

Reference: 22/01402/HHA	Site: 182 Sewell Close Chafford Hundred Grays Thurrock RM16 6BU
Ward: South Chafford	Proposal: Garage conversion and outbuilding.

Plan Number(s):		
Reference	Name	Received
182-03	Existing Elevations	12th October 2022
182-02	Existing Floor and Roof Plans	12th October 2022
182-01	Location Plan	12th October 2022
182-04	Proposed Floor Plans and Elevations	12th October 2022
182-05	Proposed Outbuilding Plans	12th October 2022

The application is also accompanied by: <ul style="list-style-type: none"> - Application Form - Email with confirmation of bedroom numbers, dated 11.11.22 	
Applicant: Mr Martin Kerin	Validated: 12 October 2022 Date of expiry: 9 January 2023 (Extension of Time Agreed with Agent)
Recommendation: 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 (b) 2.1 (c) of the Council's constitution.

1.0 DESCRIPTION OF PROPOSAL

1.1 The application seeks planning permission for the following:

- Conversion of the attached garage, replacing the garage door with a window and the replacement of rear door with French doors to create a larger reception room.

- Construction of an outbuilding within the rear garden to be used as a summer house, with a maximum height of 2.5m, width of 5m and depth of 3m.

2.0 SITE DESCRIPTION

- 2.1 The application site features a semi-detached dwelling within a residential area in Chafford Hundred.

3.0 RELEVANT HISTORY

Application Reference	Description of Proposal	Decision
00/00916/REM	131 Dwellings and associated works.	Approved

- 3.1 Permission granted under approval ref. 00/00916/REM included restrictions on garage conversions without planning permission and extensions & outbuildings without planning permission.

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

4.2 PUBLICITY:

This application has been advertised by way of individual neighbour notification letters, to which no responses have been received.

4.3 HIGHWAYS:

No objections.

5.0 POLICY CONTEXT

National Planning Policy Framework (NPPF)

- 5.1 The revised NPPF was published on 20 July 2021 and sets out the Government’s planning policies. Paragraph 2 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 11 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. Decision making
12. Achieving well-designed places

National Planning Practice Guidance (NPPG)

5.2 In March 2014 the former 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. NPPG contains a range of subject areas, with each area containing several sub-topics. Those of particular relevance to the determination of this planning application include:

- Design
- Determining a planning application

Local Planning Policy

Thurrock Local Development Framework (as amended) (2015)

5.3 The Core Strategy and Policies for Management of Development was adopted by Council on the 28th February 2015. The following policies apply to the proposals:

THEMATIC POLICIES

- CSTP22 (Thurrock Design)

POLICIES FOR MANAGEMENT OF DEVELOPMENT

- PMD1 (Minimising Pollution and Impacts on Amenity)
- PMD2 (Design and Layout)
- PMD8 (Parking Standards)

Thurrock Local Plan

5.4 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. In December 2018 the Council began consultation on an Issues and Options [Stage 2 Spatial Options and Sites] document, this consultation has

now closed and the responses have been considered and reported to Council. On 23 October 2019 the Council agreed the publication of the Issues and Options 2 Report of Consultation on the Council's website and agreed the approach to preparing a new Local Plan.

Thurrock Design Strategy

- 5.5 In March 2017 the Council launched the Thurrock Design Strategy. The Design Strategy sets out the main design principles to be used by applicants for all new development in Thurrock. The Design Strategy is a supplementary planning document (SPD) which supports policies in the adopted Core Strategy.

Thurrock Residential Alterations and Extensions Design Guide (RAE)

- 5.6 In September 2017 the Council launched the RAE Design Guide which provides advice and guidance for applicants who are proposing residential alterations and extensions. The Design Guide is a supplementary planning document (SPD) which supports policies in the adopted Core Strategy.

6.0 ASSESSMENT

- 6.1 The assessment below covers the following areas:

- I. Principle of the Development
- II. Design and Layout and Impact upon the Area
- III. Effect on Neighbouring Properties
- IV. Parking

I. PRINCIPLE OF THE DEVELOPMENT

- 6.2 The application site is located within a residential area and as such the principle of development is acceptable, subject to compliance with relevant development management policies.

