

Reference: 17/01607/HHA	Site: 35 Fairway Stifford Clays Grays Essex RM16 2AJ
Ward: Stifford Clays	Proposal: Single storey rear extension

Plan Number(s):		
Reference	Name	Received
(No Nos.)	Block Plan	29th November 2017
002	Existing Floor Plans	29th November 2017
001	Existing Floor Plans	29th November 2017
003	Existing Elevations	29th November 2017
004	Existing Elevations	29th November 2017
(No Nos.)	Location Plan	29th November 2017
006	Proposed Floor Plans	29th November 2017
007	Proposed Elevations	29th November 2017
008	Proposed Elevations	29th November 2017
009	Proposed Elevations	6th February 2018
010	Proposed Floor Plans	6th February 2018

The application is also accompanied by: - Site Photos	
Applicant: Thurrock Council	Validated: 6 February 2018 Date of expiry: 3 May 2018 (Extension of time agreed with applicant)
Recommendation: Approve, subject to conditions.	

This application is scheduled for determination by the Council's Planning Committee because the application has been submitted by the Council (in

accordance with Part 3 (b) Section 2 2.1 (b) of the Council's constitution).

1.0 DESCRIPTION OF PROPOSAL

- 1.1 The application seeks planning permission for a single storey rear extension to provide a ground floor bedroom with wet room for the occupant's disabled child.

2.0 SITE DESCRIPTION

- 2.1 The application property is a two storey end terrace house on Fairway. The existing house is brick built and is similar in design to other properties in the cul-de-sac.

3.0 RELEVANT HISTORY

- 3.1 None

4.0 CONSULTATIONS AND REPRESENTATIONS

- 4.1 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:

- 4.2 This application has been advertised by way of individual neighbour notification letters and public site notice which has been displayed nearby.
- 4.3 No written responses have been received.

5.0 POLICY CONTEXT

Local Planning Policy

Thurrock Local Development Framework (as amended) 2015

The Council adopted the "Core Strategy and Policies for the Management of Development Plan Document" (as amended) in January 2015. The following Core Strategy policies apply to the proposals:

Spatial Policies:

- OSDP1 (Promotion of Sustainable Growth and Regeneration in Thurrock)¹

Thematic Policies:

- CSTP22 (Thurrock Design)
- CSTP23 (Thurrock Character and Distinctiveness)²

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].

Thurrock Design Guide: Residential Alterations and Extension (SPD) – Adopted September 2017 (RAE):

- 4.2 Neighbour
- 5.2 Rear Extensions

6.0 ASSESSMENT

6.1 The assessment below covers the following areas:

- I. Principle of the Development
- II. Design and Appearance
- III. Impact on Neighbour Amenity

I. PRINCIPLE OF DEVELOPMENT

6.2 The application proposes the extension of an existing residential property within a residential area; the proposal is therefore acceptable in principle.

II. DESIGN AND APPEARANCE

6.3 The proposed extension would be finished in brick and render with a flat roof. Given the intended use of the extension for the occupant's disabled child where a ground floor bedroom and wet room is required, the proposal would be of an appropriate design, mass and scale to the original building.

- 6.4 The extension would be set in from the boundary with the attached property (No 33) by 0.9m. The RAE guidelines state that extensions should not break a 60° line taken from the midpoint of the closest rear facing window of the adjacent property.
- 6.5 The property at No 35 is set such a distance from the application property that the proposal complies with the guidelines in the RAE. The attached property at No 33 is served by a door and window on the rear elevation. The layout is the same as the application property in that there is a single room at the rear of the property. The 60° line would be broken by 0.4m when taken from the centre of the door, but would be complied with from the window. Given that there is a single room to the rear of the property served by the window and door, it is not considered an objection could be substantiated on the basis of this minor technical infringement of the RAE guidelines.
- 6.6 The proposed extension would comply with Policies PMD2, CSTP22 and CSTP23 of the Core Strategy.

III. IMPACT ON NEIGHBOUR AMENITY

- 6.7 The proposed rear extension, due to its depth, height and siting off the party boundary, would not lead to any significant overbearing, or harmful impact upon the privacy, light or amenity of any of the neighbouring property. The proposal would comply with all Core Strategy Policies with regards to amenity impact.

7.0 CONCLUSIONS AND REASON(S) FOR APPROVAL

- 7.1 The proposal is acceptable in terms of principle and matters of detail and approval is therefore recommended.

8.0 RECOMMENDATION

- 8.1 It is recommended that permission is granted, subject to compliance with the following planning conditions:

TIME LIMIT

- 1 The development hereby permitted must be begun not later than the expiration of 3 years from the date of this permission.

Reason: In order to comply with Section 51 of the Planning and Compulsory Act 2004.

PLANS

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

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Reason: For the avoidance of doubt and the interest of proper planning.

MATCHING MATERIALS

- 3 Notwithstanding the information on the approved plans, the materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used on the external finishes of the existing building.

Reason: In the interests of visual amenity and to ensure that the proposed development is satisfactorily integrated with its surroundings in accordance with Policy PMD2 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development DPD – Focused Review [2015].

Informative(s)

- 1 **Town and Country Planning (Development Management Procedure) (England) Order 2015 - Positive and Proactive Statement:**

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

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

