

<p>Reference: 17/00763/FUL</p>	<p>Site: Barmoor House Farm Road Chadwell St Mary Essex RM16 3AH</p>
<p>Ward: Chadwell St Mary</p>	<p>Proposal: Conversion and extension of one residential dwelling to five residential dwellings</p>

Plan Number(s):		
Reference	Name	Received
17.4097/E101Rev A	Existing Site Plan	4 September 2017
17.4097/E102	Existing Ground Floor Plan	7 June 2017
17.4097/E103	Existing First Floor Plan	7 June 2017
17.4097/E104	Existing Roof Plan	7 June 2017
17.4097/E105	Existing Elevations – Sheet 1	7 June 2017
17.4097/E106	Existing Elevations – Sheet 2	7 June 2017
17.4097/E107	Existing Wash Room (Building 1) Plans and Elevations	11 August 2017
17.4097/E108	Existing Green House (Building 2) Plans and Elevations	11 August 2017
17.4097/E109	Existing Barn (Building 3) Plans and Elevations	11 August 2017
17.4097/E110	Existing Container (Building 4) Plans and Elevations	11 August 2017
17.4097/M001	Location Map	7 June 2017
17.4097/M002	Location Plan	7 June 2017
17.4097/M003	Aerial Map	7 June 2017
17.4097/P201 Rev E	Proposed Site Layout	25 August 2017
17.4097/P202 Rev C	Proposed Ground Floor Plan	25 August 2017
17.4097/P203 Rev B	Proposed First Floor and Roof Plan	25 August 2017
17.4097/P204 Rev B	Proposed Elevations – Sheet 1	25 August 2017

The application is also accompanied by:

- Planning Support Statement

<p>Applicant: Mr B Little</p>	<p>Validated: 7 June 2017</p>
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	Date of expiry: 31 September 2017 (Extension of time agreed with applicant)
Recommendation: Approve, subject to conditions.	

This application is scheduled for determination by the Council's Planning Committee in accordance with the Constitution Chapter 5, Part 3 (b), 2.1 (c) as the applicant is a Councillor.

1.0 DESCRIPTION OF PROPOSAL

- 1.1 This application seeks planning permission for extensions and alterations to the existing chalet bungalow through a two storey side extension and first floor and roof extension to facilitate the subdivision into 4 x three-bedroom houses and 1 x two-bedroom house.
- 1.2 Off street parking is proposed to be provided at the end of the front gardens of the properties in a row of parking spaces adjacent to Farm Road. The existing front and rear garden would be subdivided for each plot.

2.0 SITE DESCRIPTION

- 2.1 The site measures 0.37 hectares and is occupied by a 4-bedroom chalet on a large triangular shaped plot located on the North West side of Farm Road. The site is within the Green Belt. There are also three outbuildings and a shipping container in the rear garden.

3.0 RELEVANT HISTORY

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

PUBLICITY:

- 4.2 The application has been advertised by way of neighbour letters and a site notice. Objections have been received from seven different addresses raising the following concerns:

- Poor quality of the access road;
- Increased traffic;

- Drainage;
- Incorrect plans;
- Overlooking;
- Light pollution;

4.3 EMERGENCY PLANNING:

No objection.

4.4 ENVIRONMENTAL HEALTH:

No objection subject to conditions.

4.5 HIGHWAYS:

No objection.

5.0 POLICY CONTEXT

National Planning Guidance

National Planning Policy Framework (NPPF)

The NPPF was published on 27th March 2012. Paragraph 13 of the Framework sets out a presumption in favour of sustainable development. Paragraph 196 of the Framework confirms the tests in s.38 (6) of the Planning and Compulsory Purchase Act 2004 and s.70 of the Town and Country Planning Act 1990 and that the Framework is a material consideration in planning decisions. Paragraph 197 states that in assessing and determining development proposals, local planning authorities should apply the presumption in favour of sustainable development.

The following headings and content of the NPPF are relevant to the consideration of the current proposals:

4. Promoting sustainable transport
6. Delivering a wide choice of high quality homes
7. Requiring good design
8. Promoting healthy communities
9. Protecting Green Belt land
10. Meeting the challenge of climate change, flooding and coastal change
11. Conserving and enhancing the natural environment

Planning Practice Guidance

In March 2014 the Department for Communities and Local Government (DCLG) launched its planning practice guidance web-based resource. This was accompanied by a Written Ministerial Statement which includes a list of the previous planning policy guidance documents cancelled when the NPPF was launched. PPG contains 42 subject areas, with each area containing several subtopics. Those of particular relevance to the determination of this planning application comprise:

- Design
- Determining a planning application
- Planning obligations
- Use of Planning Conditions

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” in 2015. The following Core Strategy policies apply to the proposals:

Overarching sustainable development policy:

- OSDP1 (Promotion of Sustainable Growth and Regeneration in Thurrock)¹

Spatial Policies:

- CSSP1 (Sustainable Housing and Locations)
- CSSP4 (Sustainable Green Belt)

Thematic Policies:

- CSTP1 (Strategic Housing Provision)
- CSTP22 (Thurrock Design)
- CSTP23 (Thurrock Character and Distinctiveness)²

Policies for the Management of Development:

- PMD1 (Minimising Pollution and Impacts on Amenity)²
- PMD2 (Design and Layout)²

- PMD6 (Development in the Green Belt)³
- PMD8 (Parking Standards)³
- PMD16 (Developer Contributions)²

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

Focused Review of the LDF Core Strategy (2014)

This Review was commenced in late 2012 with the purpose to ensure that the Core Strategy and the process by which it was arrived at are not fundamentally at odds with the NPPF. There are instances where policies and supporting text are recommended for revision to ensure consistency with the NPPF. The Review was submitted to the Planning Inspectorate for independent examination in August 2013. An Examination in Public took place in April 2014. The Inspector concluded that the amendments were sound subject to recommended changes. The Core Strategy and Policies for Management of Development Focused Review: Consistency with National Planning Policy Framework Focused Review was adopted by Council on the 28th February 2015.

Draft Site Specific Allocations and Policies DPD

This Consultation Draft "Issues and Options" DPD was subject to consultation commencing during 2012. The Draft Site Specific Allocations DPD 'Further Issues and Options' was the subject of a further round of consultation during 2013. The Planning Inspectorate is advising local authorities not to continue to progress their Site Allocation Plans towards examination whether their previously adopted Core Strategy is no longer in compliance with the NPPF. This is the situation for the Borough.

Thurrock Core Strategy Position Statement and Approval for the Preparation of a New Local Plan for Thurrock

The above report was considered at the February meeting 2014 of the Cabinet. The report highlighted issues arising from growth targets, contextual changes, impacts of recent economic change on the delivery of new housing to meet the Borough's Housing Needs and ensuring consistency with Government Policy. The report questioned the ability of the Core Strategy Focused Review and the Core Strategy 'Broad Locations & Strategic Sites' to ensure that the Core Strategy is up-to-date and consistent with Government Policy and recommended the 'parking' of

these processes in favour of a more wholesale review. Members resolved that the Council undertake a full review of Core Strategy and prepare a new Local Plan.

Thurrock Local Plan

In February 2014 the Council embarked on the preparation of a new Local Plan for the Borough. Between February and April 2016 the Council consulted formally on an Issues and Options (Stage 1) document and simultaneously undertook a 'Call for Sites' exercise. It is currently anticipated that consultation on an Issues and Options (Stage 2 Spatial Options and Sites) document will be undertaken in the autumn of 2017.

6.0 ASSESSMENT

6.1 The assessment below covers the following areas:

- I. Principle of the development
- II. Design and relationship of the development with its surroundings
- III. Amenity considerations
- IV. Access and Parking
- V. Infrastructure
- VI. Other matters

I. PRINCIPLE OF THE DEVELOPMENT

6.2 The application site lies within the Green Belt where only certain types of development are appropriate. The relevant guidance within the NPPF states that a Local Planning Authority should regard the construction of new buildings as inappropriate unless the proposal involves limited infilling or the partial or complete redevelopment of previously development sites (brownfield land) whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.

6.3 The NPPF defines "previously developed land" to be (page 55): *Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.*

- 6.4 The site in its present form has an area of hard surfacing and existing buildings so clearly complies with the definition of previously developed land. The key issue in this case (in terms of whether the proposal complies with the requirements of the NPPF) is how different the proposed residential dwellings are in terms of Green Belt impact, to the existing dwelling, buildings and hard surfacing.
- 6.5 There would be a 0.05% decrease in volume of building across the site (1524 cubic metres against 1532 cubic metres as existing) and there would be a reduction in built footprint of 21% from 404 sqm to 320 sqm, which adheres to the NPPF. As well as a decrease in volume and footprint of buildings on the site, the proposal is an opportunity to rationalise the site and concentrate built form away from the open Green Belt. Therefore, the development would not have an adverse impact upon the openness of the Green Belt.
- 6.6 Additionally, the appearance of the site would be improved by the removal of the dilapidated buildings.
- 6.7 Given the reduction in footprint and volume, the proposal accords with the guidance in the NPPF in relation to previously developed land and the amended wording of Policy PMD6 of the Core Strategy. There are also benefits arising from the loss of the poor quality dilapidated buildings. Accordingly, the development is considered to be appropriate development in the Green Belt and no objection is raised under this heading.

II. DESIGN AND RELATIONSHIP OF THE DEVELOPMENT WITH ITS SURROUNDINGS

- 6.8 The proposal would provide a terrace of five dwellings which would be within the footprint of the present dwelling, except for the extension to the south of the site. The dwellings would be oriented facing east/south east.
- 6.9 Vehicular access to the site would continue to be provided from Farm Road, which is a private road.
- 6.10 The development would result in five dwellings in a two storey terrace finished in brick with a tiled pitched roof. The internal layout of the properties would make the best use of the existing property and the finished development would closely reflect the appearance of the existing house and neighbouring properties.
- 6.11 In respect of layout, appearance and design, the proposal is considered to be in accordance with the relevant criteria of Policies PMD1 and PMD2 of the Core Strategy and the NPPF.

III. AMENITY CONSIDERATIONS

- 6.12 Due to the orientation of the proposed window arrangement and the distance between the new windows and the existing surrounding properties, the

development would not cause any demonstrable harm through overlooking of any nearby properties.

- 6.13 The Council's Environmental Health Officer has advised that road traffic noise from the A1089 Dock Approach Road would affect the development site. Therefore, a condition should be included on any consent granted to ensure a noise assessment is carried out to determine the acoustic environment for the development and any required mitigation.
- 6.14 The development would ensure that each property would be afforded a private rear garden area in excess of 100 sqm in accordance with Policy PMD2 of the Core Strategy.
- 6.15 In light of the above, the proposal is considered to be in accordance with the relevant criteria of Policies PMD1 and PMD2 of the Core Strategy and the NPPF.

IV. PARKING AND ACCESS

- 6.16 The Council's Highway Officer raises no objections to the level of parking provision for the development or the access arrangements. The proposal shows a total of 13 car parking spaces proposed for the development, equating to 2 spaces per dwelling plus 3 visitor spaces. The proposal satisfies the relevant criteria of Policy PMD8 of the Core Strategy in relation to parking provision.
- 6.17 Objections have been received from local residents in relation to the suitability and upkeep of Farm Road, however it is a private road which is not maintained by the Council. The Council's Highway Officer has raised no objections to the use of the road for access to the properties but the upkeep of the road is a private matter and one that cannot be considered as part of this application.

V. INFRASTRUCTURE

- 6.18 Policy PMD16 of the Core Strategy indicates that where needs would arise as a result of development; the Council will seek to secure planning obligations under Section 106 of the Town and Country Planning Act 1990 and any other relevant guidance. The Policy states that the Council will seek to ensure that development proposals contribute to the delivery of strategic infrastructure to enable the cumulative impact of development to be managed and to meet the reasonable cost of new infrastructure made necessary by the proposal.
- 6.19 National Planning Practice Guidance states that local planning authorities must ensure that the obligation meets the relevant tests for planning obligations in that they are necessary to make the development acceptable in planning terms, directly related to the development, and fairly and reasonably related in scale and kind. Planning obligations should not be sought where they are clearly not necessary to make the development acceptable in planning terms. Planning obligations must be fully justified and evidenced.

- 6.20 The proposal is for a small scale development and no infrastructure requirements have been identified arising from this development. The site is also below the scale of development that would trigger the requirement for affordable housing provision. Accordingly, is not considered necessary for an s.106 contribution in this instance

VI. OTHER MATTERS

- 6.21 An objection has been raised on the basis of drainage and the potential for the development to decrease the value of their property, however neither of these concerns can be taken into account as part of the planning assessment [loss of value is not a material consideration while drainage matters are addressed through separate legislation].
- 6.22 An objection has also been raised on the basis that the development would cause light pollution. This factor has been considered however it is not considered that the development would increase light pollution to such an extent that would cause demonstrable harm given the location and other light sources already in the vicinity.
- 6.23 Finally, an objector has claimed that the development would encroach on land outside of the applicant's ownership however during the application process information has been supplied which indicates that this is not the case.

7.0 CONCLUSIONS AND REASON(S) FOR APPROVAL

- 7.1 The proposal is considered acceptable as it would represent an 'appropriate' form of development which would not affect the openness of the Green Belt. There would a minor decrease in volume of built form at the site and the footprint of building would be significantly reduced. The proposal would amalgamate the present buildings on the site and this alongside additional landscaping would improve the appearance of the site. Other matters of detail are also considered to be acceptable.

8.0 RECOMMENDATION

- 8.1 Approve, subject to the following conditions:

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.

PLANS

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

Plan Number(s):		
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17.4097/E101Rev A	Existing Site Plan	4 September 2017
17.4097/E102	Existing Ground Floor Plan	7 June 2017
17.4097/E103	Existing First Floor Plan	7 June 2017
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17.4097/E105	Existing Elevations – Sheet 1	7 June 2017
17.4097/E106	Existing Elevations – Sheet 2	7 June 2017
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17.4097/P204 Rev B	Proposed Elevations – Sheet 1	25 August 2017

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

NO ADDITIONAL HARDSURFACING OR VEHICLE ACCESS

3. Other than the hardsurfacing shown the approved plans, no additional hardsurfacing shall be carried out on site whatsoever, unless previously agreed in writing by the Local Planning Authority. In addition, vehicle parking shall not take place other than in the areas shown

Reason: In the interests of the privacy and amenity of adjacent occupiers in accordance with Policies PMD1 and PMD2 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development (as amended) 2015.

REMOVAL OF PERMITTED DEVELOPMENT RIGHTS

4. Notwithstanding the provisions of Schedule 2, Part 1, Classes A, B, C, D or E of the Town & Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no extensions shall be erected to the single storey dwelling hereby permitted.

Reason: In the interests of amenity and to ensure that the proposed development is satisfactorily integrated with its immediate surroundings in accordance with Policy

PMD2 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development (as amended) 2015.

NOISE MITIGATION

5. No development shall take place until details of a scheme for noise insulation of the proposed dwellings have been submitted to, and approved in writing by the local planning authority. The scheme shall assess the noise impact from A1089 Dock Approach Road upon the dwellings and shall propose appropriate measures so that all habitable rooms will achieve 'good' internal levels as specified by BS8233:2014. The scheme shall identify and state the glazing specifications for all the affected windows, including acoustic ventilation, where appropriate. The approved measures shall be incorporated into the residential units in the manner detailed prior to their residential occupation and shall thereafter be permanently retained as approved unless otherwise agreed in writing with the local planning authority.

Reason: To protect the amenities of future residential occupiers and to ensure that the development can be integrated within its immediate surroundings in accordance with Policy PMD1 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development (as amended) 2015

HOURS OF CONSTRUCTION

6. No demolition or construction works in connection with the development shall take place on the site at any time on any Sunday or Bank / Public Holiday, nor on any other day except between the following times:
Monday to Friday 0800 – 1800 hours
Saturdays 0800 – 1300 hours.

Reason: In the interest of protecting surrounding residential amenity and in accordance with Policy PMD1 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development (as amended) 2015.

LANDSCAPING SCHEME

7. No development shall take place until there has been submitted to, and approved in writing by, the local planning authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development, and a programme of maintenance. All planting, seeding or turfing comprised in the approved scheme shall be carried out in the first planting and seeding season following commencement of the development [or such other period as may be agreed in writing by the local planning authority] and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the proposed development is satisfactorily integrated with

its immediate surroundings and provides for landscaping as required by policy PMD2 of the Adopted Thurrock Local Development Framework Core Strategy and Policies for the Management of Development 2015).

Informative:

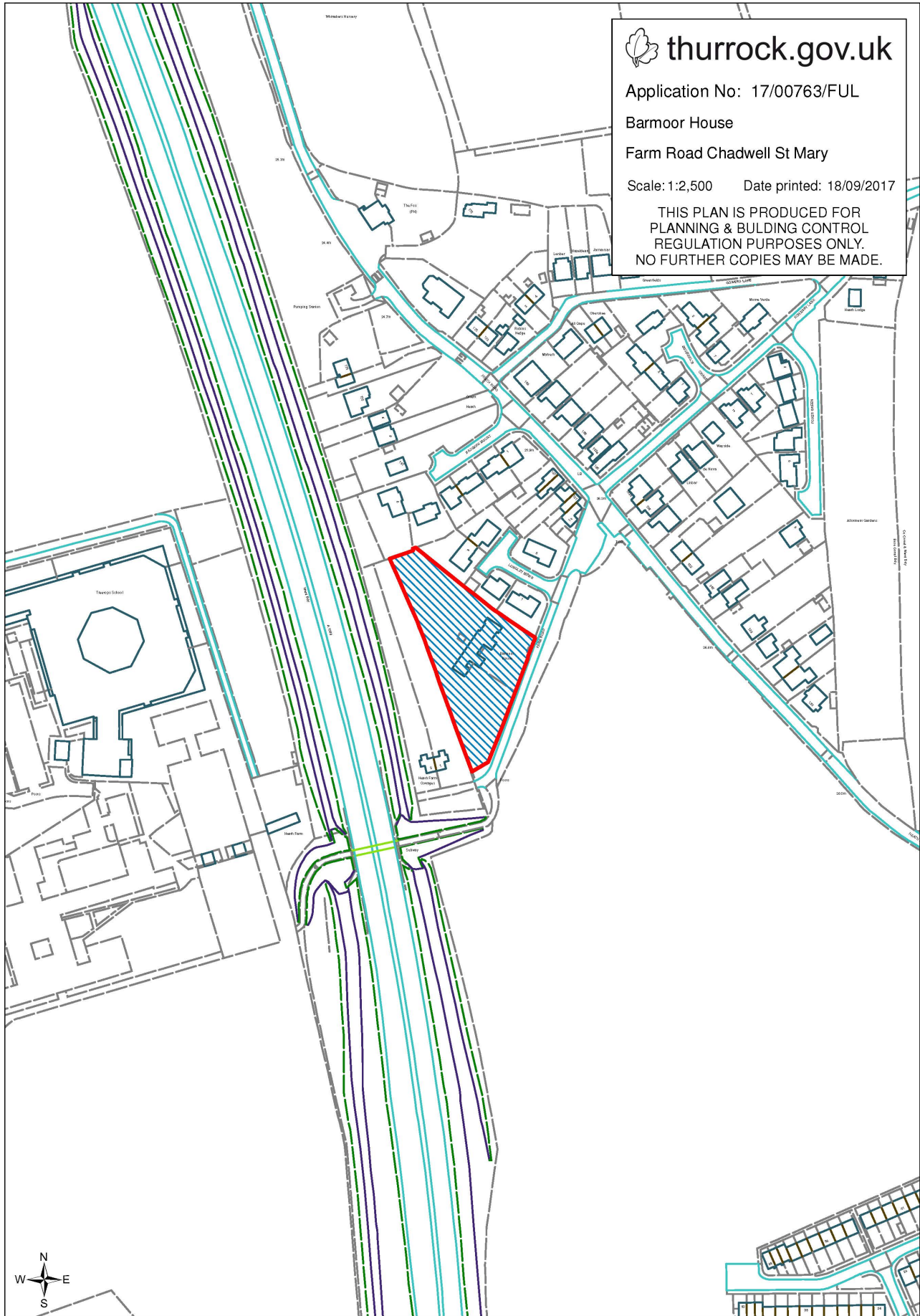
Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) - Positive and Proactive Statement:

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant/Agent, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, 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



thurrock.gov.uk

Application No: 17/00763/FUL

Barmoor House

Farm Road Chadwell St Mary

Scale: 1:2,500 Date printed: 18/09/2017

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