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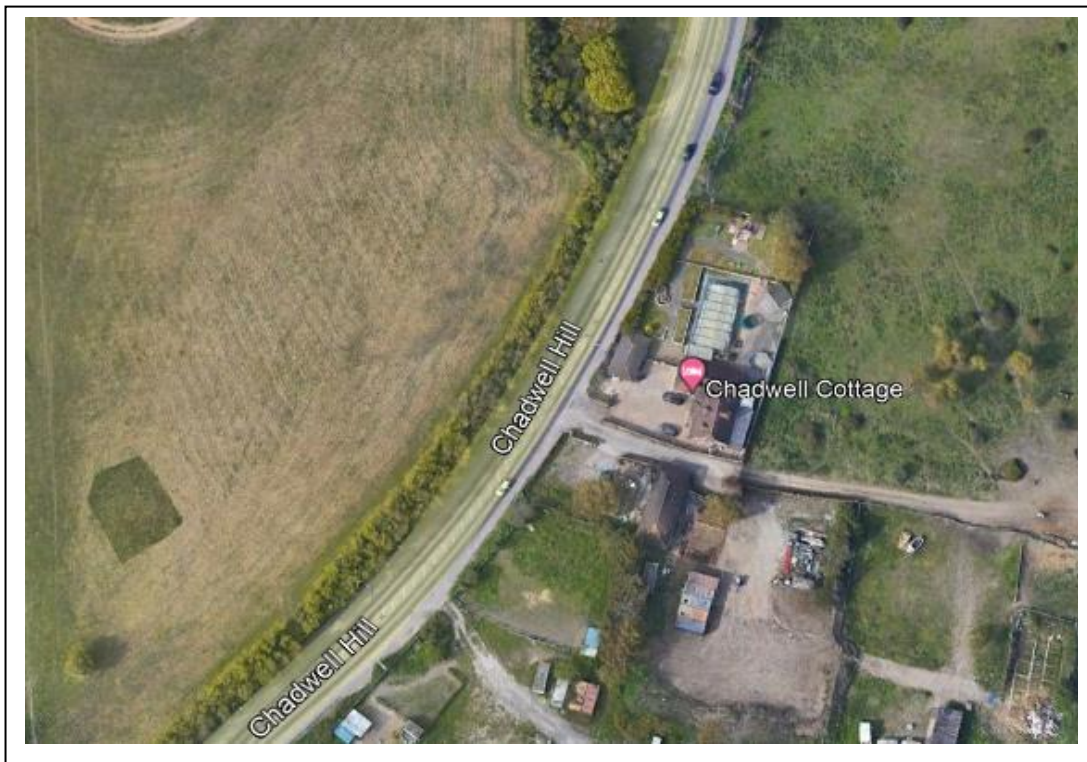
PLANNING STATEMENT

Site: The Stables, Chadwell Hill, Chadwell St Mary's, RM16 4DL

Proposal: Construction of a detached open fronted garage.

Reference: 411

Date: May 2022



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1.0 Description of the site

- 1.1 The dwelling is one and a half storeys that resulted from the conversion of a former office building, granted planning permission last year ref: 21/00124/FUL (see copy attached), where the works were completed in 2021. The dwelling is well set back from the highway by about 23m, the vehicular/pedestrian entrance off Chadwell Hill, also a public footpath, running to the north of the dwelling. Parking was traditionally to the front and rear of the site when used as offices and the front section is used for this purpose and is partly hard surfaced. There was an outbuilding that was removed as part of the planning application (see location on the aerial photograph). To the south is an area of scrubland. and land relating to Hob Hill Farm. Some way to the north is Provident Cottage, Chadwell Cottage located immediately to the north.



- 1.02 The dwelling is a brick building that has the external measurements as 17m by 7.5 m, with a ridge height of about 5 m, a fully hipped roofline, with two small dormers inserted to the front as a result of the planning approval. The front garden is enclosed by a 1.8m brick wall, with a solid fence of a similar height on the southern side. There is a further wall along the other side of the drive and boundary of the property to the north, Chadwell Cottage. Within the garden of that property is a detached garage that was granted town planning approval as part of the new dwelling application, LPA ref: 82/01048/FUL. This is located fairly close to the highway (see above and below image from google earth street view). A further permission was granted in 2004 for a swimming pool building LPA ref: (04/01010/FUL) .

- 1.03 The site lies about 400 m south of the settlement of Chadwell St Mary's, at Lindford Road/River View and Chadwell Hill Junction. The site lies within the Green Belt.



2.0 The Proposal

- 2.1 The proposal is to erect an open fronted garage that measures 9.29m by 6.690m, divided into two bays and a height of 5.3m, with half hips at either end located, similar to the property to the north forward of the building line, in this case closer to the dwelling, at right angles to the dwelling, the western wall over 13 m off the frontage. This utilises primarily existing hardstand and area of parking historically.
- 2.2 The application plans comprise of plans No 411- CL01 and CL02.

3.0 Supporting Statement

- 3.1 Looking at the principle of the development in the Green Belt, whilst restrictive in its stance to new development, the NPPF does permit extensions to dwellings located in such areas, and although not specifically mentioning detached structures, as generally the majority of new outbuildings are within the rear garden and are permitted development, limited additions could extend to residential detached ancillary buildings. Para 148 states'. *When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.* Para 149 sets down those development that are not inappropriate to include c) *the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building and this is the reference to support the proposal.* The original building, case law has decided, is the current dwelling that has resulted from the conversion so the floor area in total is about 170 sq.m . The dwelling has a footprint of 127.5 sq. m and the proposed building at single storey has a footprint of 60 sq.m so less than half of the 'original'. The floor area of the dwelling is in the order of 170 sq.m, so equivalent to about 30% increase. The proposed building would be of lesser depth than the host dwelling be lower in height. Overall, the proposed building could be described as proportionate to the host one when looking at the fairly general requirements of the NPPF.
- 3.2 Referring to the Local Plan policy, basing the calculation on the more precise requirements for extensions in the Green Belt and that the current dwelling, as the 'original', Policy PMD6 of the Core Strategy states that planning permission will only be granted for new development in the Green Belt, provided it meets as appropriate the

requirements of the NPPF, other policies in this DPD, and with regard to extensions these must not result in disproportionate additions over and above the size of the original building, which has been justified above. In the case of residential extensions, this means the policy states, no larger than two reasonably sized rooms or any equivalent amount. Similarly, the Residential Alterations & Extensions SPD (RAE) September 2017 states that the extension or alteration should respect and respond positively to the character of the original dwelling such that the character is maintained or enhanced. The form and scale of the extension should be appropriate to the original dwelling and the surrounding development pattern. (see next point) and in the Green Belt, the following restrictions apply:

(a) Where an extension is considered acceptable, it should be proportionate in size to the original dwelling. Extensions will be limited in size to the floor area of two reasonably sized rooms of the original dwelling. Any extension should be of a scale, size, siting and design, and of materials of construction, such that it does not harm the appearance of the original dwelling, the immediate locality and the countryside in general.

The policy/SPD do not state what a 'reasonably sized room' comprises of and indeed the figures are often disputed at appeal, as the policy is quite vague and arguably outdated. So for example, in the attached appeal PINS ref: APP/M1595/D/21/3274420 16 Birch Close, South Ockenden, that was allowed, Council state that the floorspace of the original building is 87sqm and calculate that two reasonable sized rooms would represent a floorspace of 24sqm, so 12 sq.m per room but there is no mathematical basis for this calculation and proportionality relies to a degree on the size of the host building. The Inspector considered that this was too small. It is not considered that relying on 'two rooms' is a good rule of thumb in all cases. In terms of car parking there are other factors to take into account such as the Essex vehicle parking standards that requires garages to be internally 7 m by 3 m. where although the site is outside Essex, this reflects the increase in size of family cars. There are no other buildings for storage on the site so the building would be required/necessary for both purposes. Therefore, whilst the proposal exceeds the two room sizes by the council's figures these have been challenged and would not allow car parking provision for today's car size. It is considered given the location, the fact that this is the original dwelling, lack of other facilities on the site where PD rights have been removed that this proposal is not a disproportionate addition to the site.

- 3.3 Looking now at the design and layout of the proposal and its impact on the area, as a result of the limited size, set back off the frontage and enclosed nature of the site, the proposed building would not be prominent in the locality and would not, given that there are other buildings forward of the host ones, look out of character or adversely affect the appearance of the plot or the locality. The proportions of the proposed garage when viewed against the dwelling would be acceptable when observed from the road or footpath. There would be no extension of the residential boundary of the plot nor the area used for parking. Furthermore, there would be no adverse impact on neighbouring occupier's amenities, as the proposed building would be located away from the boundary with the property to the north and there is no effect on the area to the south.

4.0 Summary

- 4.1 The proposal is supported in the basis that the building as it is, is the original, referring to the guidance of the NPPF and that the proposed garage whilst larger than 2 small rooms would be not be disproportionate to this, and appropriate for keeping modern day cars and any storage. It would relate to the dwelling in a fashion that is suitable for the site, given the large area at the front, and in a location where there are several frontage structures. The site is well screened resulting in the proposed building having limited visual impact, where the it would further would be subservient to the host dwelling and not impinge on any degree on openness .

Appendices

Decision ref: 21/00124/FUL and plan

Appeal decision ref: APP/M1595/D/21/3274420