

SITE PLAN ATTACHED

151 INGRAVE ROAD BRENTWOOD ESSEX CM13 2AA

REMODELLING OF EXISTING BUNGALOW INTO A TWO STOREY DWELLING INCLUDING A FIRST FLOOR EXTENSION OVER THE EXISTING GROUND FLOOR, INCREASE IN RIDGE HEIGHT AND SINGLE STOREY FRONT EXTENSION (REVISED SCHEME OF 22/00164/FUL)

APPLICATION NO: 23/00308/FUL

WARD	Brentwood South	8/13 WEEK DATE	7 July 2023
PARISH		POLICIES	BE14
CASE OFFICER	Miss Georgia Taylor	01277 312620	
Drawing no(s) relevant to this decision:	Block Plan; Design & Access Statement; Site Plan; Block Plan - Existing; 151INGRAVERD_EXISTINGELEVATIONS_V2; 151INGRAVERD_PROPOSEDELEVATIONS_V2; 151INGRAVERD_PROPOSEDPLANS_V2; 151INGRAVERD_EXISTINGPLANS_V2;		

This application has been referred to Committee at the request of Cllr Tim Barrett for the following reason:

I believe this application should be discussed, considered and debated by the Planning Committee as the proposed changes would create a property similar to those in the immediate surroundings. I believe in this case we may be considering the change to the current building more than the resulting property after completion and its relation to the local landscape of properties.

1. Proposals

Remodelling of existing bungalow into a two storey dwelling including a first floor extension over the existing ground floor, increase in ridge height and single storey front extension (revised scheme of 22/00164/FUL)

2. Policy Context

The Brentwood Local Plan 2016-2033

The Plan was adopted as the Development Plan for the Borough on 23 March 2022. At the same time the Brentwood Replacement Local Plan, August 2005 (saved policies, August 2008) was revoked.

- National Planning Policy and Guidance
- National Planning Policy Framework (NPPF)
- National Planning Practice Guidance (NPPG)
- Policy BE14: Creating Successful Places

3. Relevant History

- 98/00228/FUL: Formation Of Vehicular Access. -Application Permitted
- 99/00693/FUL: Erection Of Dormer Windows At The Front, Side And Rear, Together With The Formation Of Pitched Roof Over Existing Rear Extension. - Application Permitted
- 21/02034/HHA: Increase in height of ridge to form new apex roof to accommodate part 2 part single storey front, first floor side and rear extensions. - Application Withdrawn
- 22/00164/FUL: Remodelling of existing bungalow into a two storey dwelling including a first floor extension over the existing ground floor, increase in ridge height and single storey front extension - Application Refused

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/>

None received

5. Consultation Responses

Detailed below is a summary of the consultation responses, if any received. The full version of each consultation response can be viewed on the Council's website via Public Access at the following link:

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

None requested.

6. Summary of Issues

Planning permission is sought to remodel the existing bungalow by creating a first floor level extension over the ground floor of the bungalow to create a two-storey dwelling.

The application site is located within a residential area located in one of the main thoroughfares into Brentwood from the south and located between the car park of Masons Restaurant and a residential dwelling, No. 149 Ingrave Road.

The application property is a detached chalet bungalow set back from the road with a single front gable projection with ground floor bay window and dormer extensions facing to the side and front. The eaves are of a modest height and the property has a similar building line to the other houses along this stretch of the road. The adjacent property No. 149 Ingrave Road is a detached chalet bungalow with a ridgeline perpendicular to the highway, and No. 147 has the same shape and design as the application dwelling. The car park to Masons restaurant immediately abuts the site.

Opposite the site, houses have a variation of design with no one dominant or cohesive character including two-storey detached and semi-detached dwellings as well as a variety of bungalows. The dwellings within the surrounding street scene are of different designs which vary in changes of their scale, different features and the articulation of built form. The surrounding materials are of a red/brown brick, neutral render, and red/brown roof tiles.

Site History

Planning permission was recently refused for a similar development at 151 Ingrave Road under 22/00164/FUL for the following reasons:

R1

The proposed first floor extension and increase in ridge height, by way of its scale and design, would result in a bulky and dominant addition in the rear roofscape which would be to the detriment of both visual amenity and the character and appearance of the surrounding area, in conflict with policy BE14 of the BLP, the NPPF and the NDG.

R2

The proposed extensions by reason of its height and bulk, would result in a building of a mass and design that would dominate and be overbearing on the neighbour dwelling 147 Ingrave Road, harmful to the amenity of the occupiers of that dwelling and in conflict with Local Plan Policy BE14.

Design, Character, and Appearance

Although the description for the development is 'remodelling' it is a significant step up from modest householder extension and is submitted under a 'full' application. A full first-floor level extension over the ground floor of the bungalow to create a two-storey dwelling.

The proposed development would create a first-floor level extension over the existing footprint of ground floor of the bungalow including the projecting front bay / gable end.

It would be sited 1.5 metres to the side boundary shared with the neighbouring dwelling No. 149. The proposal would increase the ridge height of the existing roof from 6 metres to 7.85 metres and an increase in eaves height from 2.85 metres to 5.26 metres. 2.41m).

The neighbouring dwelling No. 149 has an eaves height of 2.68 metres as shown on the proposed elevation drawing '151IngraveRd_ProposedElevations_V2'.

The proposed overall scale of the dwelling in terms of its height and form with limited articulation in the flank elevations would result in prominent and dominant addition to this part of the road. The existing dwelling is at a similar height to the adjacent dwellings No. 147 and No. 149 with eaves of a similar height. The current dwelling has three pitched roof dormers on the eastern flank elevation which faces towards Masons restaurant, however the western flank elevation has only one ground floor side facing window which accommodates the kitchen. The proposed first floor level extension to create the two-storey dwelling seeks to insert three side facing windows to the eastern flank elevation and even with the benefit of soft planting at ground level, would be seen as a long, high and unarticulated flank wall because of the lack of built form between the restaurant.

It is acknowledged that there are examples of two-storey dwellings within the street scene, but this side of Ingrave Road is predominately single storey bungalows with dormer windows, and the application dwelling, altering from a one and a half storey dwelling to a two-storey dwelling would create a prominent and substantial building which would dominate this side of Ingrave Road.

The application includes the submission of a Design and Access Statement which states that the proposed development located next to the Masons restaurant would 'provide a more balanced design response and would improve the existing setting', however the restaurant is within a different context as it is surrounded by a spacious car park and has a predominantly mansard roof design which keeps the height of the commercial building at a lower level. The proposed development would be at odds with the development either side by a significant step up in height, and does not respond to the site and surrounding context.

The proposed materials are to match the existing bungalow which is made up of a mix of render and brick, is acceptable but does not outweigh the harm caused by the disruptive placement of form at first floor.

Overall, the scale of the proposal still relates poorly to the immediate context of the site, and it is considered that the scale and design of the extensions would be harmful to the character and appearance of the area and would be out of keeping with the sites constraints. Therefore, the proposal has not overcome the previous reason for refusal.

Impact on Neighbour Amenity

No. 149 Ingrave Road

The existing application dwelling has total height of 6 metres with an eaves height of 2.88 metres, the development would create a two-storey dwelling with a total height of 7.85 metres and an eaves height of 5.2 metres, i.e. the eaves height would be almost as high as the overall height of No.149.

The application dwelling extends to the rear of the application site, and the proposed first floor extension will be set over the ground floor of the existing bungalow with the single storey rear element remaining. The proposed first floor extension will be set approximately 1.5 metres away from the common boundary shared with No. 149. The scheme would result in a gabled roof design located closer to the boundary shared with No. 149. It is considered that the proposed development would have a significant overbearing impact on the occupiers of no. 149, and would impact the light received into habitable windows located near the common boundary. While not tabled in this application, it is considered that the development could be amended to include hipped roofs and stepping the first floor in from the boundaries which would improve its relationship with the neighbour's property and reduce the prominent bulk by articulating flank elevations.

Conclusion

The proposed development, for the reasoning outlined above, therefore fails to comply with policy BE14 of the BLP and the aims and objectives of the NPPF and NDG. Therefore, the proposed development is recommended for Refusal.

7. Recommendation

The Application be REFUSED for the following reasons:-

R1 U0051207

The proposed first floor extension and increase in ridge height, by way of its scale and design, would result in a bulky and dominant addition in a prominent visible location to the detriment of both visual amenity and the character and appearance of the surrounding area, in conflict with policy BE14 of the BLP, the NPPF and the National Design Guide.

R2 U0051208

The proposed extension by reason of its height and bulk, would result in a building of a mass and design that would dominate and be overbearing on the neighbour occupiers of 147 Ingrave Road, harmful to their living conditions and in conflict with Local Plan Policy BE14.

Informative(s)

1 INF05

The following development plan policies contained in the Brentwood Local Plan 2016-2033 are relevant to this decision: BE14 National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG).

2 INF20

The drawing numbers listed above are relevant to this decision

3 INF24

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. 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. Further advice may be sought from the Local Planning Authority via the pre-application service prior to the submission of any revised scheme. Details of the pre-application service can be found on the Council's website at <https://www.brentwood.gov.uk/planning-advice-and-permissions>

BACKGROUND DOCUMENTS

DECIDED:

