

SITE PLAN ATTACHED

THE BIRCHES 71 PEARTREE LANE DODDINGHURST ESSEX CM15 0RJ

LOFT CONVERSION TO INCLUDE TWO DORMERS TO THE FRONT AND ONE AT REAR OF DWELLING AND ADD SINGLE STOREY REAR EXTENSION TO INCLUDE A ROOF LANTERN. EXISTING GARAGE TO BE DEMOLISHED AND CONSTRUCTION OF NEW ATTACHED GARAGE WITH DORMER TO FRONT AND REAR PLUS THE REMOVAL OF A CHIMNEY.

APPLICATION NO: 18/01236/FUL

WARD	Brizes & Doddinghurst	8/13 WEEK DATE	13.09.2018
PARISH	Doddinghurst	POLICIES	NPPF, NPPG, CP1, H7, H17
CASE OFFICER	Mr Daryl Cook		01277 312500

The application has been referred to Committee by Councillor Parker on the grounds that the road has similar additions and the road itself is a mixture of different shapes and heights.

1. Proposals

Loft conversion to include two dormers to the front and one at rear of dwelling and add single storey rear extension to include a roof lantern. Existing garage to be demolished and construction of new attached garage with dormer to front and rear plus the removal of a chimney. Furthermore, the proposal is to increase the ridge height by 2.3 metres.

2. Policy Context

Local Development Plan

The successor document for the Brentwood Replacement Local Plan 2005, the new Local Development Plan (LDP), underwent draft stage consultation (Regulation 18) in 2016 and as there are outstanding objections to be resolved, only limited weight can be given to it in terms of decision-taking, as set out in paragraph 48 of the National Planning Policy Framework 2018. As the plan advances and objections become resolved, more weight can be applied to the policies within it. Nevertheless, the draft Local Plan provides a good indication of the direction of travel in terms of

aspirations for growth in the Borough and where development is likely to come forward through draft housing and employment allocations. The emerging LDP was the subject of site-focused consultation (Regulation 18) between 29 January and 12 March 2018, identifying proposed development allocations. This will be followed by the Pre-Submission Draft (Regulation 19), currently anticipated to be published in Q4 of 2018. Following this, the LDP will be submitted to the Secretary of State for an Examination in Public in 2019. Provided the Inspector finds the plan to be sound it is estimated that it could be adopted later 2019.

Brentwood Replacement Local Plan (2005)

Relevant policies include:

Policy CP1	General Development Criteria
Policy H7	Single Storey Dwellings
Policy H17	Dormer Windows

National Planning Policy Framework (NPPF) (2018)

Paragraph 61 of the 2018 Framework identifies that the size and type of housing should respond to the need for different groups (including, but not limited to, older people and people with disabilities) and should be reflected in policy. A recent appeal decision (APP/H1515/W/17/3193025) has indicated that Policy H7 is broadly compliant with the above.

3. Relevant History

- 17/01724/FUL: Loft conversion to include three dormers to front and a large dormer to the rear and a single storey rear extension to include roof lantern. - Application Refused
- 18/00153/FUL: Loft conversion to include three dormers to front and a dormer to the rear and a single storey rear extension to include a roof lantern. Existing garage to be demolished and construction of new attached garage plus the removal of a chimney. - Application Refused
- 18/00522/FUL: Loft conversion to include dormers to the front and rear and single storey rear extension to include a roof lantern. Existing garage to be demolished and construction of new attached garage plus the removal of a chimney. - Decline to determine

4. Neighbour Responses

This application has been advertised by way of individual neighbour notification letters.

No neighbour representation was received as part of this application.

5. Consultation Responses

- **Parish Council:**

No response received.

6. Summary of Issues

The main issues which require consideration as part of the determination of this application are:

- Overbearing impact on the adjacent neighbouring dwelling No. 69
- Proposal is not in style or scale with the existing dwelling
- The loss of a single storey dwelling; reducing the available housing stock within the Borough

Planning permission is sought to convert a bungalow to a two-storey house, involving raising the roof by 2.3 metres, erection of three dormers to the front and a dormer to the rear, a single storey flat roof rear extension with roof lantern and replacement of the existing garage with a new attached garage providing a bathroom within the roof space at first floor level with dormer at the rear. The existing chimney is to be removed.

The application site is located within Peartree Lane, a residential area characterised by a mixture of large detached dwellings and modest shallow roof bungalows. It is evident that some dwellings in the area have been extended and altered. The site is occupied by a shallow modest roof bungalow, in a line of three, bringing some uniformity to the street scene.

Planning History

Two previous applications have been assessed and refused by the Local Planning Authority; references 17/01724/FUL and 18/00153/FUL. The Local Planning Authority exercised their right to decline to determine the third application; reference 18/00522/FUL; under S70A of the Act which gives the authority to decline to determine application where it was considered no significant changes had been made and no appeals had been made to the Secretary of State.

An appeal has subsequently been made to the Secretary of State for planning application 18/00153/FUL; the second refused application. Given an appeal has now been made, the Local Planning Authority will determine the fourth application accordingly.

Design, Character and Appearance

The proposal is a near-replica to the previously refused applications with only revisions made to the siting and scale of the principal elevation dormers.

As part of the conversion the alterations to the roof would increase its total height from 5.6 metres to a maximum of 7.9 metres at its highest point, given the rearward slope in levels; which is an increase of 2.3 metres. A hip to gable conversion would significantly add to the bulk/visual width of the roof. As part of previously revised drawings, the new gable ends are half hipped. The single-storey rear extension would have a depth of 3 metres and extend 9.2 metres across the entire width of the property. Its height totals 3.2 metres and it would have a flat roof, with a lantern adding a further 650mm.

The garage element of the proposal would be attached to the dwelling and abut the boundary with No.73. It would have a maximum height of 5.9 metres, noting the slight rearward change in levels, and an eaves height of 3.3 metres. It would extend to the rear by an additional 800mm, totalling 6 metres and would also accommodate first-floor accommodation, adding additional mass to the main body of the house.

The overall proposal would completely change the form and character of the dwelling from a modest hipped end bungalow to a much more dominant house with much taller roof, two prominent dormers to the front, wide flat roof box dormer to the rear and attached garaged (with flat roof dormers to the front and rear) with tall pitched roof all adding to the bulk of the dwelling. The previous introduction of half hipped ends does not significantly alter its dominance of bulk. The design of the dormers is considered separately below.

Appendix 5 of the Local Plan requires extensions with more than a single storey to maintain a gap of at least 1-metre between the building and adjacent boundary, in this case, from No.69. Part of the purpose of this guidance is to ensure that proposals avoid unrelated terracing, the visual linking up of separate properties, but also to mitigate the impact of each dwelling on its neighbour.

The bungalow as existing is close to the West boundary and with the creation of first-floor space, this would result in development within 1-metre from the boundary. The bungalow currently benefits from a single-storey with a low hipped roof and very short ridge height. The proposed hip-to-gable roof alteration would add considerable bulk to both sides of the site. At its closest point, the proposal would be located approximately 650mm from the boundary shared with No.69 with the site boundary tapering away to the rear where an existing extension retains a distance of approximately 1.1 metres. With the addition of a first-floor element, the proposal would add considerable bulk to this boundary which is considered to have a detrimental impact on the living conditions

of the neighbouring dwelling by way of an overbearing effect. The impact is of less significance to No.73 given the neighbour is orientated at a slightly different angle.

Therefore, the proposal would reduce the visual gap between the application dwelling and No.69 resulting in harm to the character and appearance of the area. The use of hips would not mitigate this to any significant extent. The impact on neighbour amenity is assessed further below.

The rear extension is of a flat-roof design extending across the full width of the dwelling. It will include bi-fold doors to the rear and the inclusion of a roof lantern. Although the garden slopes away from the dwelling, the rear extension would not be harmful to the character of the area.

Dormer Windows

In addition to the increase in height of the main roof, the proposal has revised the principal elevation dormers seeking to erect two pitched dormers on the principal elevation of the existing dwelling and a flat-roofed dormer above the newly proposed attached garage. While these continue to add to the visual bulk of the building, the principal elevation dormers are considered to be subservient to the overall roofscape despite the difference in roof style. Overall, the changes to the dormer windows are considered an enhancement from the previous design.

While the rear dormer which is by comparison much larger to the principal elevation dormers and arguably dominates the roofscape to the rear of the dwelling, the dormer is the same as previously proposed and was considered acceptable at the time of the last application. It would therefore be unreasonable to reach a different view now.

Therefore, on balance, both the front and rear dormers continue to comply with Policy H17 of the Brentwood Replacement Local Plan.