II. DESIGN AND LAYOUT AND IMPACT UPON THE AREA

- 6.3 The only external changes required for the garage conversion would be the removal of the door and replacement window in the front elevation and the replacement of the existing rear door with centrally located French doors. The converted garage would be used as further reception room space at the property.

- 6.4 Given that the garage is set back from the front elevation, the impact of the garage conversion upon the street scene would be limited. The alterations would not be detrimental to the character or appearance of the dwelling or street scene and

would be considered acceptable in terms of design and appearance complying with Policies PMD2 and CSTP22.

- 6.5 The proposed outbuilding would be sited towards the eastern end of the rear garden. The outbuilding would be used as a summer house ancillary to the main dwelling, which would be acceptable. The outbuilding would have a relatively small footprint when compared against the footprint of the host dwelling and the site would still maintain a sizable garden even with the addition of the proposed outbuilding. The outbuilding would not be particularly visible from the public realm, would not significantly impact the appearance or character of the street scene and would be considered acceptable in terms of scale and design complying with Policies PMD2 and CSTP22.

III. EFFECT ON NEIGHBOURING PROPERTIES

- 6.6 The proposed garage conversion would not result in any additional rearward views dissimilar to the existing windows and doors within the dwellinghouse and would, therefore, not result in any unacceptable overlooking or loss of privacy towards any surrounding neighbouring dwellings.
- 6.7 The outbuilding would have a west facing door and window, offering views towards the rear elevation of the host dwelling, the neighbouring dwelling at No. 184 Sewell Close and the block of flats to the south of the site. Given the separation distance and considering that the door and window would be at the ground floor level, the views offered would not be dissimilar to the views currently offered from the rear garden. It is therefore not considered that the outbuilding would result in any unacceptable overlooking, or loss of privacy over what would be expected or considered acceptable within the residential area.
- 6.8 The proposals would, therefore, comply with Policy PMD1 with regard to neighbour amenity impacts.

IV. PARKING

- 6.9 The proposal would result in the loss of an off street car parking space through the conversion of the attached garage, however one parking space would continue to be provided on the driveway while the parking bay to the front of the property (numbered for the use of no. 182 Sewell Close) would also be retained.
- 6.10 Given that the proposal would not result in an increase in the number of bedrooms within the dwelling and the property would maintain two off street parking spaces, the Council's Highways Officer has raised no objections regarding the loss of the

garage. The proposal would continue to comply with the Council’s adopted Parking Standards and with Policy PMD8.

7.0 CONCLUSIONS AND REASON FOR APPROVAL:

7.1 The proposal is considered acceptable with regards design, scale and appearance, impact upon neighbour amenity and the highway complying with Policies CSTP22, PMD1, PMD2, PMD8 and the RAE.

8.0 RECOMMENDATION

Approve, subject to the following 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 Act 2004.

PLANS

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

Plan Number(s):		
Reference	Name	Received
182-03	Existing Elevations	12th October 2022
182-02	Existing Floor and Roof Plans	12th October 2022
182-01	Location Plan	12th October 2022
182-04	Proposed Floor Plans and Elevations	12th October 2022
182-05	Proposed Outbuilding Plans	12th October 2022

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

OUTBUILDING USE

3. The outbuilding hereby approved shall be used or occupied in conjunction with the ancillary use of the existing property as a single dwellinghouse only and not as a separate unit of residential accommodation or for any commercial use whatsoever.

Reason: To avoid the undesirable creation of two separate dwelling units or commercial use on the site, in the interests of neighbour amenity and in accordance with Policies PMD1 and PMD2 of the adopted Thurrock Core Strategy and Policies for the Management of Development [2015].

GARAGE CONVERSION - MATCHING MATERIALS AND MATERIALS AS STATED WITHIN APPLICATION FOR SUMMER HOUSE

4. The materials to be used in the construction of the external surfaces of the converted garage hereby permitted shall match those used on the external finishes of the existing dwelling. The materials proposed to be used for the summerhouse shall be those as stated within the application.

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].

Informative(s):

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 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

