

SITE PLAN ATTACHED

**10 CROW GREEN ROAD PILGRIMS HATCH BRENTWOOD ESSEX CM15 9RA
SINGLE STOREY REAR EXTENSION INCLUDING ROOF LANTERN.**

APPLICATION NO: 23/00931/HHA

WARD	Pilgrims Hatch	8/13 WEEK DATE	27 October 2023
CASE OFFICER	Jane Lowe		
Drawing no(s) relevant to this decision:	REVO/4649/B; Site location		

The application relates to a Council owned building.

1. Proposals

Planning permission is sought for the construction of a single storey rear extension at 10 Crow Green Road, Pilgrims Hatch, Brentwood.

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 At the same time the Brentwood Replacement Local Plan, August 2005 (saved policies, August 2008) was revoked.

- BE14 Creating Successful Places

National Planning Policy and Guidance

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

3. Relevant History

- None

4. Neighbour Responses

Letters were sent to eleven neighbouring properties and no comments have been received.

5. Consultation Responses

- **Housing Services Manager:**

As the landlord of the property, we have overall responsibility for the structure of the building and any amendments made to this.

I have checked our records and cannot see that the Tenant has requested permission from Brentwood Council Housing Department to build a single storey extension with roof lantern on their property. They are able to request retrospective permission, however, this would be rejected as we do not approve such structures being built on a council owned property due to the ongoing maintenance.

The Housing Department therefore strongly object to the request for planning permission for this structure.

6. Summary of Issues

The application proposes a single storey rear extension to the dwelling. The dwelling forms a semi-detached two storey dwelling set on the northwest side of Crow Green Road opposite the junction with Hatch Road.

Design, Character, and Appearance

The proposal would project 3.7 metres off the rear wall of the dwelling and span across the whole rear elevation of the dwelling. The proposal has a flat roofed design with an eaves height of 2.90m, a glazed roof lantern with a maximum height of 3.0m. The proposal incorporates rear facing bi-fold doors and a separate door and window looking out on the garden and a small side window serving the W.C. It incorporates alterations to fenestration within the main flank wall, enlarging an existing bathroom window and materials would be a mix of brickwork and pebbledash which would be in keeping with the existing dwelling.

The proposal would not have an unacceptable detrimental impact on visual amenity or the character and appearance to the surrounding area therefore the proposal is compliant with policy BE14 of the Brentwood Local Plan, the NPPF and the NPPG.

Impact on Neighbour Amenity

In terms of impact of residential amenity, the proposal is set away from the boundary adjacent No 12 Crown Green Road and complies with the 45 degree guidance relating

to light entering a neighbour's windows. With the proposal set away from No 8 the proposals it would not be of a size or design that would result in a harmful impact upon the living conditions of the neighbouring occupiers by way of overbearing impact, loss of privacy or loss of light.

Other matters

The dwelling is owned by Brentwood Borough Council and therefore the Housing Department has been consulted. It has responded and objects to the proposal as reported above. However, the objection appears to be based on grounds outside of planning; no planning objections have been raised. Planning applications must be determined on planning matters.

In the absence of planning objections, the application is recommended for approval. A planning permission does not override ownership rights and therefore even if granted planning permission, the applicant would need to reach agreement with the Housing department or will not be able to implement the planning permission.

Conclusion

The proposal is compliant with policy BE14 of The Brentwood Local Plan, the NPPF and the NPPG and 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 documents 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 INF01 Reason for approval

Reason for approval: The proposal would accord with the relevant policies of the development plan as set out below.

2 INF04 Future amendments

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 Planning policies

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).

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.

5 U0010172 Objection by Housing department

The applicant will be aware that the Housing department has objected to the application. In doing so it has raised matters other than planning matters which have not been relevant to the determination of this application.

However, a planning permission does not overcome private property rights and therefore it does not provide the ability to develop the site without the agreement of the Housing Department as landowner. Currently the Housing department has indicated that such agreement is not likely to be forthcoming. The applicant is therefore advised to resolve the objections of that department before proceeding to implement the planning permission, in addition to any other consent or agreements necessary to carry out the development.

BACKGROUND DOCUMENTS

DECIDED: