

SITE PLAN ATTACHED

08. 88 WOODMAN ROAD WARLEY ESSEX CM14 5AZ

DEMOLITION OF SINGLE STOREY REAR EXTENSION, CONSTRUCTION OF SINGLE AND TWO STOREY REAR EXTENSIONS, FIRST FLOOR LOFT CONVERSION WITH ROOFLIGHTS.

APPLICATION NO: 16/00593/FUL

WARD	Warley	8/13 WEEK DATE	09.06.2016
PARISH		POLICIES	NPPF NPPG CP1
CASE OFFICER	Mr Jonathan Binks	01277 312500	
Drawing no(s) relevant to this decision:	03 Rev A; 01 ; 02 ;		

This application was referred by Cllr Hubbard for consideration by the Committee. The reason(s) are as follows:

- loss of privacy to neighbouring occupiers;
- overshadowing to neighbouring occupiers;
- loss of daylight to neighbouring occupiers;
- Installation of front roof lights are not in keeping;
- raising of the roof

1. Proposals

Planning permission is sought for a part two storey and part single storey rear extension to the property at No. 88 Woodman Road. The proposal would have a depth of 5.4 metres beyond the rear wall of the dwelling, would have a height of 7.5 metres and an eaves height of 3.6 metres.

The proposal will be assessed for compliance with the relevant local and national policies.

2. Policy Context

The National Planning Policy Framework (NPPF) came into effect on 27 March 2012 and is now a material consideration in planning decisions. The weight to be given to it will be a matter for the decision makers planning judgement in each particular case. The Framework replaces all the national planning guidance documents as stated in the NPPF, including Planning Policy Guidance Notes and Planning Policy Statements. Notwithstanding this, the NPPF granted a one year period of grace for existing adopted Local Plan policies which has now ended, but, the NPPF advises that following this 12 month period, due weight should be given to relevant policies in existing plans according to their degree of consistency with the Framework, (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given).

On the 6th March 2014, the government published Planning Policy Guidance (NPPG) which, along with the NPPF, is a material consideration in the determination of planning application. The NPPGs have been taken into account, where relevant in the following assessment.

CP1 - General Development Criteria

Policy CP1 of the local plan ensures development does not have a detrimental impact on the visual amenity or character and appearance of the area. Development should not impact on the general amenities of nearby occupiers, should be of a high standard of design and layout. The development should have satisfactory parking arrangements and not give rise to adverse highway conditions of safety concerns. Development should not have a detrimental impact on the environment due to the release of pollutants to land, air and water.

3. Relevant History

- : - None

4. Neighbour Responses

Six neighbour representation letters were sent to the surrounding properties, one response was received objecting to the proposal for the following reasons:

- Loss of privacy and overshadowing
- Increase the height of the main gable by 4 metres causing a loss of daylight to a total of 9 windows
- The two roof lights to the front are not in keeping and destroys the integrity of the two chalets

5. Consultation Responses

- **Environmental Health & Enforcement Manager:**

I do not have any objections to this application.

6. Summary of Issues

Design, Character and Appearance

The application dwelling represents a detached red brick bungalow set within a linear plot and back from the street to provide a private driveway to the front and rear garden. The dwelling is of a similar appearance to the neighbouring property at No. 90 Woodman Road however the development within the wider area is a mixture of styles and designs.

The proposal represents a part two storey and a part single storey rear enlargement extending from the ridge of the existing property to the rear. The proposal forms a gable fronted rear extension with a pitched roof. The proposed extensions would largely be screened from the public realm by the host dwelling with glimpsed views from Woodman Road from the south-west. The extension is not too dissimilar to extensions granted permission at the neighbouring property at No. 90 by the application 02/00595/BRW.

The proposed exterior materials would match those of the host dwelling and the proposal is considered not to cause harm to the character and appearance of the area by way of its design. No objections are raised under policy CP1(i) and CP1(iii) of the local plan, or the design principles of the NPPF.

Impact on Neighbour Amenity

The land levels decrease from the property at No.90 Woodman Road towards the property at No. 86 Woodman Road. The neighbouring property at No. 90 is set at a higher land level than the application site and the two storey enlargement would be positioned 3 metres away from the shared boundary with No. 90. The property at No.90 has been extended to the rear and the size and position of the proposal is considered to be sufficient as to not cause harm to the amenity of the occupiers at No.90.

The land levels decrease from the application site towards the neighbouring property at No.86. The two storey extension would be positioned between 2.5 and 3.5 metres from the shared boundary with No.86. The size and position of the proposal would be sufficient as to not cause harm to the living conditions of the occupiers at No. 86 by way of an overbearing effect.

The proposed flank roof light windows may cause a loss of privacy by way of overlooking to neighbouring occupiers depending on their height above floor level. An appropriate condition will be imposed to prevent a loss of privacy by way of overlooking.

The proposal is considered to be compliant with policy CP1(ii) of the local plan and the core principles of the NPPF.

Conclusion

The proposal is considered to be compliant with policy CP1 of the Brentwood Replacement Local Plan 2005, the NPPF and NPPG. The application is recommended for approval.

7. Recommendation

The Application be APPROVED subject to the following conditions:-

1 TIM01 Standard Time - Full

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2 DRA01A Development in accordance with drawings

The development hereby permitted shall not be carried out except in complete accordance with the approved drawing(s) listed above and specifications.

Reason: To ensure that the development is as permitted by the local planning authority and for the avoidance of doubt.

3 MAT03 Materials to match

The materials to be used in the construction of the external surfaces of the building hereby permitted shall match those used in the existing building.

Reason: In order to safeguard the character and appearance of the area.

4 U13431

The first floor flank roof lights within both the eastern and western side elevations shall:- either 1) be 1.7 metres in height from the floor of the room in which the windows are installed to the cill of the windows, or 2) if this is not the case be- a) glazed using obscured glass to a minimum of level 3 of the "Pilkington" scale of obscuration and b) non-opening below a height of 1.7m above the floor of the room in which the window is installed. The windows shall be installed prior to the first occupation of the building or use of the room of which the window(s) is installed. Those windows shall remain so glazed and non-openable. (Note the application of translucent film to clear glazed windows does not satisfy the requirements of this condition).

Reason: In order to prevent an unacceptable degree of overlooking of nearby residential properties.

Informative(s)

1 INF02

Reason for approval: The proposal would accord with the relevant policies of the development plan as set out below. The Council has had regard to the concerns expressed by residents but the matters raised are not sufficient to justify the refusal of permission.

2 INF04

The permitted development must be carried out in accordance with the approved drawings and specification. If you wish to amend your proposal you will need formal permission from the Council. The method of obtaining permission depends on the nature of the amendment and you are advised to refer to the Council's web site or take professional advice before making your application.

3 INF05

The following development plan policies contained in the Brentwood Replacement Local Plan 2005 are relevant to this decision: CP1 the National Planning Policy Framework 2012 and NPPG 2014.

4 INF21

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.

BACKGROUND DOCUMENTS

DECIDED: