

Reference: 22/00210/FUL	Site: High Fields Lower Dunton Road Bulphan Upminster Essex RM14 3TD
Ward: Orsett	Proposal: Demolition of existing detached chalet style dwelling. Erection of one four bedroom dwelling including associated landscaping, hardstanding, cycle store and refuse/ recycle storage area

Plan Number(s):		
Reference	Name	Received
HLLDR-06	Existing and Proposed Roof Plans	7th March 2022
LDR-1	Location Plan	25th February 2022
HLLDR-04	Proposed Elevations	25th February 2022
HLLDR-01	Existing Floor Plans and Elevations	17th February 2022
HLLDR-02	Proposed Floor Plans	25th February 2022
HLLDR-03	Proposed Floor Plans	25th February 2022
HLLDR-05	Proposed Site Layout	25th February 2022

The application is also accompanied by:

- Planning Statement, dated 27 April 2022
- Volume Calculations, received 27 April 2022

Applicant: Mr Mark Breden	Validated: 25 February 2022 Date of expiry: 17 June 2022 (Extension of Time agreed)
Recommendation: Refusal	

This application is scheduled for determination by the Council's Planning Committee because it has been called in by Cllrs. B Johnson, S Hebb, A Mayes, B Maney and J

Duffin (in accordance with the Constitution Chapter 5, Part 3 (b), 2.1 (d) (ii)) to assess the impact of the proposal on the Green Belt.

1.0 BACKGROUND

- 1.1 At the meeting of the Planning Committee held on 9th June 2022 Members considered a report assessing the above proposal. Members of the Planning Committee voted to defer the application in order for Members of the Planning Committee to undertake a site visit. The site visit duly occurred on 22nd June 2022.
- 1.2 A copy of the report presented to the April Committee meeting is attached.

2.0 UPDATE, CONCLUSIONS AND REASON(S) FOR REFUSAL

- 2.1 Other than the site visit taking place, there have been no changes to circumstances since the previous Planning Committee meeting and no further submissions.
- 2.2 For the same reasons as set out before and as will be set out below, the proposal would be contrary to the Thurrock Local Development Framework Core Strategy and Policies for Management of Development 2015, the NPPF and the Residential Extensions and Alterations Supplementary Planning Document 2017 and is therefore recommended for refusal

3.0 RECOMMENDATION

- 3.1 Refuse planning permission for the following reasons:
 - 1 The proposal would, by reason of its scale, mass, height and footprint, represent inappropriate development in the Green Belt which is, by definition, harmful. The proposal would also cause a reduction in the openness. Very special circumstances have been put forward and the identified harm to the Green Belt is not clearly outweighed by other considerations so as to amount to the very special circumstances required to justify inappropriate development. The proposal is therefore contrary to Policies CSSP4 and PMD6 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development (as amended 2015) and the National Planning Policy Framework 2021.
 - 2 The proposal would, by virtue of its design, scale, bulk and increased height, result in an unsympathetic dwelling which poorly integrates with the character and appearance of the immediate street scene resulting in an incongruous and discordant development. The development is therefore contrary to Policies CSTP22, CSTP23, PMD1 and PMD2 of the adopted the Thurrock Local Development Framework Core Strategy and Policies for Management of Development 2015 and the National Planning Policy Framework 2021.

Informative:

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

this any The Local Planning Authority has acted positively and proactively in determining application by identifying matters of concern with the proposal and determining the application within a timely manner, clearly setting out the reason(s) for refusal, allowing the Applicant/Agent the opportunity to consider the harm caused and whether or not it can be remedied by a revision to the proposal. The Local Planning Authority is willing to liaise with the Applicant/Agent to discuss the best course of action and is also willing to provide pre-application advice in respect of future application for a revised development.

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

