

<b>Reference:</b> 18/00394/HHA	<b>Site:</b> 15 St James Avenue East Stanford Le Hope Essex SS17 7BQ
<b>Ward:</b> Stanford East And Corringham	<b>Proposal:</b> Erection of rear and side single storey extension

Reference	Name	Received
02	Proposed Plans	14th March 2018
01	Existing Plans	14th March 2018
03	Block Plan	14th March 2018
(No Nos.)	Location Plan	14th March 2018
04	Block Plan	5th April 2018

The application is also accompanied by: N/A	
<b>Applicant:</b> Mr & Mrs T Barlow	<b>Validated:</b> 15 March 2018 <b>Date of expiry:</b> 10 May 2018
<b>Recommendation:</b> Approve, subject to conditions.	

This application is scheduled for determination by the Council's Planning Committee because the applicant is a Council employee within the Place Directorate, in accordance with Part 3 (b) 2.1 (c) of the Council's constitution.

## 1.0 DESCRIPTION OF PROPOSAL

- 1.1 The application seeks planning permission for the erection of a single storey rear and side extension to the original semi-detached dwelling. The extension would wrap around the property at ground floor level. The extension would extend beyond the original rear by 4 metres and the side extension would project 1.7 meters from the flank wall.

## 2.0 SITE DESCRIPTION

2.1 The application property is a two storey semi-detached dwelling on St James Avenue East.

**3.0 RELEVANT HISTORY**

3.1

Application Reference	Description of Proposal	Decision
16/01734/CLOPUD	Loft conversion with rear dormer and hip to gable extension.	Application Permitted
16/01733/HHA	Single storey side and rear extension	Application Permitted (not yet implemented)

**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](http://www.thurrock.gov.uk/planning)

PUBLICITY:

4.2 This application has been advertised by way of individual neighbour notification letters. No neighbour 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:

Thematic Policies:

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

Policies for the Management of Development:

- PMD1 (Minimising Pollution and Impacts on Amenity)<sup>2</sup>
- PMD2 (Design and Layout)<sup>2</sup>

[Footnote: <sup>1</sup>New Policy inserted by the Focused Review of the LDF Core Strategy. <sup>2</sup>Wording of LDF-CS Policy and forward amended either in part or in full by the Focused Review of the LDF Core Strategy. <sup>3</sup>Wording 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 Extensions (RAE): September 2017 – SPD

- 4.2 Neighbour
- 5.2 Rear Extensions
- 3.4 Side 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 development would involve the removal of a single storey utility/storage room attached to the dwelling which would be replaced with a single storey side and rear extension which would wrap-around the dwelling with a maximum depth of 4 metres from the original rear and 1.7 metres beyond the main flank wall.

6.4 The extension would feature a pitched roof and would have an overall height of 3.9 metres. The proposal would be acceptable in design, scale and size and would have no detrimental impact upon the appearance of the street scene. The proposal complies with all relevant policies.

### **III. IMPACT ON NEIGHBOUR AMENITY**

6.5 The extension would be located along the western (shared) boundary with the non-adjointing neighbour at 17 St James Avenue East. This neighbour also has an existing single storey utility/storage located close to the boundary. The adjoining neighbour at no. 13 St James Avenue East has no additions to the rear. The proposal would not result in any overbearing impact or significant loss of light, privacy or amenity to either neighbouring property and complies with all policies in

relation to amenity impacts.

**7.0 CONCLUSIONS AND REASON(S) FOR APPROVAL**

7.1 The proposal would be acceptable in design, scale, size and appearance and would have no adverse impact upon neighbour amenity complying with all relevant Core Strategy Policies including the Residential Alterations and Extensions SPD.

**8.0 RECOMMENDATION**

8.1 Approve, subject to the following conditions:

**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 Purchase Act 2004.

**Plan Numbers**

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

Reference	Name	Received
02	Proposed Plans	14th March 2018
01	Existing Plans	14th March 2018
03	Block Plan	14th March 2018
(No Nos.)	Location Plan	14th March 2018
04	Block Plan	5th April 2018

REASON: For the avoidance of doubt and in the interest of proper planning.

**Materials**

3 The materials to be used in the construction of the external surfaces of the development hereby permitted shall be in accordance with the details shown on the application form and the approved plan referenced above.

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].

#### 4 **NO WINDOWS IN FLANKS**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, or any order revoking or re-enacting those provisions, no additional windows shall be inserted in the flank elevations of the extension hereby approved.

Reason: In the interests of neighbour amenity and privacy in accordance with Policy PMD1 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development DPD – Focused Review [2015].

Informative:

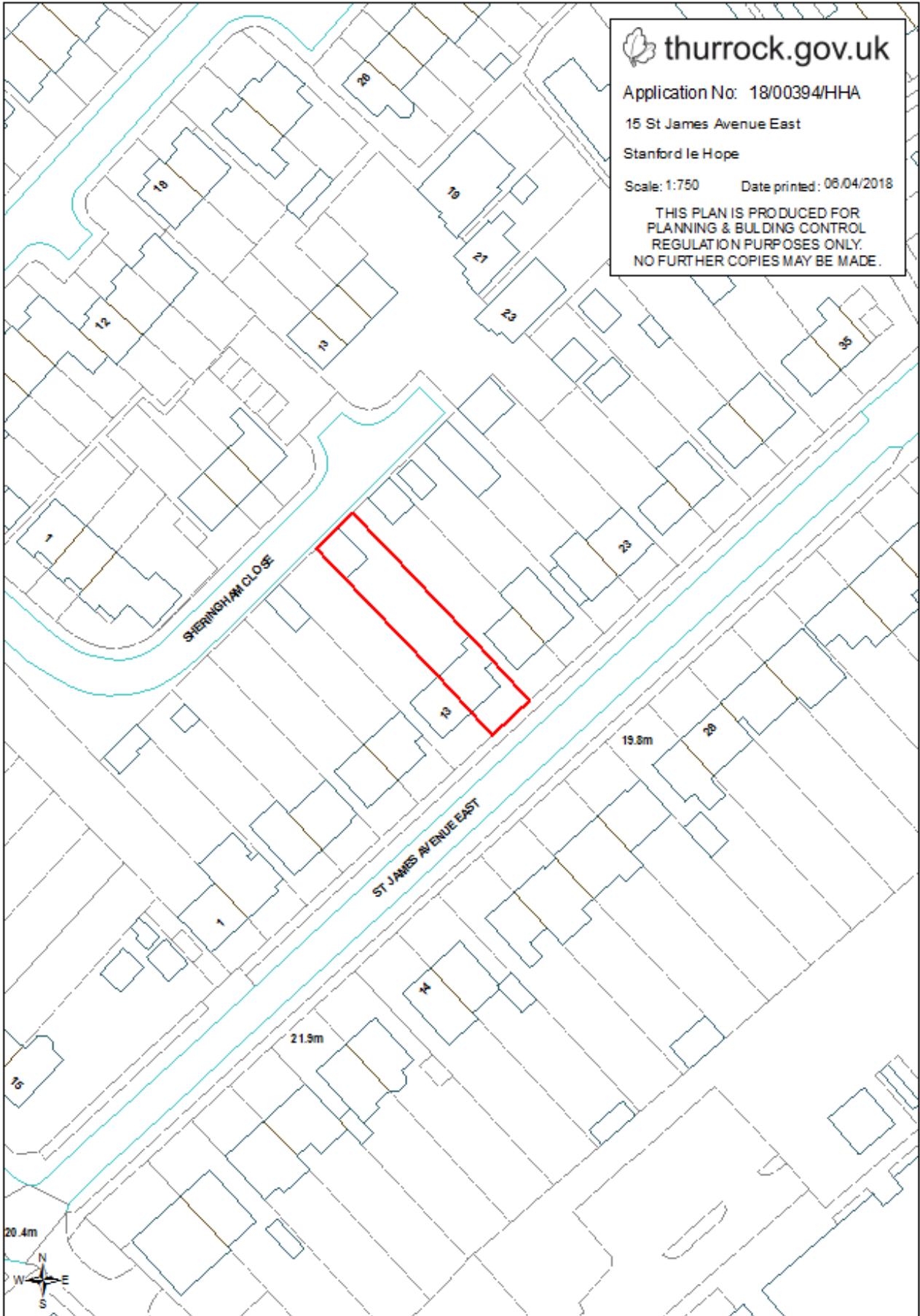
**Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) - Positive and Proactive Statement:**

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



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

Application No: 18/00394/HHA

15 St James Avenue East

Stanford le Hope

Scale: 1:750      Date printed: 06/04/2018

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