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| Reference: 17/01527/HHA | Site: 2 Oval Gardens Grays Essex RM17 5NR |
| Ward: Little Thurrock Rectory | Proposal: Two storey side and single storey rear extension |

| Plan Number(s): | | |
|-----------------|----------------|--------------------|
| Reference | Name | Received |
| RM17 5NR | Location Plan | 13th November 2017 |
| DE1/07A | Block Plan | 18th January 2018 |
| DE1/01A | Existing Plans | 18th January 2018 |
| DE1/04A | Elevations | 18th January 2018 |
| DE1/03A | Proposed Plans | 18th January 2018 |
| DE1/06A | Elevations | 18th January 2018 |
| DE1/03A | Elevations | 18th January 2018 |
| DE1/05A | Elevations | 18th January 2018 |

| | |
|--|---|
| The application is also accompanied by: | |
| - N/A | |
| Applicant: Mr M Singh | Validated: 21 December 2017 Date of expiry: 15 February 2018 |
| Recommendation: Approve, subject to conditions. | |

This application is scheduled for determination by the Council's Planning Committee because the application has been called in by Cllr Kelly, Cllr Gledhill and Cllr Halden to consider issues of parking, design and overlooking in accordance with Part 3 (b) 2.1 (c) of the Council's constitution.

1.0 DESCRIPTION OF PROPOSAL

1.1 This application seeks planning permission for a two storey pitched roof side extension and single storey rear extension.

1.2 The proposal would include the removal of the existing garage and front porch. Two

parking spaces would be provided within the application site.

2.0 SITE DESCRIPTION

- 2.1 The application property is located on the eastern side of Oval Gardens. The existing property is a pitched roof two storey semi-detached house with a front porch and converted loft with a flat roof rear dormer.
- 2.3 Construction works started without planning permission and this application has been submitted following enforcement investigation.

3.0 RELEVANT HISTORY

| Application Reference | Description of Proposal | Decision |
|------------------------------|---|-------------------------------------|
| 81/00904/FUL | Replacement Garage | Approved |
| 14/01102/FUL | Two storey side extension (including removal of existing garage) to provide one new dwelling. | Refused |
| 15/00137/FUL | Conversion side shed/garage to a new dwelling house. | Finally Disposed of |
| | | |
| Enforcement Reference | Nature of breach | Outcome |
| 17/00172/BUNWKS | Loft conversion without permission | Closed – Permission nor required |
| 17/00370/BUNWKS | Building works being carried out without permission | Case closed – application submitted |

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 This application has been advertised by way of individual neighbour notification letters.

Four neighbour responses have been received objecting to the development on the basis of additional traffic, parking, overlooking, spoiling view and the development being out of character with the area. Some of the neighbours also raised concerns that the extension if granted may result into multiple occupation of the house.

HIGHWAYS:

- 4.3 No objection.

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)¹

Thematic Policies:

- 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
- PMD8 (Parking Standards)³

[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].

Thurrock Design Guide: Residential Alterations & Extensions (RAE) – Supplementary Planning Document – Adopted September 2017

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 side extension follows the existing front building line on the ground floor but is set back at first floor level. The ridge of the roof is also set below that of the main dwelling, making the extension appear subservient to the main dwelling and lessening the impact of the development, in accordance with the Council's Residential Alterations and Extensions (RAE) design guide.

- 6.4 In terms of materials, the side extension has been constructed with red facing brickwork with white UPVC windows. Unfortunately, the red bricks do not match the existing dwelling and the extension appears discordant to the main building. However, the applicant has agreed to render the whole property including the extension. This should be covered by a condition in the event of approval. The single storey extension is suitably appropriate in design and scale terms to the original building and would similarly be finished in render.

- 6.5 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 and CSTP22 of the Core Strategy and the Council's RAE design guide.

III. PARKING

- 6.6 The proposal would result in the removal of an existing garage to allow the development of the side extension. However, two parking spaces would be provided on the frontage.

- 6.7 The level of parking provided is considered to be acceptable and the Council's Highways Officer has raised no objections, subject to conditions.

IV. IMPACT ON NEIGHBOUR AMENITY

- 6.8 As explained above, the proposed side extension would be subservient to the existing building and is not considered to harm the street scene. Similarly, the rear extension is considered to be of a proportionate scale. It is not considered either elements would have a demonstrable overbearing or harmful impact to the occupiers of that adjacent properties.

- 6.9 The proposal complies with Policy PMD1 and Council's Residential Alterations and Extensions design guide.

6.10 Local residents have raised concern that the extension could lead to the creation of a House of Multiple Occupancy (HMO), however there is nothing contained within the application which would suggest that this is the intention and the application must be judged on its own merits. Separate planning consent would be required in any event for the change of use of the property to a HMO.

7.0 CONCLUSIONS AND REASON(S) FOR APPROVAL

7.1 The proposal is acceptable in principle and also matters of detail. 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:

| Plan Number(s): | | |
|------------------------|----------------|--------------------|
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| DE1/05A | Elevations | 18th January 2018 |

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

Materials (prior to occupation)

3 Prior to occupation of the extensions hereby permitted, the existing dwelling and extensions shall be rendered and painted in a uniform colour which has been

previously submitted to and agreed in writing with the Local Planning Authority and retained as such thereafter.

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].

Highways Access (prior to occupation)

- 4 Details shall be submitted showing the layout, dimensions and construction specification of the proposed access to the highway, such details shall be approved and implemented on site in accordance with the approved details before occupation of the development hereby permitted.

REASON: In the interests of highway safety and efficiency.

Vehicle/Pedestrian site splays

- 5 Before the access is first used, clear to ground level sight splays of 1.5 metres x 1.5 metres from the back of the footway shall be laid out either side of the proposed access within the site and maintained at all times.

REASON: In the interests of highway safety.

Informatives

- 1 **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.

Highway works

2. Any works, which are required within the limits of the highway reserve, require the permission of the Highway Authority and must be carried out under the supervision of that Authority's staff. The Applicant is therefore advised to contact the Authority at the address shown below before undertaking such works.

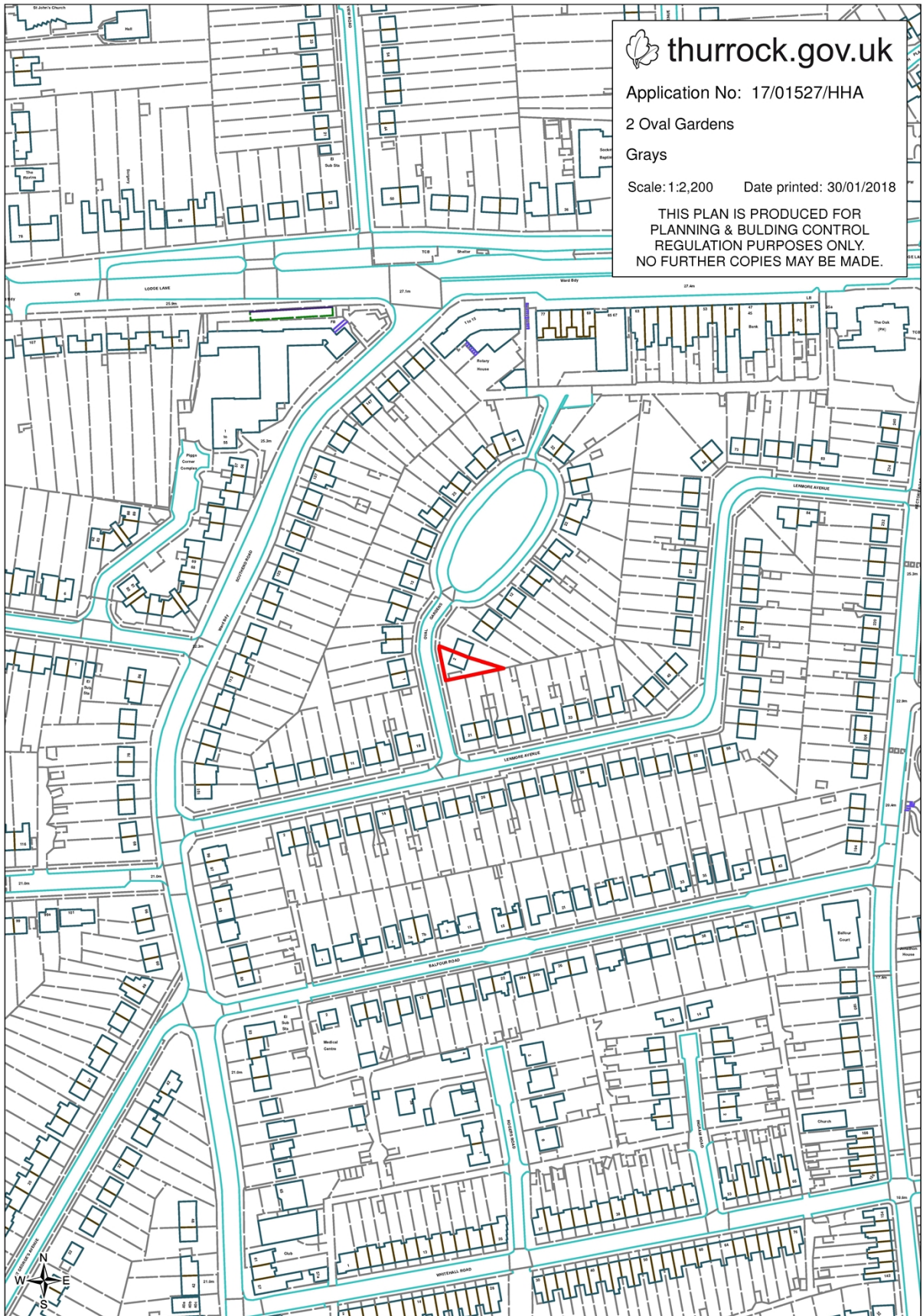
Chief Highways Engineer,
Highways Department,
Thurrock Council,

Civic Offices,
New Road,
Grays Thurrock,
Essex. RM17 6SL

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: 17/01527/HHA

2 Oval Gardens

Grays

Scale: 1:2,200 Date printed: 30/01/2018

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