

SITE PLAN ATTACHED

05. 90 RAYLEIGH ROAD HUTTON ESSEX CM13 1BH

SINGLE STOREY REAR EXTENSION

APPLICATION NO: 14/01374/BBC

WARD	Hutton North	8/13 WEEK DATE	14.01.2015
PARISH		POLICIES	NPPF NPPG CP1
CASE OFFICER	Mr Martyn Earl	01277 312588	
Drawing no(s) relevant to this decision:	BBC/RR/01 ; BBC/RR/02 /A; BBC/RR/03 ; BBC/RR/04 /A; BBC/RR/05 ;		

1. Proposals

The application has been submitted by the Housing service department of the Council and is therefore reported to the Planning Committee for determination.

The proposed extension would have a pitched roof with a gable end design feature facing the rear garden. The proposal would be 3m in depth, 2.9m in width and up to 4m in height, providing a shower room and WC to an existing bedroom.

The dimensions of the extension would fall within the limitation of householder 'permitted development'.

The materials that would be used on the external surface of the extension would match those on the existing dwelling.

2. Policy Context

Policy Context

The National Planning Policy Framework (NPPF) came into effect on 27 March 2012 and is now a material consideration in planning decisions. The weight to be given to it will be a matter for the decision makers planning judgement in each particular case. This Framework replaces all the national planning guidance documents as stated in the NPPF, including Planning Policy Guidance Notes and Planning Policy Statements. Notwithstanding this, the NPPF granted a one year period of grace for existing adopted Local Plan policies which has now ended, but, the NPPF advises that following this 12 month period, due weight should be given to relevant policies in existing plans according to their degree of consistency with the Framework, (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given).

The National Planning Practice Guidance (NPPG) came into effect on the 6th March 2014 and is a material consideration in the determination of this application.

At a local level there is the Brentwood Replacement Local Plan 2005 the most relevant Policy to this application is:

CP1 -General Development Criteria

3. Relevant History

- : - None

4. Neighbour Responses

4 neighbour letters were sent out.

No representations have been received.

5. Consultation Responses

- :None

6. Summary of Issues

Key Considerations:

The key issues in the determination of this application are the effects that the proposal would have upon the character and appearance of the area and on the living conditions of neighbouring occupiers.

Character and appearance

The dwelling is one half of a pair of semi detached dwellings located along the Rayleigh Road; the principle of the extension is acceptable in planning terms.

The extension would have a footprint of around 9sqm and be located on the rear elevation, set in from each boundary. Materials would match the existing house; the overall design and scale of the extension is in keeping with the existing house and surrounding development.

Effect on neighbouring amenities

The extension would be far enough away from each boundary so as to not have an overbearing effect on any neighbour's property. A window is proposed to each side flank wall and since the use of the extension is for a WC and shower room, it is considered necessary to condition these windows to be obscure glazed with restricted opening, in order to protect the privacy of the occupiers and the next door neighbour. Subject to this condition, the extension would not be harmful to the living conditions of nearby residents.

Conclusion

For the reasons as set out above, the proposed development would have an acceptable impact on the character and appearance of the surrounding area and neighbouring amenities. The proposed development therefore complies with Paragraph 17 of the NPPF 2012 and Policy CP1 of the Brentwood Replacement Local Plan 2005

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 DRA02A Development in accordance with drawings

Unless formally permitted by the local planning authority 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 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.

4 U09331

Notwithstanding the details on the drawings submitted the ground floor flank window on west elevation shall be:- a) glazed using obscured glass to a minimum of level 3 of the "Pilkington" scale of obscuration and b) non-opening below a height of 1.7m above the floor of the room in which the window is installed. The window shall be installed prior to the first occupation of the development permitted and shall remain so glazed and non-openable, in perpetuity. (Note the application of translucent film to clear glazed windows does not satisfy the requirements of this condition)

Reason: To safeguard the living conditions of neighbouring occupiers in accordance with Policy CP1 (ii) of the Brentwood Replacement Plan 2005.

Informative(s)

1 INF05

The following development plan policies contained in the Brentwood Replacement Local Plan 2005 are relevant to this decision: CP1 the National Planning Policy Framework 2012 and NPPG 2014.

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 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: