

<p>Reference: 21/00205/HHA</p>	<p>Site: 28 Ashley Gardens Stifford Clays Grays Essex RM16 2LR</p>
<p>Ward: Little Thurrock Blackshots</p>	<p>Proposal: Demolish existing garage, single storey side extension, widening of crossover, removal of chimney stack and loft conversion with two front dormers and one front rooflight.</p>

Plan Number(s):		
Reference	Name	Received
001B	Existing Floor Plans and Elevations	9th February 2021
201D	Existing and Proposed Site Layout	9th February 2021
205D	Proposed Floor Plans and Elevations	9th February 2021

The application is also accompanied by:

- Covering Letter, dated 6th January 2021

<p>Applicant: Mr A Tobin</p>	<p>Validated: 9 February 2021 Date of expiry: 1 May 2021 (Extension of Time agreed with Applicant)</p>
<p>Recommendation: Approval, subject to conditions</p>	

This application is scheduled for determination by the Council's Planning Committee because it has been called in by Cllrs T Kelly, J Redsell and B Maney (in accordance with the Constitution Chapter 5, Part 3 (b), 2.1 (d) (ii)) to assess the impact of the proposal on the amenities of neighbouring properties.

1.0 DESCRIPTION OF PROPOSAL

1.1 The application seeks permission for a single storey side extension, loft conversion with two front dormers and one front roof light, removal of chimney stack and

widening of the existing vehicular crossover. The proposal also includes the demolition of the existing garage.

2.0 SITE DESCRIPTION

2.1 The application site is a detached bungalow located within a residential area. The site benefits from a detached garage located to south side of the property located in the rear garden set back from the front of the property. The street scene is varied with a mix of detached and semi-detached bungalows and semi-detached two storey dwellings. Existing loft conversions, including front dormers, are visible within the street scene of Ashley Gardens.

3.0 RELEVANT HISTORY

Application Reference	Description of Proposal	Decision
49/00431/FUL	Conservatory	Approved
79/00883/FUL	Garage	Approved
80/00107/FUL	Lounge, kitchen, bedroom extensions	Approved
20/01516/PHA	Rear extension with a depth of 8 metres from the original rear wall of the property, with a maximum height of 3.75 metres and eaves height of 2.99 metres.	Prior Approval Granted
20/01456/HHA	Removal of existing garage and rear extension, erection of a part two storey and single storey rear extension, single storey side extension and loft conversion with two no. front dormers	Refused
20/01698/CLOPUD	Single storey rear and side extension and loft conversion with rear dormer and three front roof lights.	Lawful

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

4.2 PUBLICITY:

This application has been advertised by way of individual neighbour notification letters, the Council’s online register and a public site notice which has been displayed nearby. Comments have been received from two addresses both raising objections and concerns regarding the proposal. Comments raised were as follows:

- Access to the site;
- No objection providing neighbour's boundary fence and garage access are not compromised;
- Guttering and drainage pipes should not overhang boundary as access to garage would be difficult;
- Significant loss of light;
- Requested Councillor to Call In the application;
- Covering Letter from agent includes discrepancies.

4.3 HIGHWAYS:

No objections subject to Informative

5.0 POLICY CONTEXT

National Planning Policy Framework (NPPF)

5.1 The revised NPPF was published on 19 February 2019. The NPPF sets out the Government's planning policies. Paragraph 2 of the NPPF 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.

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

2. Achieving sustainable development
4. Decision making
12. Achieving well-designed places

5.2 National Planning Practice Guidance (NPPG)

In March 2014 the former 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. NPPG contains a range of subject areas, with each area containing several sub-topics. Those of particular relevance to the determination of this planning application include:

- Consultation and pre-decision makers
- Design: process and tools
- Determining a planning application

- Use of planning conditions

5.3 Local Planning Policy: Thurrock Local Development Framework (2015)

The “Core Strategy and Policies for Management of Development” was adopted by Council on the 28 February 2015. The following policies apply to the proposals:

Thematic Policies

- CSTP22 (Thurrock Design)

Policies for the Management of Development:

- PMD1 (Minimising Pollution and Impacts on Amenity)
- PMD2 (Design and Layout)
- PMD8 (Parking Standards)

Thurrock Design Guide: Residential Alterations & Extensions SPD (RAE) September 2017

5.4 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. In December 2018 the Council began consultation on an Issues and Options [Stage 2 Spatial Options and Sites] document, this consultation has now closed and the responses have been considered and reported to Council. On 23 October 2019 the Council agreed the publication of the Issues and Options 2 Report of Consultation on the Council’s website and agreed the approach to preparing a new Local Plan.

6.0 ASSESSMENT

Background

- 6.1 The application site benefits from Permitted Development rights which means that certain works can be carried out without formal planning permission being required from the Council. An application for a single storey rear extension was submitted utilising the Prior Notification application process (under ref. 20/01516/PHA). Prior

Approval was granted for the rear extension in accordance with both national planning legislation and local planning policy in December 2020.

- 6.2 A householder planning application was also submitted (under ref. 20/01456/HHA). This planning application sought the removal of existing garage and rear extension, erection of a part two storey and single storey rear extension, single storey side extension and loft conversion with two front dormers. The application was refused in January 2021 because the proposed two storey rear extension was considered to be contrary to the Council's development management policies with respect to its mass, design and rearward projection, and its amenity impact upon the neighbouring dwelling at no. 30 Ashley Gardens. There were no objections to the proposed two front dormers as they were considered to comply with all relevant Council policies.
- 6.3 In addition to the above applications, an application for a Lawful Development Certificate for a proposed single storey rear and side extension and loft conversion with rear dormer and three front roof lights was submitted (under ref. 20/01698/CLOPUD). This type of application is not a planning application but seeks the Council's view as to whether a proposed development complies with the limitations of Permitted Development as set out in The Town and Country Planning (General Permitted Development Order (2015) as amended. The proposal was deemed lawful in February 2021 as it complies with Permitted Development and can be built.
- 6.4 Subsequent to the determination of the Lawful Development Certificate and the Prior Approval Notification, the applicant has submitted this current application. The current application is a revised submission of the previously refused householder proposal, whereby the partial two storey rear extension has been omitted. The application seeks permission for a proposed single storey side extension and a loft conversion including the two front dormers and a single front roof light. The proposed front dormers remain wholly the same as detailed within the previous planning application.
- 6.5 The assessment below covers the following areas:
- I. Principle of Development
 - II. Design, Appearance and Impact upon Character of the Area
 - III. Neighbour Amenity Impacts
 - IV. Access and Parking
- I. PRINCIPLE OF DEVELOPMENT

- 6.6 The site lies in a residential area and there are no objections to the development in principle.

II. DESIGN, APPEARANCE AND IMPACT UPON CHARACTER OF THE AREA

- 6.7 The existing detached garage would be removed in order to implement the proposed side extension. The side extension would run along the adjoining boundary with the adjacent neighbouring property at no. 26 Ashley Gardens and would be single storey with flat roof. The extension would have a garage door to the front elevation to replicate the visual appearance of a garage, but would be used as a store area. A window and door opening would be sited at the rear with an outlook towards the enclosed rear garden.
- 6.8 The front elevation of the side extension would be set back from the front building line of the dwelling to create a subordinate addition and would have an acceptable overall height in relation to the property. The side extension would be unlikely to result in any additional harm upon the appearance of the dwelling and immediate street scene and would therefore be considered acceptable in terms of design and appearance in accordance with the NPPF, policies CSTP22 and PMD2 of the Core Strategy and the RAE.
- 6.9 Turning to the proposed front dormer windows, the Residential Alterations & Extensions SPD (RAE) September 2017 states that:
- 5.4 The size of the proposed alteration, the prominence of the roof slope and the character of the surrounding area will be taken into account when considering whether a proposed roof alteration is acceptable.*
- 5.4.4 Roof conversions and additions will only be acceptable where high quality design is employed, where additions are in scale with the existing roof, and where addition does not spoil the existing roof form.*
- 6.10 The proposed front dormers are considered acceptable in scale, detailed design and siting in relation to the layout of the front elevation of the property and the character of the existing dwelling. The dormers would have hipped roofs and have been suitably set down from the roof ridge and in from the edge of the roof slope and centralised above the existing bay windows in the façade below.
- 6.11 There are several examples of very similar pairs of hipped and gabled front dormers within the immediate street scene. Numbers 15, 18, 21 and 24 Ashley Gardens all have highly similar front dormers to that which is proposed. It is considered the front dormers would have no detrimental impact upon the appearance of the existing

dwelling and character and appearance of the street scene. The front roof light is considered acceptable in terms of design and appearance and would not be harmful to the appearance of the dwelling. The proposal is therefore considered acceptable in terms of design and appearance in accordance with policies CSTP22 and PMD2 of the Core Strategy.

