

SITE PLAN ATTACHED

WOODSEATS HUNTERS CHASE HUTTON BRENTWOOD ESSEX CM13 1SN
SINGLE STOREY GROUND FLOOR FRONT AND REAR EXTENSIONS,
FENESTRATION ALTERATIONS.

APPLICATION NO: 23/01067/HHA

WARD	Hutton East	8/13 WEEK DATE	24 October 2023
PARISH		POLICIES	MG02 BE14
CASE OFFICER	Miss Georgia Taylor	01277 312620	
Drawing no(s) relevant to this decision:	DESIGN AND ACCESS STATEMENT; 1759 PL03/REV C; 1759 EX01; 1759 EX02; 1759 PL01/REV C; 1759 PL02/REV C; 1759 EX03;		

This application has been referred to Committee at the request of Cllr Olivia Francois and Cllr Ben Rigby for the following reasons:

‘Following a recent refusal, the applicant has now looked to decrease the ridge height thus not creating a first floor to include dormer and instead look to create a single story ground floor front and rear extension. The height and bulk which was argued would result in the building becoming overbearing in comparison to neighbouring buildings has been amended. No windows will be facing neighbouring properties so no risk of loss of privacy. The height of the existing roof will not be altered. This property would still be in keeping with neighbouring properties. I do not think that the proposed extension would be harmful to the openness of the green belt. There are multiple properties on this road which have all benefited from added development.’

‘The applicant has put forward plans, on a single story basis, which I believe are in keeping with both the character and style of Havering’s Grove. In this instance, I feel given the previous planning history, and the clear willingness to comply with planning regulations, the Committee must take a view and in doing so enable Members to rule on the application. I do not believe the officer’s report has taken into consideration the considerable efforts at compliance with the objections raised at previously refused applications, while I believe the single storey elements that have been suggested in replacement of increasing the ridge height, alongside the Local Plan Policy MG02 and the NPPF, are appropriate both for the

property and for the specific area. No neighbour objections have been received, despite the impacts on the property, which have been minimised and any overbearing features are tolerable as a result. The refusal, therefore, strikes me as something on which members must take a view as to whether the extent of the development genuinely amounts to significant harm to the Green Belt and non-compliance with the standards above, or not, and whether those standards need to evolve for single-story buildings in Havering's Grove accordingly.'

1. Proposals

Single storey ground floor front and rear extensions, fenestration alterations.

2. Policy Context

The Brentwood Local Plan 2016-2033 (BLP)

- Policy BE14: Creating Successful Places
- Policy MG02: Green Belt

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

- 02/00256/FUL: Conservatory At The Rear. - Application Refused
- 11/00839/TPO: Crown reduce all trees by maximum of 30%, Oak, Ash, Hornbeam. Remove dead trees to allow remaining trees to flourish. - Application Permitted
- 12/00049/FUL: Ground floor rear extension and conservatory - Application Refused
- 12/00738/S192: Single storey front extension and proposed roof lights to the rear - Application Refused and appeal dismissed
- 17/00661/PN42: Single storey rear extension. The proposed extension would extend 8m beyond the rear wall of the original dwelling, the maximum height of the proposed extension would be 3.18m and the proposed eaves height would be 3.04m - Prior Approval is Not Required
- 17/00872/FUL: New external wall and gate to the front of the property. - Application Permitted
- 17/01025/FUL: Construct new canopy over proposed front entrance, revisions to fenestration pattern, doors and roof lights - Application Permitted

- 17/00872/NON/1: Non material amendment to application (17/00872/FUL (New external wall and gate to the front of the property.) to allow the wall to sit 600mm back from the road - Application Refused
- 17/01543/TPO: G1 - Hornbeam Cut both trees back to boundary all the way up, T2 and T3 Oak - High crown lift over gardens - Application Permitted
- 17/01713/FUL: Construct new external wall and gate to the front of the property. - Application Permitted
- 22/00821/S192: Application for a Lawful Development Certificate for a proposed use or development for raising the existing roof to create a first floor. - Application Withdrawn
- 22/01198/PHNF: Prior notification for the construction of additional storeys to provide an enlargement to the existing dwelling. - Application Refused
- 23/00167/HHA: Raising of existing roof to form a loft conversion to include dormers to front and rear with juliette balcony. Fenestration and roof alterations. - Application Refused
- 23/00606/HHA: Increase in height of ridge to create first floor to include dormer windows to front and rear and velux rooflights to sides. Infill front extension. - Application Refused

4. **Neighbour Responses**

- This application has been advertised by way of Public site notice and neighbour notification letters. At the time of writing this report, no representations have been received.

5. **Consultation Responses**

- None

6. **Summary of Issues**

The application site has recent planning history, and the previous application 23/00606/HHA was refused by decision notice dated 7th July 2023 for the following reasons:

R1

The proposed development by reason of its scale, height and additional bulk represents inappropriate development within the Green Belt by reason of the proposed development resulting in a disproportionate addition over and above the original building. Contrary to National Planning Policy Framework 2021 paragraphs 149, and planning policies MG02 of the Local Plan. There are no matters in support of the application which would clearly outweigh the harm the development would cause through inappropriateness and reduction in openness of the Green Belt, within which the site is located. Therefore, no very special circumstances exist to justify the grant of planning permission for the inappropriate development.

R2

The proposed development 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 neighbouring dwellings 'L'Atelier' and 'The Ridings', and would be harmful to the amenity of the occupiers of that dwelling in conflict with Policy BE14 of the Brentwood Local Plan.

The refusal has not been the subject of an appeal and no preapplication has been undertaken.

Site Description

The application site is located on the eastern side of Hunters Chase and is occupied by a detached chalet bungalow which has previously benefitted from extensions and alterations mainly through permitted development. The application dwelling is set back from the highway and is set behind a front entrance gate. The application site is set on a gradient slope, with the driveway sloping down towards the dwelling, and the dwelling being set higher than the rear garden which steps down with the gradient. The application site is located within the Metropolitan Green Belt which washes over the locality.

To the northern side of the application site is the neighbouring dwelling 'L'Atelier' which is occupied by a detached 'L-shape' bungalow which is set on the common boundary with the application dwelling. To the southern side of the application site is the neighbouring dwelling 'The Riding' which is occupied by a detached bungalow which has rooms within the roof.

The surrounding area of Hunters Chase is located off Rayleigh Road and characterised by modest bungalows with some benefitting from extensions although habitable accommodation in the roof, and the predominant character of development is considered to be modest in scale and all positively relate to the surrounding area.

Green Belt

Principle

National Planning Policy relating to new development in the Green Belt is set out in the National Planning Policy Framework chapter 13. The local development plan Brentwood Local Plan 2016-2033 is relevant, in particular policy MG02 which is compliant with the aims and objectives of the NPPF in terms of Green Belt constraints.

The NPPF at paragraph 147 makes clear that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances, It goes on to state that when considering any planning

application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very Special Circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness and any other harm resulting from the proposal is clearly outweighed by other considerations (para 148).

The NPPF sets out exceptions to inappropriate development and most relevant to this application would be paragraph 149(c):

the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building

The NPPF does not give a definition of what constitutes 'disproportionate' even in its latest iteration. Although mathematical calculations comparing existing footprint and floorspace are often quoted, there is no policy basis for their use and should be used with caution. Overlays of existing and proposed development to compare massing (meaning volume) and placement of form are more accurate.

The original dwelling was a modest chalet bungalow with a pitched roof design parallel to the highway. It is evident that the application dwelling has benefitted from a previous single storey side extension which extends from the ridge height of the original dwelling and in 2017 a single storey rear extension was permitted and built under prior notification application 17/00661/PN42. In 2017, a front canopy was permitted under planning application 17/01025/FUL.

In line with the NPPF and policy requirement, the test as to whether the extensions are disproportionate is to compare original building to new additions. The original dwelling house had a habitable floor area of 52.17 sqm; the existing floor area through permitted development extensions and other alterations is now 138.67sqm (increase of 165.2%).

This proposal would add a further 53.73 sqm of floorspace resulting in an overall percentage increase from the original building of approximately 204, which is a good indicator of volume by proxy increase.

The existing extensions already represent disproportionate additions over and above the original dwellinghouse and therefore the accumulative extensions result in inappropriate development in the Green Belt.

Inappropriate development is by definition, harmful to the Green Belt and would reduce the openness of the Green Belt. In this instance, very special circumstances would need to exist to clearly outweigh the harm by inappropriateness and any other harm identified and therefore be acceptable.

Design, Character, and Appearance

Policy BE14 seeks to create successful places ensuring new development meets high design standards (including materials) and delivers safe, inclusive, attractive, and accessible places. Developments should respond positively and sympathetically to their context and where appropriate retain or enhance existing positive features from the character of the area.

To the front elevation, the existing dwelling benefits from three gable features with hipped roofs which stagger in depth and width. The proposed development seeks to construct one front extension which infills the existing gable and front porch canopy set on the northwestern side of the front elevation with a depth of 1.1 metres, and the second front extension would project forward of the existing gable on the southwestern side of the front elevation with a depth of 4 metres.

To the rear, the proposed development seeks to construct a single storey rear extension which will adjoin the existing side and rear projection and would have a depth of 9.7 metres and a width of 4 metres. The proposed single storey rear extension has been set down from the ridge height of the main dwelling with a hipped roof gable feature design. The proposed development will retain similar layout and design as the existing dwelling, featuring hipped gable features to the front and rear which are set down from the ridge height of the main dwelling.

Whilst the front additions would appear in keeping with the application dwelling, it is considered that the proposed single storey rear extension would create a bulky addition to the rear elevation as the size of the extension would appear excessive in scale due to extending from the ridge height of the main dwelling and extending 9.7 metres along the common boundary with neighbouring site 'The Ridings'.

The proposed single storey rear extension in terms of its size and scale would lead to an excessive addition to the rear elevation and would not be compliant with Policy BE14 of the Local Plan, the NPPF and NPPG.

Impact on Neighbour Amenity

'L'Atelier'

The neighbouring dwelling 'L'Atelier' is set to the northern side of the application dwelling and is occupied by a detached bungalow which is single storey in scale and is set 1 metre from the shared common boundary. The proposed development would be set away from the shared common boundary with the neighbouring dwelling and therefore, the proposed development would not result in a detrimental impact upon the living conditions of the neighbouring occupiers by way of overbearing impact, loss of light or loss of privacy.

'The Ridings'

The neighbouring dwelling 'The Ridings' is set to the southern side of the application dwelling and is occupied by a detached bungalow which has rooms within the roof and has been extended extensively to the rear. The neighbouring

dwelling is set 3.2 metre from the shared common boundary, and the proposed development would be flush with the common boundary with a height of 4 metres and an eaves height of 2.7 metres. The proposed development does not propose any additional windows to the flank elevations of the proposed development.

Drawing '1759/PL02/C' indicates the fence line which is 1.7 metres in height at patio level, and shows the proposed rear extension would be visible for 2.3 metres above the fence line and would not result in overlooking or loss of privacy. With regards to overbearing impact, given the distance between the common boundary with neighbouring dwelling and the application dwelling is 3.2 metres, it is considered the proposed development would not result in an overbearing presence to the occupied of 'The Ridings'.

Conclusion

The proposed development would conflict with local plan Policy MG02 and the National Planning Policy framework in relation to Green Belt constraint. Further, the proposed single storey rear extension is considered to be excessive in size and scale and contribute to harm to the character of the area.

7. Recommendation

The Application be REFUSED for the following reasons:-

R1 U0053548

The proposed single storey front and rear extensions represent inappropriate development within the Green Belt by reason of the proposed development resulting in a disproportionate addition over and above the original building. Contrary to National Planning Policy Framework 2023 paragraphs 149, and planning policies MG02 of the Local Plan. There are no matters in support of the application which would clearly outweigh the harm the development would cause through inappropriateness and reduction in openness of the Green Belt, within which the site is located. Therefore, no very special circumstances exist to justify the grant of planning permission for the inappropriate development.

R2 U0053821

The proposed single storey rear extension is in terms of its scale and size would lead to an excessive addition creating a bulky and overbearing addition which would not be compatible with the existing dwelling. As such, the design of the rear extension is not of a standard of design that complies with Local Plan Policy BE14, the NPPF or the National Design Guidance.

Informative(s)

1 INF05

The following development plan policies contained in the Brentwood Local Plan 2016-2033 are relevant to this decision: BE14, MG02 National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG).

2 INF20

The drawing numbers listed above are relevant to this decision

3 INF25

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and determining the application within a timely manner, clearly setting out the reason(s) for refusal, allowing the Applicant the opportunity to consider the harm caused and whether or not it can be remedied by a revision to the proposal. The Local Planning Authority is willing to provide pre-application advice in respect of any future application for a revised development. 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:

