

**SITE PLAN ATTACHED**

**23 Marlborough Road Pilgrims Hatch Brentwood Essex CM15 9LN**

**Demolition of existing outbuilding. Construction of a single storey side extension and alterations to the fenestration.**

**APPLICATION NO: 23/01337/HHA**

<b>WARD</b>	Pilgrims Hatch	<b>8/13 WEEK DATE</b>	28 December 2023
<b>PARISH</b>		<b>Ext of time</b>	
<b>CASE OFFICER</b>	Ms Brooke Pride		
<b>Drawing no(s) relevant to this decision:</b>	MRPL02; MRPL03; MRPL04; MRPL01		

**This application is a Brentwood Borough Council planning application and has been referred to committee as per the constitution.**

### **1. Proposals**

Planning permission is sought for the demolition of an existing single storey outbuilding and outside WC, and the construction of a single storey side extension, with alterations to the fenestration to include new doubles doors to the rear elevation serving the living room, and proposed front and rear levelled ramp access.

### **2. Policy Context**

The Brentwood Local Plan 2016-2033

- Policy BE13 Parking Standards
- Policy 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**

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/>

No neighbour representations were 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 extensions to the dwelling and addition of a sloped ramp. Adequate room for off-street parking is retained on the driveway, therefore:

**From a highway and transportation perspective the impact of the proposal is acceptable to the Highway Authority.**

- **Arboriculturist-**

The gardens of the property had been unmanaged for many years and numerous trees and shrubs had been left to become very overgrown making the garden areas unusable. There are no TPOs on the site. Having inspected the trees I noted several were potentially dangerous and others were causing nuisance to the neighbours. Several of the trees have already been removed subsequently. I do not consider that this has had any adverse landscape effects.

If permission is granted I would request a landscape condition to secure details of the landscape and boundary treatments to the front of the house.

Subject to the condition I have no objection to the proposal on landscape grounds.

#### **6. Summary of Issues**

##### Site Description

The application site is located on the southern side of Marlborough Road, occupied by a semi-detached two storey dwellinghouse with a single storey side outbuilding. The existing site is overgrown to the front and rear, with little visibility of the single storey elements of the building. The surrounding site is mostly characterised by two storey dwellinghouses which benefit from single storey side enlargements located close to the common boundaries.

##### Design, Character and Appearance

The proposed development seeks to remove the existing shrubs, trees and hedging along the common boundary shared with No.25 Marlborough Road and three trees close to the rear elevation of the dwellinghouse; Silver Birch, Pine and Budlea. The tree closest to the access of the site will remain. Their removal will allow for a single storey side extension to be constructed set in by 485mm from the common boundary.

The single storey side extension would be set back from the main building line of the existing dwelling, and would have a hipped roof design and materials to match i.e. Marley plain brown concrete roof tiles and pebble dash render. The size and siting of the extension is considered acceptable and its design with an additional door to the front elevation is a common feature found in other nearby extensions, and which would facilitate access to the rear of the property.

Based on the comments of the Arboricultural officer, outlined above, no objections are raised to the removal of the trees, subject to the inclusion of a condition requiring a landscaping and boundary treatment scheme to be agreed and implemented. A tree on the northern boundary and all trees to the southern boundary would also be retained. As such it is considered that the retained trees and new planting will enhance the visual amenity of the area.

Overall, the size, scale and design of the development is considered acceptable, and is compliant with policy BE14 of the local plan and the aims and objectives of the NPPF.

### Residential Amenity

The proposed extension would be closest to the neighbouring dwelling No.25 Marlborough Road with a side space of 485mm to the common boundary. No fenestration is proposed on the flank wall facing the neighbour. The roof is designed to hip away from the neighbour and has a modest eaves height of 2.6 metres. The extension would not extend beyond the rear of the neighbouring dwelling.

The proposed development would not result in a detrimental impact upon the living conditions of the adjacent occupiers by way of overbearing impact, loss of privacy or loss of light. The proposed development is compliant with policy BE14 of the Local Plan.

### Parking and Highway Considerations

The development proposes no alterations to the existing access. The development does include a ramped access to the front of the site to allow for DDA complaint threshold for the future occupier of the site. No objection is raised by the highway authority as the ramp would still allow for access in and out of the site and for vehicles to manoeuvre safely.

### Trees and Landscaping

The existing site is currently overgrown with the landscaping of the site unmanaged. The arboricultural officer confirms there are no protected trees within the site, and many have already been removed and potentially dangerous causing impact upon the surrounding occupiers of the site. No objections are raised to the removal of the overgrown shrubs and hedging as well as the established trees to accommodate the new development, as their removal would not have any adverse landscape effects.

### Conclusion

This proposal will deliver an accessible development that would be in keeping with the surrounding character of the area and would not be detrimental to the surrounding occupiers of the site. The proposal is compliant with policies BE14 and BE13 of the local plan, the NPPF and the NPPG and as such is recommended for approval subject to condition.

## **6.0 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.

### 3 Landscaping

Prior to the first occupation of the development hereby permitted a scheme of hard and soft landscaping shall be submitted to and approved in writing by the local planning authority. The submitted scheme shall indicate the existing trees shrubs and hedgerows to be retained, the location, species and size of all new trees, shrubs and hedgerows to be planted or transplanted, those areas to be grassed and/or paved. The landscaping scheme shall include details of all surfacing materials and existing and proposed ground levels. The landscaping scheme shall be completed during the first planting season after the date on which any part of the development is commenced or in accordance with a programme to be agreed in writing by the local planning authority. Any newly planted tree, shrub or hedgerow or any existing tree, shrub or hedgerow to be retained, that dies, or is uprooted, severely damaged or seriously diseased, within five years of the completion of the development, shall be replaced within the next

planting season with another of the same species and of a similar size, unless the local planning authority gives prior written consent to any variation.

Reason: In order to safeguard and enhance the character and appearance of the area.

#### Informative(s)

##### 1 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.

##### 2 INF05 Policies

The following Development Plan policies contained in the Brentwood Local Plan 2016-2033 are relevant to this decision: BE13, BE14; National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG).

##### 3

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.

#### **Documents:**

All background documents including application forms, drawings and other supporting documentation relating to this application can be viewed online:

<https://www.brentwood.gov.uk/-/applicationsviewcommentandtrack>