

<b>Reference:</b> 17/00799/HHA	<b>Site:</b> 1 Paddock Close Orsett Essex RM16 3DL
<b>Ward:</b> Orsett	<b>Proposal:</b> Part double storey and single storey rear and front extension with garage conversion and two roof lights.

<b>Plan Number(s):</b>		
Reference	Name	Received
9077_01	Existing Plans	13th June 2017
9077_02	Proposed Floor Plans	13th June 2017
9077_03B	Proposed Elevations	30th June 2017

The application is also accompanied by: - Site Photos	
<b>Applicant:</b> Mrs S Little	<b>Validated:</b> 29 June 2017 <b>Date of expiry:</b> 4 <sup>th</sup> September 2017 (extension of time agreed with applicant)
<b>Recommendation:</b> Approve, subject to conditions.	

This application is scheduled for determination by the Council's Planning Committee because the applicant is an elected Councillor, in accordance with Part 3 (b) 2.1 (c) of the Council's constitution.

## 1.0 DESCRIPTION OF PROPOSAL

- 1.1 The application seeks planning permission for various extensions to the property comprising:
- Two storey front extensions with pitched hipped roofs with a mono pitched roof between the two storey elements to create a porch. A new integral garage would be created through these extensions.
  - The adaption and conversion of the existing rear garage to form part of the

habitable dwelling. The garage would be incorporated into the main dwelling through the extension of the property to the rear.

- Single storey rear extension with pitched roof.

## **2.0 SITE DESCRIPTION**

- 2.1 The application property is a two storey detached dwelling on the western side of Paddock Close.
- 2.2 The existing dwelling is brick built and is similar in design to the other dwellings in the cul-de-sac.

## **3.0 RELEVANT HISTORY**

- 3.1 None.

## **4.0 CONSULTATIONS AND REPRESENTATIONS**

- 4.1 Detailed below is a summary of the consultation responses received. The full version of each consultation response can be viewed on the Council's website via public access at the following link: [www.thurrock.gov.uk/planning](http://www.thurrock.gov.uk/planning)

### **PUBLICITY:**

- 4.2 This application has been advertised by way of individual neighbour notification letters, press advert and public site notice which has been displayed nearby.

One response has been received, from the applicant, supporting the development.

### **HIGHWAYS:**

- 4.3 No objections.

## **5.0 POLICY CONTEXT**

### **Local Planning Policy**

#### Thurrock Local Development Framework (as amended) 2015

The Council adopted the "Core Strategy and Policies for the Management of Development Plan Document" (as amended) in January 2015. The following Core

Strategy policies apply to the proposals:

Spatial Policies:

- OSDP1 (Promotion of Sustainable Growth and Regeneration in Thurrock)<sup>1</sup>

Thematic Policies:

- CSTP22 (Thurrock Design)
- CSTP23 (Thurrock Character and Distinctiveness)<sup>2</sup>

Policies for the Management of Development:

- PMD1 (Minimising Pollution and Impacts on Amenity)<sup>2</sup>
- PMD2 (Design and Layout)<sup>2</sup>
- PMD8 (Parking Standards)<sup>3</sup>

[Footnote: <sup>1</sup>New Policy inserted by the Focused Review of the LDF Core Strategy. <sup>2</sup>Wording of LDF-CS Policy and forward amended either in part or in full by the Focused Review of the LDF Core Strategy. <sup>3</sup>Wording of forward to LDF-CS Policy amended either in part or in full by the Focused Review of the LDF Core Strategy].

## **6.0 ASSESSMENT**

6.1 The assessment below covers the following areas:

- I. Principle of the Development
- II. Design and Appearance
- III. Parking
- IV. Impact on Neighbour Amenity

### **I. PRINCIPLE OF DEVELOPMENT**

6.2 The application proposes the extension of an existing residential property within a residential area; the proposal is therefore acceptable in principle.

### **II. DESIGN AND APPEARANCE**

- 6.3 The existing dwelling is brick built and in terms of the public side of the building has a flat elevation with little architectural detail or relief. The front door to the property is on the side of the dwelling.
- 6.4 The proposed front elevation would be altered to include two, two storey projecting gables to each side and a mono pitched roof over the resultant enclosed porch between. One of the two storey projections would be finished in render the other in matching brick. The overall design of these elements is not considered objectionable.
- 6.5 The extensions to the rear would also be finished in part brick or render and are similarly appropriate in design and scale terms to the original building.
- 6.6 In conclusion under this heading, the proposed extensions are considered to be of an appropriate design and scale in relation to the original dwelling and the immediate location, complying with Policies PMD2, CSTP22 and CSTP23 of the Core Strategy.

### III. PARKING

- 6.7 The proposal would result in the conversion of an existing garage to habitable accommodation and the loss of a space in front of this garage for part of the extension. However, a new garage space would be provided and three parking spaces would be provided on the frontage.
- 6.8 The level of parking would comply with Council requirements and the Council's Highways officer has raised no objections.

### IV. IMPACT ON NEIGHBOUR AMENITY

- 6.9 The proposed front extensions, due to their shallow depth would not impact on the privacy or amenity of any of the nearby occupiers.
- 6.10 To the rear, No 3 Paddock Close already has a single storey rear extension and owing to the orientation of the proposed development, the new extensions would not be overbearing or harmful to the occupiers of that property.
- 6.11 Similarly, the rear extensions would not impact on the occupiers of The Elms to the south or 46 The Green to the west given the intervening distances between them and the extended dwelling. The proposal therefore complies with Policy PMD1 in this regard.