Impact on Neighbour Amenity

In terms of overlooking, the front dormer windows would overlook the public realm and would not therefore result in any undue overlooking or loss of privacy. The rear dormers would overlook the garden of the host dwelling and would be set a minimum of 14 metres from the rear boundary of the site; sufficient to avoid material overlooking.

The single-storey rear extension element is not considered to result in any undue overbearing effect considering it is of a flat-roof design. It would also be partially screened by standard boundary treatments by way of timber fences.

However, despite the application site being on a slightly lower level than neighbouring dwelling No.69, the increased height and subsequent additional bulk to the dwelling

would continue to result in significant overbearing impact, even after considering the revised plans.

Single Storey Dwellings

Policy H7 of the Brentwood Replacement Local Plan aims to retain a stock of single storey dwellings in the Borough; an aim which is supported by the NPPF 2018 (paragraph 61) and NPPG. The current proposal would result in the loss of a single storey dwelling. Drawings have been submitted indicating that a roof conversion could be achieved under permitted development rights in addition to a rear dormer.

Limited information has been submitted concerning the suggested permitted development. Due to the modest height of the existing building and the inability to alter the front plane of the roof under permitted development any accommodation created would be cramped and compromised. It would be heavily reliant on a flat roofed box dormer. Whether the applicant would actually implement such a compromised proposal is not certain and therefore it has (very) limited weight as a fall-back position in accordance with relevant case law.

The NPPF (paragraph 61) requires local planning authorities to plan for a mix of housing based on the needs of different groups within a community (such as, but not limited to, families with children, older people, people with disabilities etc.). Since the adoption of the 2005 plan some of the stock of bungalows in the borough has been eroded through conversion or replacement. There is no evidence to show that in the intervening period there has been a material reduction in the requirement for single storey accommodation as a component of a mix of housing. The dwelling has the potential to contribute to a type of housing stock for an identified need.

Indeed, evidence in the 2016 Strategic Market Housing Assessment (SHMA) Part 2 indicates an above average proportion of the Borough's households contain older persons, at 24.1% compared to 22.3% regionally and 20.5% nationally. The proportion of the Borough's population living beyond 65 years of age is set to rise by 44.8% between 2013 and 2033. Additionally, the SHMA 2016 Part 2 indicates that, in 2011, some 15.5% of the resident population in Brentwood had a long-term health problem or disability. Some 43.8% of all residents with a long-term health problem or disability in Brentwood had a condition that limited day-to-day activities a lot (Source SHMA Part 2 2016).

Given the growth in the older population and high levels of disability and long-term health problems amongst Brentwood residents it is vital the Borough maintains and develops a sufficient mix of housing types, this includes the retention of existing single level dwelling stock which provide a needed source of accessible accommodation.

With regard to this application, other than the conceptual permitted development scheme, no information has been submitted with this application to demonstrate why this policy or this part of the NPPF should be set aside in this instance. Therefore, it is recommended that the application is still unacceptable on this issue contrary to Policy H7 and the NPPF 2018.

Conclusion

The proposal has not overcome the previous reasons for refusal and is still not compliant with Policy CP1 and Policy H7 of the Local Plan and the NPPF and therefore is recommended for refusal.

7. Recommendation

The Application be REFUSED for the following reasons:-

R1

The proposal is unacceptable because the proposed extensions and alterations would not be in style or scale with the existing dwelling and would result in the loss of a single storey dwelling, contrary to Policies CP1 and H7 of the Brentwood Replacement Local Plan.

R2

The proposed development by reason of its size, scale and design would have an overbearing impact on the neighbouring property No 69 Peartree Lane which would be harmful to the living conditions of the neighbouring residents. The proposal would therefore be contrary to Policy CP1 of the Brentwood Replacement Local Plan.

Informative(s)

1 INF05

The following development plan policies contained in the Brentwood Replacement Local Plan 2005 are relevant to this decision: CP1, H7, H17, National Planning Policy Framework (NPPF) 2018 and NPPG 2014.

2 INF20

The drawing numbers listed above are relevant to this decision

3 INF23

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and clearly identifying within the grounds of refusal either the defective principle of development or the significant and demonstrable harm it would cause. The issues identified are so fundamental to the proposal that based on the information submitted with the

application, the Local Planning Authority do not consider a negotiable position is possible at this time.

BACKGROUND DOCUMENTS