

SITE PLAN ATTACHED

8 LINDSEY CLOSE BRENTWOOD ESSEX CM14 4PN

**CONVERSION OF EXISTING GARAGE INTO HABITABLE SPACE,
RELOCATE FRONT DOOR, SINGLE-STOREY REAR EXTENSION TO
INCLUDE ROOF LIGHTS.**

APPLICATION NO: 21/00025/HHA

WARD	South Weald	8/13 WEEK DATE	15 March 2021
PARISH		POLICIES	CP1, T2,
CASE OFFICER	Mr Max Gibson	01277 312500	
Drawing no(s) relevant to this decision:	2887/07/41/3;		

This application has been presented to the Committee as the applicants are relatives of Cllr Barrett.

1. Proposals

This application proposes the conversion of an existing garage into habitable space, the relocation of the front door to the front of the dwelling and a single storey rear extension including roof lights.

2. Policy Context

Brentwood Replacement Local Plan 2005

Policy CP1 General Development Criteria

Policy T2 New Development & Highway Considerations

Emerging Local Development Plan (LDP) to 2033:

The Brentwood Replacement Local Plan 2005 remains the Development Plan and its policies should not be considered out-of-date simply because they were adopted or made prior to the publication of the National Planning Policy Framework

(NPPF). Due weight should be given to them, according to their degree of consistency with the NPPF - the closer the policies in the plan to the policies in the NPPF, the greater the weight that may be given.

The emerging Local Development Plan went through Pre-Submission (Publication Draft) Stage (Regulation 19) consultation early in 2019 with a further focused consultation, following revisions to the detailed wording of some of the proposed housing allocations, later in the year. The plan was submitted to the Planning Inspectorate in February 2020. The Examination in Public hearing sessions opened in December 2020, concentrating on strategic matters, with hearings on more detailed matter held at the beginning of February 2021, as set out in draft timetabling by the Secretary of State. Provided the Inspector finds the plan to be sound, it is projected that it could be adopted by the Council later in 2021.

As the emerging plan advances and objections become resolved, more weight can be applied to the policies within it. At this stage there are outstanding objections to be resolved, nevertheless, the 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. While submission of the Local Plan is a further step in progress towards adoption, as the plan has yet to complete its progress through an Examination in Public it is still considered that it currently has limited weight in the decision making process.

National Policy

- National Planning Policy Framework (NPPF)
- National Planning Policy Guidance (NPPG)

3. Relevant History

Not applicable.

4. Neighbour Responses

Where applications are subject to public consultation those comments are summarised below. The full version of each neighbour response can be viewed on the Council's website via Public Access at the following link:

<http://publicaccess.brentwood.gov.uk/online-applications/>

Errors in plans (elevations and floor plans):

Officer comment: This has been corrected in the revised plan 2887/07/41/2

Incorrect red line on boundary with No. 9 indicated on site plans

Officer comment: Having checked the relevant land registry records the red line on the site plan provided is considered correct.

5. Consultation Responses

None Consulted.

6. Summary of Issues

The application dwelling is a semi-detached two storey house with attached single storey garage and shower room located at the hammer head end of Lindsey Close, a cul de sac. The area is residential and characterised by two-storey semi-detached dwellings varied in style and siting.

A single storey 3m deep extension to the rear of the existing garage is proposed with a new mono pitched roof and gable end to rear. 4 rooflights are proposed to be inserted flush with the roof slope. The internal space would be converted to habitable accommodation. The front door to the house would be repositioned and replace an existing front window.

Design, character and appearance

The alterations to the front of the dwelling would result in a contemporary style front door and rooflight within the canopy overhead. The existing garage door would be replaced with a window to match existing fenestration. The flat roof would be replaced with a mono pitched roof. Given the variety of styles in the surrounding area the repositioned door and mono pitched roof/ front window are considered acceptable.

The single storey rear extension proposed would extend 3 metres to the rear of the dwelling with a rear gable element and bi-fold doors; a new window would be inserted into the side elevation. This extension would use materials to match the existing house; the gable end wall would be finished in render. The design and scale of this extension is considered compatible with the application dwelling and surrounding area.

The proposal therefore complies with policy CP1 (i) and (iii) of the BRLP and the NPPF.

Residential amenity

The proposed development includes alterations to the front, side and rear of the dwelling. There are no neighbours directly to the side of the proposed extension and the development would not give rise to any material harm to other occupiers.

Fenestration would overlook the public realm, to the front, or the private amenity space, to the rear and side of the dwelling.

It is therefore considered that the proposal would not have an unacceptable detrimental impact on the general amenities of nearby occupiers, by way of an overbearing, loss of privacy or overlooking effect and would comply with Policy CP1 (ii) of the BRLP.

Parking considerations

The existing garage accommodation does not meet the current standards as per the Adopted Essex County Council: Parking Standards Design and Good Practice 2009, nevertheless the front driveway can accommodate two off street parking spaces.

The proposal therefore complies with policies CP1 (iv) and T2 of the BRLP.

Conclusion

The proposal therefore complies with policies CP1 and T2 of the BRLP and the NPPF and 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.

Informative(s)

1 INF02 Reason for approval (objections)

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 Amendments to approved scheme

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 Policies

The following development plan policies contained in the Brentwood Replacement Local Plan 2005 are relevant to this decision: CP1, T2, National Planning Policy Framework (NPPF) 2019 and NPPG 2014.

4 INF22 Approved Following Revisions

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

BACKGROUND DOCUMENTS

DECIDED: