting Documents

Please attach any relevant supporting documents: [Thurrock Design Guide - UDG COMMENTS.pdf](#)

Officer Response

We decided not to include Basement category because our research shows that there's very few basement RAE applications in Thurrock. Also basement projects in general have relatively small design-related impacts from Neighbours or Community perspective since they cannot be seen.

Officer Action Points

No action required.

Comment

Consultee	Mr [REDACTED]
Email Address	[REDACTED]
Address	[REDACTED] London [REDACTED]
Event Name	Draft Residential Alterations and Extensions SPD
Comment by	Mr [REDACTED]
Comment ID	RAE_26
Response Date	22/05/17 15:08
Consultation Point	Draft Residential Alterations and Extensions SPD (View)
Status	Processed
Submission Type	Letter
Version	0.5
Files	Thurrock Design Guide - UDG COMMENTS.pdf

Is there anything in the document you would like to further encourage or to discourage?

6. Funding It is logical to expect that where guidance is offered, that there will be some superintendence. This may involve costs. Funding mentioned on page 8, is limited in this case to professional help with the design, no comment is offered in regard to LA approval. It seems that thinking on the funding in or out of the document should be extended to include a methodology that allows for the Local Authority's approval and administration of the Guidance apart from the printed text. As an example a small house in Hackney could incur a cost of £700 for Building Regulations approval.

Supporting Documents

Please attach any relevant supporting documents: [Thurrock Design Guide - UDG COMMENTS.pdf](#)

Officer Response

The approval-related costs change year by year so it is not suitable to be placed in a long-term policy document. Another reason that approval-related charge is not mentioned in Funding part of the document is that it is usually not a factor that'll tip the balance of the budget in proportion to the entire project costs.

Officer Action Points

No action required.

Comment

Consultee	Mr [REDACTED]
Email Address	[REDACTED]
Address	[REDACTED] London [REDACTED]
Event Name	Draft Residential Alterations and Extensions SPD
Comment by	Mr [REDACTED]
Comment ID	RAE_27
Response Date	22/05/17 15:20
Consultation Point	Draft Residential Alterations and Extensions SPD (View)
Status	Processed
Submission Type	Letter
Version	0.7
Files	Thurrock Design Guide - UDG COMMENTS.pdf

Is there anything in the document you would like to further encourage or to discourage?

7. Joint Applications Looks like a good idea that could be incorporated into acquisition of sites and proposals by developers. An expansion of this notion might be helpful?

Supporting Documents

Please attach any relevant supporting documents: [Thurrock Design Guide - UDG COMMENTS.pdf](#)

Officer Response

Officer Response

Acquisition of multiple residential and redevelopment is better to be addressed in a separate Design Guide for the new builds or guided by area-based masterplan. The extent of joint applications in this Design Guide is to a scale that would most likely to happen to ordinary householders.

Officer Action Points

A couple of lines could be added to joint applications to expand to multiple units (2plus) and its benefits in design options. Encouraging joint application as more innovative way of improving existing homes can also be further investigated in the other Local Plan policy.

Comment

Consultee	Mr [REDACTED]
Email Address	[REDACTED]
Address	[REDACTED] London [REDACTED]
Event Name	Draft Residential Alterations and Extensions SPD
Comment by	Mr [REDACTED]
Comment ID	RAE_28
Response Date	22/05/17 15:33
Consultation Point	Draft Residential Alterations and Extensions SPD (View)
Status	Processed
Submission Type	Letter
Version	0.3
Files	Thurrock Design Guide - UDG COMMENTS.pdf

Is there anything in the document you would like to further encourage or to discourage?

8. Planning Approval Certain approval could be rated as a permitted development if, the LA's dealt with a nominated Agent using 'delegated powers', as is the case with Building Control. For a small fee to a licensed agent the established principles could be approved by the agent who is guided by the LA's Urban Design criteria i.e. it requires formalized acknowledgement and familiarity with the Thurrock Design Guide.

Supporting Documents

Please attach any relevant supporting documents: [Thurrock Design Guide - UDG COMMENTS.pdf](#)

Officer Response

Officer Response

This is a suggestion for the document's implementation rather than the document itself.

Officer Action Points

To be discussed after the adoption,

Comment

Consultee	[REDACTED]
Email Address	[REDACTED]
Address	[REDACTED] Stansted [REDACTED]
Event Name	Draft Residential Alterations and Extensions SPD
Comment by	[REDACTED]
Comment ID	RAE_30
Response Date	23/04/17 16:02
Consultation Point	Draft Residential Alterations and Extensions SPD (View)
Status	Processed
Submission Type	Web
Version	0.4
Files	RAE-06 [REDACTED] - Attachment.pdf

Is there anything in the document you would like to further encourage or to discourage?

The guide advises that the first thing to think about is process – permitted development or planning permission. The driver for alterations is more likely to be achieving an increase in accommodation or improvement of some aspect of the dwelling. Process would be a later consideration.

Supporting Documents

Please attach any relevant supporting documents: RAE-06 [REDACTED] - Attachment.pdf

Officer Response

Officer Response

The Guide offers the key considerations throughout a project process but it doesn't obligate that the first thing to think about is process. Each individual can decide their own path. Taking PD or PP does have significant implications how to achieving an increase in living area or scale of the improvement therefore this is discussed as the first item in Process chapter.

Officer Action Points

No Action required.

Comment

Consultee	[REDACTED]
Email Address	[REDACTED]
Address	[REDACTED] Stansted [REDACTED]
Event Name	Draft Residential Alterations and Extensions SPD
Comment by	[REDACTED]
Comment ID	RAE_31
Response Date	23/04/17 16:16
Consultation Point	Draft Residential Alterations and Extensions SPD (View)
Status	Processed
Submission Type	Web
Version	0.5
Files	RAE-06 Mike Ovenden - Attachment.pdf

Is there anything in the document you would like to further encourage or to discourage?

“where PD rights have been removed by Article 4 such as many Listed Buildings”: Listed Buildings have more limited permitted development rights but are not generally subject to Article 4 directions. “In some places, such as in the Green Belt or in Conservation Areas, Permitted Development may be different or suspended entirely...”: Permitted development rights are not different in green belt unless subject to Article 4 directions.

Supporting Documents

Please attach any relevant supporting documents: RAE-06 [REDACTED] - Attachment.pdf

Officer Response

Officer Response

The document states 'PD does not apply in all places and to all buildings including where PD rights have been removed by Article 4.' Therefore it is accurate to say, in the following paragraph, PD may be different or suspended entirely in Green Belt.

Officer Action Points

No action required.

Comment

Consultee	[REDACTED]
Email Address	[REDACTED]
Address	[REDACTED] Stansted [REDACTED]
Event Name	Draft Residential Alterations and Extensions SPD
Comment by	[REDACTED]
Comment ID	RAE_32
Response Date	23/04/17 16:32
Consultation Point	Draft Residential Alterations and Extensions SPD (View)
Status	Processed
Submission Type	Web
Version	0.6
Files	RAE-06 [REDACTED] - Attachment.pdf

Is there anything in the document you would like to further encourage or to discourage?

P10 image. The E and W points are transposed. P15 Section wrongly labelled '2' rather than '3'.

Supporting Documents

Please attach any relevant supporting documents: RAE-06 [REDACTED] Attachment.pdf

Officer Response

Officer Response

Noted

Officer Action Points

Spelling errors are be corrected.

Comment

Consultee	[REDACTED]
Email Address	[REDACTED]
Address	[REDACTED] Stansted [REDACTED]
Event Name	Draft Residential Alterations and Extensions SPD
Comment by	[REDACTED]
Comment ID	RAE_33
Response Date	23/04/17 17:20
Consultation Point	Draft Residential Alterations and Extensions SPD (View)
Status	Processed
Submission Type	Web
Version	0.7
Files	RAE-06 [REDACTED] Attachment.pdf

Is there anything in the document you would like to further encourage or to discourage?

P22 Table shows proportion buildable. Unless advisory this can only apply when a planning permission is required. Permitted development rights typically allow 50% of the curtilage to be developed subject to various conditions. The standards in the table if applied as set out, a curtilage of 100sqm would allow an extension of 40sqm (40%); a curtilage of 133 sqm would be needed before it was possible to build an extension of the same size (given the lower buildable percentage of the larger curtilage); 750 sqm to achieve the same size as permitted in a 500 sqm curtilage; and 2000sqm before being able to build the same size as in a 1000sqm curtilage. An alternative would be to allow a percentage of the increase in curtilage above each threshold. For example, with a curtilage of 100+ sqm building could be 40 sqm (the 100sqm amount) plus 30% of the increase of the curtilage over 100sqm etc.

Supporting Documents

Please attach any relevant supporting documents: RAE-06 [REDACTED] Attachment.pdf

Officer Response

Officer Response

The document uses different calculation method for buildable area from 50% rule in Permitted Development right (PD) therefore two standards should not be compared in the way described in this comment. First of all, 50% buildable area in PD is in relation to the overall site area while buildable area in this guide is a proportion of the unbuilt site area with variations in regards to plot size. For

example, if the overall footprint of the original building exceeds 50% coverage, the person cannot build under PD but still be able to extend through planning permission under this Guide. Secondly, the buildable standards apply to two storey extensions in this Guide while 50% in PD only applies to one-storey extensions.

Officer Action Points

No action required.

Comment

Consultee	[REDACTED]
Email Address	[REDACTED]
Address	[REDACTED] Stansted [REDACTED]
Event Name	Draft Residential Alterations and Extensions SPD
Comment by	[REDACTED]
Comment ID	RAE_34
Response Date	23/04/17 19:16
Consultation Point	Draft Residential Alterations and Extensions SPD (View)
Status	Processed
Submission Type	Web
Version	0.7
Files	RAE-06 [REDACTED] - Attachment.pdf

Is there anything in the document you would like to further encourage or to discourage?

P23 Approaches 1, 2 and 3 potentially come close to breaching the advice on P25. In this case it seems to only work because the garage is set down the garden and the adjacent dwellings are set further rearward. It would be worth marking part of the adjacent dwellings on the plan view to differentiate this arrangement from the common in-a-line neighbours.

Supporting Documents

Please attach any relevant supporting documents: RAE-06 [REDACTED] - Attachment.pdf

Officer Response

Officer Response

P23 diagrams are created with clear intention that there're three different approaches for a same buildable area. The approaches are indicated in PLAN only while guidance on P25 is 3 dimensional limits in relation to neighbour's property for example window's position. Window's position is not even show in P23 diagram so it is not accurate to say P23 breaks the advice in P25.

Officer Action Points

No action required.

Comment

Consultee	[REDACTED]
Email Address	[REDACTED]
Address	[REDACTED] Stansted [REDACTED]
Event Name	Draft Residential Alterations and Extensions SPD
Comment by	[REDACTED]
Comment ID	RAE_35
Response Date	23/04/17 19:30
Consultation Point	Draft Residential Alterations and Extensions SPD (View)
Status	Processed
Submission Type	Web
Version	0.5
Files	RAE-06 [REDACTED] - Attachment.pdf

Is there anything in the document you would like to further encourage or to discourage?

P25 The Essex Design Guide P89 uses 45 degrees in both horizontal and vertical planes from the centre of a window to assess loss of light and outlook to a window. If an extension breaches both lines it is likely to be unacceptable. The image on P25 seems to refer to properties rather than windows and concerns 'enclosure and overshadowing' which are different concepts. However, by relating to windows it seems to also be concerned about light received inside buildings or outlook from them. The basis for measuring the 45 degree line from a property boundary (ie not from a window within a building) is not familiar to me. I am not familiar with use of a 60 degree line. Its not explained whether a development would need to breach one or both lines to be unacceptable. The dark green on the images seems to indicate acceptable extensions even though they are lop sided with odd roof forms. If the shading was all light green it could indicate the envelope within which a well designed extension would not affect amenity. The bottom right diagram shows the lefthand edge not touching the 60 degree line but that appears to be a choice to clear the rear door rather than avoiding breaching the 60 degree line. The text doesn't explain how the householder chooses whether to use the 2m at the boundary standard or 45 degrees from the neighbours window – is the former for single storey and the latter for two storey?

Supporting Documents

Please attach any relevant supporting documents: RAE-06 [REDACTED] - Attachment.pdf

Officer Response

Officer Response

It appears the consultee has difficulty in understanding the standard which is different from the conventional 45 degree rule.

Officer Action Points

To improve the illustration so it is clearer to the users that 45 degree rule is for height and 60 degree rule is for width and depth. To add text to explain when to use 2m rule at the boundary standard or 45 degree from the neighbours window.

Comment

Consultee	[REDACTED]
Email Address	[REDACTED]
Address	[REDACTED] Stansted [REDACTED]
Event Name	Draft Residential Alterations and Extensions SPD
Comment by	[REDACTED]
Comment ID	RAE_36
Response Date	23/04/17 19:37
Consultation Point	Draft Residential Alterations and Extensions SPD (View)
Status	Processed
Submission Type	Letter
Version	0.4
Files	RAE-06 [REDACTED] Attachment.pdf

Is there anything in the document you would like to further encourage or to discourage?

(Section 5). May wish to consider making reference to Crownroofs which can be visually damaging and are often more visible than agents would have you believe. This could fit into section 5.4.

Supporting Documents

Please attach any relevant supporting documents: RAE-06 [REDACTED] Attachment.pdf

Officer Response

Officer Response

5.4 has mentioned false pitched roof is not acceptable. Crownroof is a form of false pitched roof. Unless crownroof is a common practice in Thurrock, the content will not be expanded because 5.4 is longest section in all 10 projects.

Officer Action Points

To add an illustration or text about crownroof if the final draft has the space in section 5.4