III. NEIGHBOUR AMENITY IMPACTS

- 6.12 Whilst the side extension would be sited up to the adjoining boundary with no. 26 Ashely Gardens, the flank elevation would remain blank and a level of separation would be maintained from the flank of the neighbouring property at no. 26. Therefore the side extension would be unlikely to impact upon the amenities of this neighbour by way of loss of light, overlooking or encroachment. The proposed side extension would comply with policy PMD1.
- 6.13 The proposed pair of front dormers and front roof light would result in no adverse or detrimental impact upon neighbouring amenities by way of additional overlooking given the siting is within the front roof slope on the public facing side of the dwelling.
- 6.14 The proposed front dormers would be unlikely to negatively impact the amenities of adjacent neighbouring properties at no's 26 and 30 Ashley Gardens by way of overlooking or any significant overbearing impact given their relatively small scale and position of the dormers within the roof slope. It is acknowledged the adjacent neighbouring property at no. 30 benefits from a large, flat roofed side dormer facing north towards the flank of the application site. This neighbouring side dormer contains three windows which serve two bedrooms and a non-main living area room. The outlook from the non-main living area room and one bedroom window, which are sited to the middle and rear of the neighbouring dormer respectively, would not be adversely affected by the proposed front dormers.
- 6.15 Whilst it is acknowledged the outlook from the neighbours second bedroom window closest to the front of the neighbouring property would look out upon part of the side of the front dormer, this should be viewed in the immediate context; this bedroom window currently looks out on to the flank gable end wall of the application site. The proposal involves no changes to the existing gabled roof closest to this neighbour and the front dormer would be set in from the edge of the existing front roof slope by 1.09 metres and would have a hipped roof which would slope away from the neighbouring property. Any harm, by way of loss of afternoon sunlight to this bedroom window or overbearing impact, would be minimal in comparison to the existing situation. As a consequence, it is not considered that the amenity impact, by way of the loss of light to this neighbouring bedroom window or overbearing impact, would be so significant as to justify recommending refusal for this reason. It is therefore considered the proposed front dormers would comply with policy PMD1.

IV. ACCESS AND PARKING

- 6.16 The proposal includes the widening of the existing vehicular access which is deemed necessary in order to suitably accommodate and make accessible the required number of parking spaces within the frontage of the application site.
- 6.17 The Council’s Highways Officer has been consulted and raised no objections as the overall width of the crossover meets Council policy. The proposed parking arrangement within the frontage of the site would comply with the Council’s Draft Parking Standards and therefore complies with policies PMD2 and PMD8 of the Core Strategy.

7.0 CONCLUSIONS AND REASONS FOR RECOMMENDATION

- 7.1 The application would be acceptable in principle. It would be of an acceptable design and would not have a detrimental impact on neighbour amenity or the local highways network. Approval is therefore recommended.

8.0 RECOMMENDATION

Approve, subject to the following 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:

Plan Number(s):		
Reference	Name	Received
001B	Existing Floor Plans and Elevations	9th February 2021
201D	Existing and Proposed Site Layout	9th February 2021
205D	Proposed Floor Plans and Elevations	9 th February 2021

Reason: For the avoidance of doubt and in the interests of proper planning.

MATERIALS AND FINISHES AS DETAILED WITHIN APPLICATION

- 3 The materials to be used on the external surfaces of the development hereby permitted shall be implemented as detailed within the application.

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

NO WINDOWS IN FLANKS

- 4 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 or openings shall be inserted in the first floor northern flank elevation of the dwelling facing no. 30 Ashley Gardens or in the ground floor flank elevation of the side 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(s):

- 1 Any works, which are required within the limits of the highway reserve, require the permission of the Highway Authority and must be carried out under the supervision of that Authority's staff. The Applicant is therefore advised to contact the Authority at the address shown below before undertaking such works.

Chief Highways Engineer,
Highways Department,
Thurrock Council,
Civic Offices,
New Road,
Grays,
Thurrock,
Essex
RM17 6SL

- 2 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