## 7.0 CONCLUSIONS AND REASON(S) FOR APPROVAL

- 7.1 The proposal is acceptable in terms of principle and matters of detail and approval is therefore recommended.

**8.0 RECOMMENDATION**

8.1 Approve, subject to the following conditions:

**Condition(s):**

**Time Limit**

- 1 The development hereby permitted must be begun not later than the expiration of 3 years from the date of this permission.

REASON: In order to comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

**Plan Numbers**

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

<b>Plan Number(s):</b>		
Reference	Name	Received
9077_01	Existing Plans	13th June 2017
9077_02	Proposed Floor Plans	13th June 2017
9077_03B	Proposed Elevations	30th June 2017

REASON: For the avoidance of doubt and in the interest of proper planning.

**Materials**

- 3 The materials to be used in the construction of the external surfaces of the development hereby permitted shall be in accordance with the details shown on the application form and the approved plan referenced above.

REASON: In the interests of visual amenity and to ensure that the proposed development is satisfactorily integrated with its surroundings in accordance with Policy PMD2 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development DPD – Focused Review [2015].

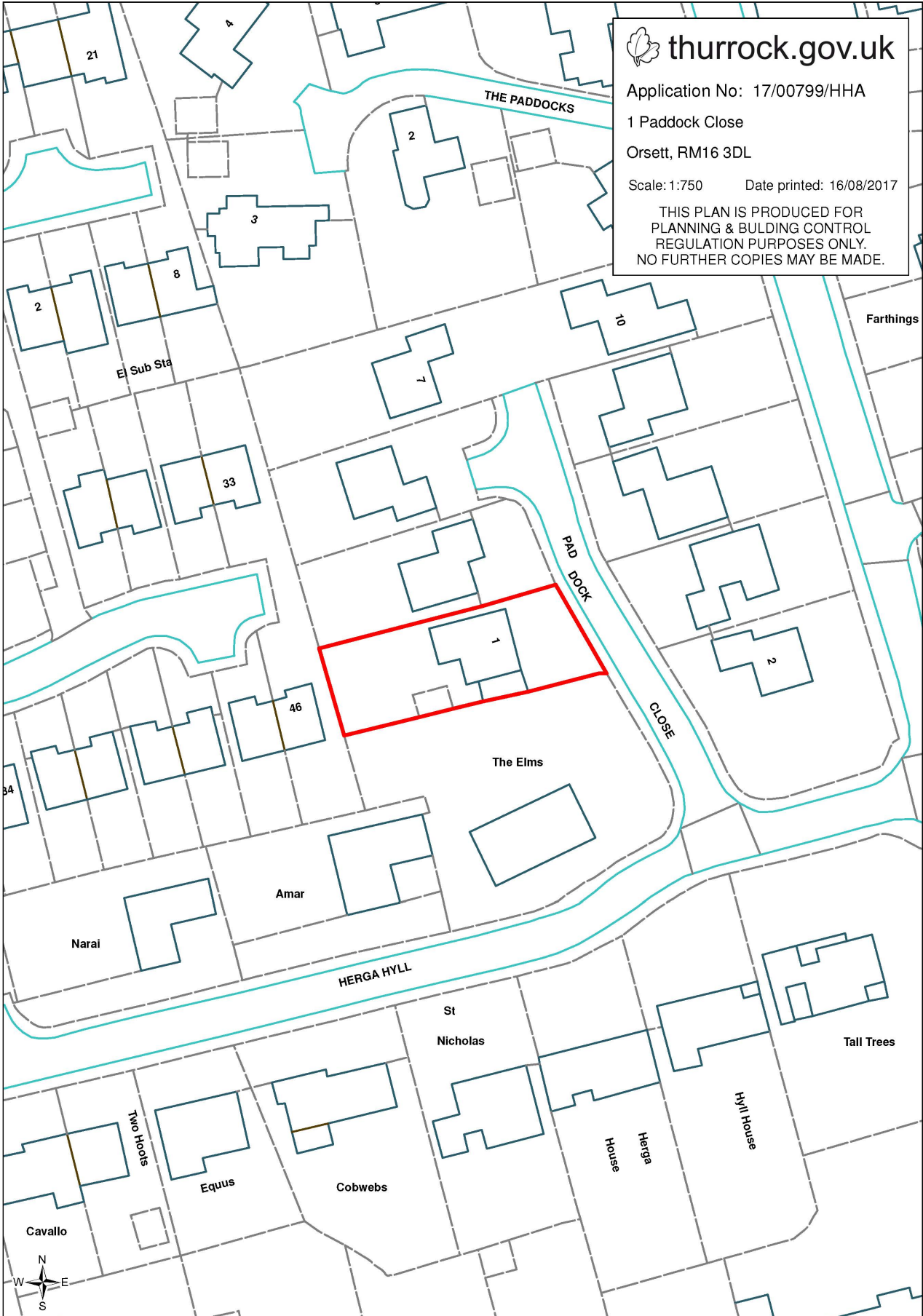
**Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) - Positive and Proactive Statement:**

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:

[www.thurrock.gov.uk/planning](http://www.thurrock.gov.uk/planning)



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1 Paddock Close  
Orsett, RM16 3DL  
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