

SITE PLAN ATTACHED

1 DANBURY CLOSE PILGRIMS HATCH BRENTWOOD ESSEX CM15 9JL

DEMOLITION OF EXISTING GARAGE. CONSTRUCTION OF A SINGLE STOREY SIDE EXTENSION, SLOPED PAVED RAMP TO THE FRONT AMENITY SPACE, AND SLOPED PAVED RAMP WITH GLASS BALUSTRADING TO THE REAR OF THE PROPOSED EXTENSION FOR DISABLED ACCESS. NEW BOUNDARY FENCE.

APPLICATION NO: 23/01006/HHA

WARD	Pilgrims Hatch	8/13 WEEK DATE	24 November 2023
PARISH		POLICIES	
CASE OFFICER	Miss Georgia Taylor	01277 312620	
Drawing no(s) relevant to this decision:	HBS-00-00-DR-B-61; HBS-00-00-DR-B-60;	HBS-00-00-DR-B-62;	

The application relates to a Council owned building and is therefore to be determined by the Planning Committee.

1. Proposals

The application proposes to demolish an existing garage and construct a single storey side extension with a sloped, paved ramp to the front amenity space, and a sloped paved ramp with glass balustrading to the rear of the proposed extension. Erection of a new 1.8m high boundary timber fence.

2. Policy Context

The Brentwood Local Plan 2016-2033

- Policy BE14: Creating Successful Places

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 At the same time the Brentwood Replacement Local Plan, August 2005 (saved policies, August 2008) was revoked.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

3. **Relevant History**

- No History

4. **Neighbour Responses**

This application has been advertised by way of neighbour notification letters. At the time report publication, no representations have been received.

5. **Consultation Responses**

- **Highway Authority:**

The information that was submitted in association with the application has been fully considered by the Highway Authority. The proposal includes the loss of the garage to habitable accommodation, off-street parking is retained on the existing driveway, therefore from a highway and transportation perspective the impact of the proposal is acceptable to the Highway Authority.

Informative:

- The driveway crosses land owned by the Council. The Council should advise if an access licence is required once all necessary consents and planning permission have been obtained.
- Arrangement shall be made for surface water drainage to be intercepted and disposed of separately so that it does not discharge from or onto the highway.
- All work within or affecting the highway is to be laid out and constructed by prior arrangement with, and to the requirements and satisfaction of, the Highway Authority, details to be agreed before the commencement of works.
- The applicants should be advised to contact the Development Management Team by email at development.management@essexhighways.org

- **Arboriculturalist:**

The proposal will require the removal of two small trees to facilitate development. They have a relatively low amenity value and if left the tree closest to the garage is likely to result in structural damage.

I have no objection to the proposal on landscape grounds.

6. Summary of Issues

Planning permission is sought to demolish the existing garage and construct a single storey side extension at No. 1 Danbury Close, Pilgrims Hatch.

The application site is located on the corner plot of Danbury Close and Sandpit Lane, which is a residential area and is near but outside of the metropolitan Green Belt. The application dwelling is an end terrace chalet bungalow, with an existing single storey gable projection to the front elevation and another to the rear elevation.

Given the corner plot location of the site, it is considered that the application dwelling has one principal elevation which faces onto Danbury Close.

Design, Character, and Appearance

The proposed development seeks to demolish the existing detached garage located to the side of the building and remove existing trees outlined in orange on drawing 'HBS-00-00-DR-B-62' and located to the area adjacent Sandpit Lane. The removed trees will be replaced with 1.8-metre-high timber fencing with concrete posts and gravel boards to match the existing fencing along this boundary. Based on the comments of the Arboriculturist the loss of these trees is acceptable, as they offer low amenity value and the tree closest to the current garage has the potential to result in structural damage at a later date.

The application dwelling has an existing single storey hipped roof projection to the front, and the main roof of the dwelling has a hipped roof design. The development seeks to construct a single storey side extension flush with the main front building line and the roof would be set down from the ridge with a hip end design. The maximum height is 4.97 metres with the eaves to match the existing, a width of 4.27 metres, and a depth of 4.45 metres. At the rear, a second projection is proposed measuring 2.7m wide by 3.94m long, a height of 2.7m with the eaves to match the existing.

The front garden is currently grassed but with a hard surfaced area forward of the garage that can accommodate tandem off-street parking. The proposed development seeks to replace the existing grassed area with a sloped access to the house as an alternative to a ramp/landing and handrails. This area would measure 6.3 metres in wide x 6.4 long. The sloped access would rise 250mm high from ground level sloping upwards from the north and east to the front entrance door.

To the rear the proposal seeks to install an access ramp which will have a height of 170mm and has been designed not to exceed the maximum rise of 1:12 permitted tolerance for wheelchair users. The proposed access will have stainless steel handrails and glass panels.

The occupier underwent a disabled facilities grant assessment, and this proposal is considered necessary for the current occupier to gain access and egress from their family home. Brentwood Borough Council supports the provision of accommodation for the wider community and the adaptations proposed here are considered acceptable in terms of this ethos and are compliant with planning policy BE14 of the Brentwood Local Plan.

Neighbour Amenity

No. 2 Danbury Close

The neighbouring dwelling No.2 is a mid-terrace bungalow which is located on the northwestern side of the application site. The proposed extensions are located on the opposite side of the dwelling and will therefore have no material impact on the living conditions of these occupiers in terms of overshadowing/loss of light/ loss of privacy, and is considered to be acceptable.

Highways and Parking

The proposed development seeks to demolish the existing garage but there is already parking provision in the form of hardstanding and the access will not change, as such this is considered acceptable.

Conclusion

The proposal is compliant with Policies BE13 and BE14 of the Brentwood Local Plan, the NPPF and the NPPG. This 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.

- 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.

Informative(s)

- 1 INF01
Reason for approval: The proposal would accord with the relevant policies of the development plan as set out below.
- 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 Local Plan 2016-2033 are relevant to this decision: National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG).
- 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:

