

Reference: 22/00933/HHA	Site: 1 Orchard View Robinson Road Horndon On The Hill SS17 8PU
Ward: Orsett	Proposal: Conversion of side extension to garage, second storey rear extension, two front dormers, one side dormer with replacement windows and fenestration amendment

Plan Number(s):		
Reference	Name	Received
RR-500	Location Plan and Proposed Site Layout	2nd July 2022
RR-100	Existing Ground Floor Plans	2nd July 2022
RR-101	Existing First Floor Plans	2nd July 2022
RR-102	Existing Elevations	2nd July 2022
RR-200-A	Proposed Ground Floor Plans	2nd July 2022
RR-201-A	Proposed First Floor Plans	2nd July 2022
RR-202-A	Proposed Elevations	2nd July 2022

The application is also accompanied by:

- Planning Statement

Applicant:

Mr Kohl

Validated:

4 July 2022

Date of expiry:

23 September 2022

(Extension of Time agreed)**Recommendation:** Refuse

The application is scheduled for determination by the Council's Planning Committee because it has been called in by Cllrs B Johnson, J Duffin, A Jefferies, D Huelin 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 Green Belt.

1.0 DESCRIPTION OF PROPOSAL

- 1.1 The application seeks approval for a first floor rear extension with a gable end and a side facing pitched roof dormer above a pre-existing single storey rear extension. Permission is also sought for the introduction of two pitched roof dormers and one roof light within the front roof slope and the reinstatement of the integral garage which is currently used as a habitable room.
- 1.2 The proposal also includes the removal of bowed windows within the front elevation and replacement windows throughout, including alterations to the window arrangement within the rear elevation and removal of one ground floor opening within the east flank. A change in materials is also proposed to the existing gable end positioned centrally within the rear elevation with the existing brickwork being masked by cladding.

2.0 SITE DESCRIPTION

- 2.1 The application site hosts a detached chalet style dwelling located in a rural area outside of Horndon on the Hill. The site is set within the Metropolitan Green Belt. The application site is located close to the junction with Oxford Road and is therefore considered to be a prominent corner plot. The immediate street scene consists of detached dwellings varying in design, appearance, scale and age where there is an inconsistent appearance and spacing between sites.

3.0 RELEVANT HISTORY

Application Reference	Description of Proposal	Decision
78/00506/OUT	Extend and re-roof existing dwelling.	Approved
80/00852/FUL	Single storey extension	Approved
80/01068/FUL	Rooms in roof with repair to ground floor accommodation.	Approved
81/00246/FUL	Garage and room in roof & Amendment/resitting to former approvals THU/852/80 and THU/1068/80 Revised Plans received 18.6.81 (As amended by applicants/agents letter dated 17.6.81)	Approved
82/00193/FUL	Temporary Mobile Home.	Approved
83/00967/FUL	6' Larch lap fence along flank boundary with Oxford Road	Approved
90/01010/FUL	Erection of garage	Refused
99/00432/FUL	Dormer alterations	Approved
21/02030/HHA	First floor rear extension with side dormer, front and side	Refused

	dormers and changes to fenestration	
22/00522/HHA	First floor rear extension over existing single storey extension, replacement windows, fenestration amendments, internal retention of the garage and the introduction of front pitched roof dormers.	Withdrawn

4.0 CONSULTATIONS AND REPRESENTATIONS

4.1 PUBLICITY:

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

5.0 POLICY CONTEXT

National Planning Policy Framework (NPPF)

5.1 The revised NPPF was published on 27th March 2012, revised on 24th July 2018, February 2019 and again in July 2021. Paragraph 11 of the Framework sets out a presumption in favour of sustainable development. 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 10 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
- 13. Protecting Green Belt land

National Planning Practice Guidance (NPPG)

5.2 In March 2014 the 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. PPG contains 42 subject areas, with each area containing several subtopics. Those of particular relevance to the determination of this planning application comprise:

- Design
- Determining a planning application
- Green Belt
- Use of Planning Conditions

Local Planning Policy: Thurrock Local Development Framework 2015

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

Spatial Policies:

- CSSP4 (Sustainable Green Belt)

Thematic Policies:

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

Policies for the Management of Development:

- PMD1 (Minimising Pollution and Impacts on Amenity)
- PMD2 (Design and Layout)
- PMD6 (Development in the Green Belt)
- PMD8 (Parking Standards)
- PMD9 (Road Network Hierarchy)

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.

5.5 Thurrock Design Strategy

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.

5.6 Thurrock Residential Alterations and Extensions Design Guide (RAE)

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**

Background

6.1 A previous planning application for the site was refused in March 2022 (Ref: 21/02030/HHA). Whilst this refused scheme included some elements that are also now proposed within the current application, there have been some amendments to the design and detailing of the proposal. The previous application was refused for the following two reasons:

- 1 *The proposal would, by reason of its scale and footprint, be in exceedance of the two reasonable sized room allowance relative to the original dwelling at the site. The development would therefore result in a disproportionate addition to the original dwelling constituting inappropriate development in the Green Belt which is, by definition, harmful. The proposal would also cause a reduction of openness. No very special circumstances have been provided which would clearly outweigh the harm to the Green Belt. The proposal is therefore contrary to Policy PMD6 of the adopted Thurrock Local Development Framework Core Strategy and Policies for the Management of Development 2015, the Residential Extensions and Alterations Supplementary Planning Document 2017 and the National Planning Policy Framework 2021.*

2 *The flat roof dormer addition proposed to the rear of the property would, by reason of its scale, design, siting, mass and bulk result in an incongruous addition within the rear and side roof slopes creating a visually dominant feature visible within the public realm which would be harmful to the character, appearance and visual amenities of the property and wider area contrary to guidance in the NPPF, Policies CSTP22 and PMD2 of the Core Strategy and Policies for the Management of Development DPD (as amended) 2015 and the Thurrock Residential Alterations and Extension Design Guide (RAE) SPD.*

- 6.2 The site has an extensive planning history as detailed above. Plans have been obtained for each of the planning permissions granted in the early 1980's (80/00582/FUL, 80/01068/FUL and 81/00246/FUL) and regard has also been had to the commentary of the applicant in relation to the history of the site.
- 6.3 Given the content of the historic records available, it is difficult to establish the history of the built form at the site with definitive certainty. However, it appears that there was previously a single building at a wider site that was replaced with two single dwellings on the plots now known as nos. 1 and 2 Orchard View.
- 6.4 In this instance, it is considered the plans approved under permission 80/01068/FUL are likely to be representative of the initial footprint of the replacement dwelling with the garage and first floor bedroom directly above approved at a later date, under application 81/00246/FUL.
- 6.5 More recently a Decision Notice from planning application ref: 90/01010/FUL proposing the erection of a garage has been recalled from archived documents. Whilst this application was refused in December 1990, thereby pre-dating the national and local planning policies that are now in place, the Decision Notice sets out that the property had already been subject to previous extensions well in excess of the two reasonable sized room allowance, and for that reason the application for a garage was refused. The applicant was provided a copy of the decision notice for this development in June 2022 by Officers to assist with creating an understanding of the site history.
- 6.6 The assessment below covers the following areas:
- I. The Principle of Development in the Green Belt
 - II. Design, Layout and Character Impact
 - III. Impact on Neighbouring Amenity
 - IV. Access and Car Parking

I. THE PRINCIPLE OF DEVELOPMENT IN THE GREEN BELT

- 6.7 The application site is located in a rural part of the borough set within a small settlement of detached residential dwellings that sits within the Green Belt. As the site is located within the Metropolitan Green Belt, strict controls apply in relation to all new development.

Inappropriate Development

- 6.8 Policy PMD6 of the Core Strategy states that planning permission will only be granted for new development in the Green Belt provided it meets, as appropriate, the requirements of the NPPF, other policies in this DPD, and the following criteria that is specific to extensions
- i. *The extension of a building must not result in disproportionate additions over and above the size of the original building. In the case of residential extensions this means no larger than two reasonably sized rooms or any equivalent amount.*
- 6.9 It is considered relevant to highlight that the policy refers to the 'original building.' The definitions section of that policy states that original building *"means in relation to a building existing on 1st July 1948, as existing on that date, and in relation to a building built on or after 1st July 1948, as so built. Any building which is itself a replacement building will not be considered to be an original building for the purposes of this policy and the acceptability or otherwise of any proposals for further extension or replacement will be judged by reference to the 'original building' which preceded it. If the exact size of this previous building is unknown the redevelopment of a replacement dwelling will be limited to a like for like replacement."* From this basis the consideration of the acceptability of extensions should be based on the original dwelling and not any replacement dwelling.
- 6.10 The NPPF includes similar policy guidance and the abovementioned policy is, therefore, considered to be consistent with the relevant national guidance. Paragraph 149 of the NPPF states that the erection of new buildings should be regard as being inappropriate. An identified exception to this is the *"the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building."*
- 6.11 As set out above, the Core Strategy provides the Council's adopted interpretation of what extensions do not constitute inappropriate development, this is the two reasonably sized room limit. Before being adopted, this policy definition would have been examined and found acceptable by the Planning Inspectorate and sufficient Councillors for it to be adopted.

- 6.12 In order to calculate the two reasonable sized room allowance the original dwelling and associated buildings considered as original are taken into consideration. The floor space occupied by what is considered as a habitable space original to the site is combined and then divided by the number of habitable floor rooms measured and multiplied by two in order to calculate the two reasonable sized rooms allowance as set out in policy PMD6. Any existing development within the curtilage not considered as original to the site would be subtracted from the two reasonable sized room allowance along with the increase in floor space detailed within the current proposal. This calculation is carried out in order to ascertain whether the proposal would be within the limitations of the two reasonable sized room allowance considered as the limitations of proportionate development within the Green Belt.
- 6.13 Whilst site planning history would indicate the garage and first floor bedroom directly above may not be original to the current dwelling this cannot be either confirmed or refuted definitively as supporting information has not been provided. In addition, Building Control records indicate a single storey rear extension to the rear of the kitchen was constructed in 1999 and would therefore not be considered as original. It is also considered that the front porch addition is not original to the host dwelling. All of these additions will be subtracted from the two reasonable sized rooms allowance permitted under policy PMD6 of the Core Strategy.
- 6.14 Furthermore, whilst the host dwelling was constructed with two original flat roof box dormers to the rear, these have been enlarged over a period of time and are no longer in their original form. Internal floor areas have increased as a result of the enlargement of these dormers and will also be taken into consideration.
- 6.15 Based on what is considered the original footprint of the host dwelling, the original floor space would allow for extensions up to an increased floor area of 35 square metres. It is acknowledged both the front porch and rear extension exist through previous development and, when combined with the garage and first floor extension directly above, this equates to an increase in floor area of just over 66 square metres and is without considering the increase in floor area gained as a result of the historic evolution of the flat roof box dormer extension sited within the rear roof slope.
- 6.16 Consequently, the evidence available demonstrates that the original dwelling at the site has already been extended beyond its limit. This point appears to have been accepted by the applicant who, at point 2.0 of the submitted Planning Statement sets out that the Council would have already allowed development that exceeds the two reasonably sized room limit to enable the dwelling that now exists to be built.

- 6.17 The above assessment is consistent with the decision made in 1990 where, as part of refusing planning permission for a garage, it was set out by Officers that *'it is the policy of the Local Planning Authority to restrict extensions to domestic properties, situated in such location, to two reasonable sized rooms. The property, the subject of this application, has already been extended well in excess of this policy and has, in addition, an existing integral double garage which fulfils the off-street car parking requirement.'*
- 6.18 The development hereby proposed, particularly those which increase the floorspace and volume of the dwelling, i.e. the introduction of the three dormers and the proposed first floor extension, would further increase the internal floor space of the dwelling by an additional 19.58 square metres.
- 6.19 When considered collectively, the proposed development and established existing development at the site would equate to an increase in floor area in excess of 85 square metres, and whilst the reinstatement of the garage has a neutral effect in relation to the existing situation, this floor area has already been included in the above calculations as this is not considered original to the dwelling and contributes towards the two reasonable sized rooms allowance as set out in policy PMD6.
- 6.20 For clarity, each previous additional development is set out in the table below:

	Internal Floor Area	Combined Total Floor Areas	Percentage Increase on Original Floor Area	External Footprint
Assumed 'original' Property	90.37 sq. m	90.37 sq. m	N/A	103.44 sq. m
Single Storey Rear Extension (80/00852/FUL)	17.70 sq. m	108.07 sq. m	19.6%	125.18 sq. m
Rooms in Roof (80/01068/FUL)	76.21 sq. m	184.28 sq. m	104%	125.18 sq. m
Garage and Room in Roof (81/00246/FUL)	46.98 sq. m	231.26 sq. m	156%	158.67 sq. m
Dormer Alterations (99/00432/FUL)	6.18 sq. m	237.44 sq. m	162.7%	158.67 sq. m
Porch Addition	3.31 sq. m	240.75 sq. m	166.4%	162.7 sq. m

6.21 The following table clarifies the development that is now proposed:

	Internal Floor Area (approximate)	Combined Total Floor Areas (approximate)	Percentage Increase on Original Floor Area (approximate)	External Footprint (approximate)
Proposed Development under this Application	19.58 sq. m	260.33 sq. m	188%	162.7 sq. m

6.22 Given the above, it is clear that the original dwelling at the site has already been extended significantly and reached the stage where it cannot be extended any further without the additions being considered disproportionate to the original dwelling.

6.23 Therefore, the combination of this proposal and all other developments that have been undertaken previously would be in excess of what would be considered as proportionate development within the Green Belt. Consequently, the proposal would be contrary to policy PMD6 and guidance set out in the NPPF and be considered as a disproportionate extension that is inappropriate development in the Green Belt. The NPPF outlines that this should be viewed as being harmful and that substantial weight should be afforded to that harm.

Openness and Purposes of the Green Belt

6.24 In this case, the provision of additional built form at the site, in a prominent position where there was previously no built form, would cause a reduction of the openness of the Green Belt. Although the scale of the development would be viewed in the context of the existing dwelling on the site, this additional built form would still add to the harm to openness caused as a result of the proposal representing inappropriate development in the Green Belt and adds to the conflict with the abovementioned national and local policies.

6.25 The NPPF sets out 5 purposes of the Green Belt at paragraph 138. The proposal would not conflict with these purposes of the Green Belt, but this is a separate consideration to whether the proposal represents inappropriate development and the effect on openness and, as such, does not give reason to reach a different conclusion in those respects.

Very Special Circumstances

- 6.26 As detailed above, the proposed development represents inappropriate development within the Metropolitan Green Belt. Paragraph 147 of the NPPF states that inappropriate development is by definition harmful to the Green Belt and that it should not be approved except in very special circumstances. The NPPF also states "When considering any planning application, Local Planning Authorities should ensure that substantial weight is given to any harm to the Green Belt". Paragraph 148 states that Very Special Circumstances will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.
- 6.27 Although a planning statement has been submitted supporting the application the contents do not set out any matters that the applicant is specifically advancing as material considerations. The applicant has provided a version of the site history which has been taken into consideration above, but this is not a very special consideration in any respect and does not represent a reason to disregard national and local policies as has been requested or suggested. The following matters are points that have been raised by the applicant and will be treated as other material consideration that are being advanced for this purpose, although that has not been clearly clarified.
- 6.28 The applicant has identified that an extension at Oak Cottage, Oxford Road was allowed at appeal. The Inspector in that case considered that the method of calculating the two reasonably sized room limit should be taken as a guide only and was not a fixed methodology. From this basis, the Inspector concluded that developments that exceeded the limits calculated by the Council by just 9 square metres was not disproportionate and would have a minimal effect. As is widely established, each planning case should be considered on its own merits and as such that decision is not determinative as to how this application should be considered. In any case, the development hereby proposed and the circumstances of this site appear to be wholly different with the overall increase of floorspace in this case being much larger. That decision should therefore carry no weight in this case.
- 6.29 The applicant has suggested that, if the dormers were removed, a whole floor could be added under the terms of permitted development rights. It is presumed that the applicant is referring to the permitted development rights set out at Class AA of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015. However, utilising those permitted development rights would be subject to a prior approval application being submitted and found to be acceptable and in accordance with all the relevant limitations and conditions. No such application has been received, therefore it is not certain that such a

development would comply with the limitations or be approved. As such, this cannot be afforded any weight as a fallback position and no weight towards the identification of very special circumstances.

- 6.30 The applicant has identified that the site is near to the village of Horndon-on-the-Hill which is not in the Green Belt and that the same restrictions do not apply to those properties. This is correct but is not a very special circumstance and it is considered that the development should be required to accord with the designations that are applicable to that site rather than those which are applicable to other sites. This factor is therefore afforded no weight.
- 6.31 The applicant has stated that images have been prepared to demonstrate that the proposal would have a little effect. These have not been received but in any case, for the reasons set out above, this is not agreed and would not represent a very special circumstance. This factor is therefore afforded no weight.
- 6.32 The corner plot setting is advanced as a reason for allowing a larger development as it would provide a frontage to face both stretches of the road. This is not a special consideration as there are many dwellings that sit at junctions or at bends in a road. For the reasons set out below, it is considered that the design is acceptable. However, being acceptable is a minimum requirement rather than a special circumstance and, as such, this is afforded no weight towards the identification of Very Special Circumstances.
- 6.33 The presence of dormers at neighbouring properties is highlighted. Again, for the reasons set out below, it is considered that the design is acceptable. However, being acceptable is a minimum requirement rather than a special circumstance and, as such, this is afforded no weight towards the identification of Very Special Circumstances.
- 6.34 Notwithstanding the comments of the applicant, the undertaking of amendments to a previously refused scheme is to be expected and is not, in itself, a reason to reach a different decision if the development remains contrary to adopted policies. As such, this is afforded no weight towards the identification of Very Special Circumstances.
- 6.35 Therefore, no 'very special circumstances' have been put forward by the applicant and, for the reasons set out above, the harm caused would not be outweighed by any other circumstances. Consequently, the application would be contrary to the RAE, Policy PMD6 and the NPPF in principle.

Overall Assessment

6.36 In reaching a conclusion on Green Belt issues, a judgement as to the balance between harm and whether the harm is clearly outweighed must be reached. In this case there is harm to the Green Belt with reference to inappropriate development (i.e. harm by definition), loss of openness and harm to Green Belt purpose. In assessing the factors promoted by the applicant as considerations amounting to ‘very special circumstances’ necessary to justify inappropriate development, it is for the Committee to judge:

i. the weight to be attributed to these factors;

ii. whether the factors are genuinely ‘very special’ (i.e. site specific) or whether the accumulation of generic factors combine at this location to comprise ‘very special circumstances’.

6.37 As set out above, although not advanced as Very Special Circumstances, the applicant’s submissions include a commentary of several factors that have been assessed above. In each case, it is recommended that these factors are afforded no weight. Conversely, harm has been identified to be arising as a result of the proposal representing inappropriate development in the Green Belt and causing harm to openness. This harm is required to be afforded substantial weight.

Summary of Green Belt Harm and Very Special Circumstances			
Harm	Weight	Factors Promoted as Very Special Circumstances	Weight
Inappropriate development	Substantial	Oak Cottage appeal decision	None
Harm to openness	Substantial	Potential Permitted Development fallback	None
		Proximity to Horndon-on-the-Hill	None
		Provision of CGI	None
		Position at a corner plot	None
		Neighbouring dormers.	None
		Amendments to previous refusal.	None

6.38 As demonstrated in the table above, it is considered that the applicant has not advanced any factors which would, individually or cumulatively, amount to very special circumstances that could overcome the harm that would result by way of inappropriateness and the harm to openness that has been identified in the above

assessment. There are no planning conditions that could be used to make the proposal acceptable in planning terms. The proposal is clearly contrary to Policies CSSP4, PMD2 and PMD6 of the adopted Thurrock Local Development Framework Core Strategy and Policies for the Management of Development (as amended 2015) and the National Planning Policy Framework 2021.

II. DESIGN, LAYOUT AND CHARACTER IMPACT

- 6.39 The proposed alterations to the window layout, removal of the bowed windows within the front elevation and replacement windows would not be considered harmful to the character and appearance of the street scene given its varied form and appearance.
- 6.40 The reinstatement of the integral garage would not externally alter the appearance of the host dwelling given the garage door currently remains in situ despite the internal area being used as an additional reception room, and would therefore be acceptable.
- 6.41 The pitched roof dormers proposed within the front roof slope would also be acceptable in terms of scale, siting, design and appearance resulting in a sympathetic, proportionate and balanced addition to the host dwelling. The front roof light would also be acceptable in this setting.
- 6.42 The alterations proposed to the principal elevation would not, therefore, result in harm to the character and appearance of the host dwelling and wider street scene given pitched roof dormers are present to nearby properties.
- 6.43 The application property is highly prominent given its proximity to the corner junction of Oxford Road and Robinson Road whereby the proposed rear addition would be visible from a public realm. Whilst it was previously considered that the rear extension had an unacceptable effect on the character and appearance of the dwelling, this was primarily due to the provision of a west facing box dormer. This has been omitted from this proposal and it is therefore considered that the first floor rear extension with a street facing, pitched roof dormer would be considered acceptable in terms of its scale, siting and detailed design.
- 6.44 Given the choice of finishing materials to the rear addition, the introduction of a similar style cladding to the existing gable end located centrally within the rear elevation would be acceptable and would result in a collectively sympathetic and cohesive appearance which would suitably complement the overall character and appearance of the host dwelling.
- 6.45 For the reasons set out above, it is considered the previous reason for refusal with

regards to scale, bulk, design and appearance has been suitably overcome and the proposal would be in accordance with policies CSTP22, CSTP23 and PMD2 of the Core Strategy.

III. IMPACT ON NEIGHBOURING AMENITY

- 6.46 Neighbouring amenity would not be unduly impacted as a result of the proposals as direct overlooking would not be afforded by the addition openings whereby additional levels of overlooking or loss of privacy would not be experienced by neighbouring occupiers. Therefore, the proposal would be in accordance with policy PMD1 of the Thurrock Local Development Framework Core Strategy and Policies for Management of Development 2015 and the RAE.

IV. ACCESS AND CAR PARKING

- 6.47 The property would continue to provide five bedrooms and no parking spaces would be lost as a result of the proposal. It is therefore considered that the proposal would be acceptable in terms of parking provision and the proposal would accord with policies PMD8 and PMD9.

7.0 CONCLUSIONS AND REASON FOR REFUSAL

- 7.1 By virtue of the pre-existing development that has occurred at the site, the built form at the application site is considered to have reached the limit of development that is appropriate given the Green Belt restrictions that are applicable. When considered cumulatively in addition to the previous developments that have occurred, the proposal would be far in excess of the two reasonable sized rooms allowance set out in policy PMD6 of the core strategy. The proposal would, therefore, cause the resultant dwelling to be disproportionately larger than the original building and represent inappropriate development in the Green Belt. The proposal would also cause a small loss of openness. The harm arising in these respects is required to be afforded significant weight and, in this case, has not been outweighed by other material considerations that represent the very special circumstances required to enable such development. The development is therefore unacceptable and contrary to policies CSSP4 and PMD6 of the Core Strategy and the guidance set out in the NPPF and the RAE.

8.0 RECOMMENDATION

- 8.1 Refuse planning permission for the following reason:

- 1 The proposal, by reason of the size of the proposed additions when taken in addition to all other previous developments at the site, would represent a disproportionate increase in the size of the original building at the site. The development would, therefore, result in inappropriate development in the Green Belt which is, by definition, harmful and also cause a limited loss of openness. 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.

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 identifying matters of concern with the proposal and discussing those with the Applicant/Agent. Unfortunately, it has not been possible to resolve those matters within the timescale allocated for the determination of this planning application. However, the Local Planning Authority has clearly set out, within its report, the steps necessary to remedy the harm identified within the reasons for refusal – which may lead to the submission of a more acceptable proposal in the future. The Local Planning Authority is willing to provide pre-application advice in respect of any 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

