

<b>Reference:</b> 21/01787/HHA	<b>Site:</b> 2 Northlands Close Stanford Le Hope Essex SS17 8DL
<b>Ward:</b> The Homesteads	<b>Proposal:</b> Single storey side extension with mono pitched roof and demolition of brick boundary wall to be replaced with new wall with railings and planting.

Plan Number(s):		
Reference	Name	Received
K1192-PL-001-A	Location Plan	18th October 2021
K1192-PL-002-B	Existing Site Layout	18th October 2021
K1192-PL-003-B	Proposed Site Layout	18th October 2021
K1192-PL-004-A	Existing Floor Plans	18th October 2021
K1192-PL-005-B	Proposed Floor Plans	18th October 2021
K1192-PL-006-B	Existing Elevations	18th October 2021
K1192-PL-007-B	Proposed Elevations	18th October 2021

The application is also accompanied by:

- Planning statement

<b>Applicant:</b> Mr Dean Kirby	<b>Validated:</b> 20 October 2021 <b>Date of expiry:</b> 14 February 2021 (Agreed extension of time)
<b>Recommendation:</b> Refusal	

This application is scheduled for determination by the Council's Planning Committee because it has been called in by Cllrs Anderson, Byrne, Carter, Halden, Huelin, Ralph and Snell (in accordance with Part 3 (b) Section 2 2.1 (a) of the Council's constitution). The reason for the call in is to consider the impact on the character of the area.

## 1.0 DESCRIPTION OF PROPOSAL

1.1 This application seeks planning permission for a single storey side extension with mono pitched (lean-to) roof. The proposal would provide a utility room and cloakroom.

- 1.2 Also proposed is the demolition of brick boundary wall to be replaced with new wall with railings and planting.
- 1.3 A planning application (21/01496/HHA) for a similar (larger) form of development was refused in October 2021 under delegated powers. There has been a reduction in footprint of the extension and changes to the roof design since the recent refusal.

## 2.0 SITE DESCRIPTION

- 2.1 The application site is a two storey semi-detached property located within a corner plot along Northlands Close and Branksome Avenue. The site is situated within a residential area characterised by spacious, open corner plots.

## 3.0 RELEVANT PLANNING HISTORY

Application Reference	Description of Proposal	Decision
21/01496/HHA	Single storey side extension with hipped roof and 1 rooflight. Alterations to the fenestration.	Refused – Appeal in progress
21/01803/PHA	Rear extension with a depth of 3.10 metres from the original rear wall of the property, with a maximum height of 3.30 metres and eaves height of 2.41 metres	Planning not required

## 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 comments have been received.

## 5.0 POLICY CONTEXT

### National Planning Policy Framework (NPPF)

- 5.1 The revised NPPF was published on 20 July 2021 and sets out the government's planning policies. Paragraph 2 of the Framework confirms the tests in s.38 (6) of the Planning and Compulsory Purchase Act 2004 and s.70 of the Town and Country Planning Act 1990 and that the Framework is a material consideration in planning decisions. Paragraph 11 states that in assessing and determining development proposals, local planning authorities should apply the presumption in favour of sustainable development. The following headings and content of the NPPF are relevant to the consideration of the current proposals:

4. Decision making

## 12. Achieving well-designed places

### National Planning Practice Guidance (NPPG)

5.2 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:

- Design
- Determining a planning application

### **Local Planning Policy**

#### Thurrock Local Development Framework (as amended) (2015)

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

#### THEMATIC POLICIES

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

#### POLICIES FOR MANAGEMENT OF DEVELOPMENT

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

#### Thurrock Local Plan

5.4 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.

#### Thurrock Design Strategy

5.5 In March 2017 the Council launched the Thurrock Design Strategy. The Design Strategy sets out the main design principles to be used by applicants for all new development in Thurrock. The Design Strategy is a supplementary planning document (SPD) which supports policies in the adopted Core Strategy.

#### Thurrock Residential Alterations and Extensions Design Guide (RAE)

5.6 In September 2017 the Council launched the RAE Design Guide which provides advice and guidance for applicants who are proposing residential alterations and extensions. The Design Guide is a supplementary planning document (SPD) which supports policies in the adopted Core Strategy.

### **6.0 ASSESSMENT**

6.1 The assessment below covers the following areas:

- I. Principle of the development
- II. Design and Layout and Impact upon the Area
- III. Traffic Impact, Access and Car Parking
- IV. Effect on Neighbouring Properties

#### I. PRINCIPLE OF THE DEVELOPMENT

6.2 The application site is located within a residential area and as such the principle of development is acceptable, subject to compliance with relevant planning policies.

#### II. DESIGN AND LAYOUT AND IMPACT UPON THE AREA

6.3 The National Planning Policy Framework (NPPF) states that the Government attaches great importance to design to the creation of high quality, beautiful and sustainable buildings

6.4 Policy PMD1 (Minimising Pollution and Impacts on Amenity) states that “Development will not be permitted where it would cause unacceptable effects on (i) the amenities of the area; (ii) the amenity of neighbouring occupants; or (iii) the amenity of future occupiers of the site”.

6.5 Policy PMD2 (Design and Layout) of the Core Strategy requires that all design proposals should respond to the sensitivity of the site and its surroundings and must contribute positively to the character of the area in which it is proposed and should seek to contribute positively to local views, townscape, heritage assets and natural features and contribute to the creation of a positive sense of place.

6.6 Policy CSTP22 (Thurrock Design) of the Core Strategy states that the Council requires all design proposals to respond to the sensitivity of the site and its surroundings, to fully investigate the magnitude of change that would result from the proposals, and mitigate against negative impacts. Amongst other criteria, this

policy states that development must contribute positively to the character of the area in which it is proposed. And to surrounding areas that may be affected by it. It should seek to contribute positively to local views, townscapes, heritage assets and natural features and contribute to the creation of a positive sense of place

6.7 The Residential Alterations & Extensions SPD (RAE) September 2017 states that:

*4.1.1 The extension or alteration should respect and respond positively to the character of the original dwelling such that its character is maintained or enhanced.*

*4.3.1 The form and scale of the extension or outbuilding should be appropriate to the original dwelling and the surrounding development pattern.*

*4.3.2 Corner plots require a distinct design approach that responds positively not only to the dwelling but also to the neighbouring houses and the street scene.*

*5.3.1 A side extension should respect the context of the street, preserving gaps between buildings and rhythm of roof profile where these are characteristic of the area.*

6.8 The proposed side extension would measure 2.1m in width by 5.4m in depth and with a lean-to roof design with an overall height of 3.3m.

6.9 The existing brick wall is proposed to be demolished and replaced with 4 brick pillars measuring 1.1m in height with black metal railing in-between, finishing at the end point of the extension and new timber fencing with gravel board post will match the existing fence line beyond.

6.10 The proposed side extension would extend for more than half the depth of the elevation that faces onto Branksome Avenue and would fill some of the gap between the flank wall and the property boundary next to the highway. It is noted that the area is generally characterised by open plan aspects on corners.

6.11 Whilst it is acknowledged that the proposed amendments to this current application have tried to address the reasons for the previous refusal by narrowing and shortening the side extension, nonetheless due to its sideward projection the side extension would fail to respect the nominal building lines along Branksome Avenue and would have an impact on the openness within the street scene contrary to the criteria in the RAE.

6.12 This aspect of the proposal would therefore be obtrusive to its immediate surroundings and would be prominent in the street scene and harmful to the area. The development therefore results in harm to the street scene and the character of the area contrary to policies PMD2, CSTP22 and CSTP23 of the Core Strategy and Policies for the Management of Development (as amended) (2015) the RAE 2017 and guidance in the NPPF 2021.

6.13 Furthermore, the area is predominantly characterised by gable-ended properties whilst the extension would feature a lean-to roof. Lean-to roofs are more commonly found on side extensions where a property is within a continuous street scene.

Whilst the design rationale of this is understood, nonetheless this proposed roof form would have little regard to the design and appearance of the existing dwelling and would further draw attention to the extension and property on this plot

- 6.14 Based on the siting and design of the proposal, the extension would appear out of character with the area, to the detriment of the character and visual amenities of the wider area and contrary to policies, PMD2, CSTP22 and CSTP23 of the Core Strategy and Policies for the Management of Development (as amended) (2015) the RAE 2017 and guidance in the NPPF 2021.
- 6.15 The applicant has submitted a planning statement to accompany the application, putting forward cases they consider similar to the current application and other matters they consider to be relevant to the determination of this proposal. These details have been considered by officers, but these are not considered to amount to matters which lend favour to supporting the current proposal.
- 6.16 Officers seeks to consistently apply the RAE to corner plots such as these to try and protect the character and openness of these areas in the interests of the wider street scene.
- 6.17 The proposed replacement boundary treatments are considered to be acceptable.

### III. TRAFFIC IMPACT, ACCESS AND CAR PARKING

- 6.18 The proposal would not affect the current parking arrangements on site, nor would they result in any concern regarding pedestrian or highway safety.

### IV. EFFECT ON NEIGHBOURING PROPERTIES

- 6.19 Given the relationship between the dwelling and neighbouring properties, it is not considered that there would be significant detrimental impact upon neighbouring amenity, in accordance with policy PMD1.

## 7.0 CONCLUSIONS AND REASON FOR REFUSAL

- 7.1 The introduction of a proposal of this footprint, mass and scale would result in the extended dwelling projecting passed the building line of the properties located on Branksome Avenue. The side extension is considered to be of a bulk, mass and design that it would cause the dwelling to be of increased prominence. Therefore, due to its high visibility within the streetscene, it is considered that the development would appear as an incongruous feature on this corner plot but also to the wider street scene contrary to the Core Strategy 2015, RAE 2017 and NPPF 2021.

## 8.0 RECOMMENDATION

- 8.1 Refuse planning permission for the following reason:

1. The proposal, by reason of its siting, scale, and mass, would project beyond the established building line of the properties on Branksome Avenue, resulting in an obtrusive building addition that would significantly impact upon the street scene detrimental to the visual amenity of the property, street scene and wider area. In addition the proposed roof design does not suitably integrate with the property, increasing the visual impact of the proposal. The development would therefore be contrary to Policies CSTP22, CSTP23 and PMD2 of the Core Strategy and Policies for the Management of Development DPD (as amended) 2015, the Thurrock Design Guide: Residential Alterations and Extensions (RAE) SPD and 2017 the NPPF 2021.

**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

Application No: 21/01787/HHA

2 Northlands Close

Stanford le Hope Essex

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