



Andrew Jack
37 Barn Mead
Doddinghurst
Brentwood
Essex
CM15 0NE

Date: 11 April 2023
Our Reference: 23/06023/PHMT

WITHOUT PREJUDICE

Dear Mr Jack

Construction of two storey side extension. Part two storey, part single storey rear extension to include roof lantern. Changes to fenestration including relocation of front door. at 37 Barn Mead Doddinghurst Brentwood Essex CM15 0NE

I refer to our recent site meeting on 6th April concerning the above proposal. Based on the information that you supplied, listed below, I offer the following comments.

Submitted documents:

Site Location and Block plan
Existing Floor layout, Elevations, Roof
Proposed Floor layout, Elevations, Roof

Relevant Planning History

22/01528/HHA -Construction of two storey side extension. Part two storey, part single storey rear extension to include roof lantern. Changes to fenestration including relocation of front door. Refused

Foreword

The submission of the preapp has been submitted to overcome the following reasons for refusal for application reference **22/01528/HHA**

- 1 The proposals would by reason of its size and siting would form an unduly dominant, overbearing element creating a cramped form of development reducing spatial quality to the detriment of the amenities and outlook of the adjoining occupiers, visual amenity and appearance of the surrounding area, with the lack of an off-street parking provision the proposals are contrary to Policies BE13 and BE14 of the Brentwood Local Plan and the National Planning Policy Framework.

Principle

No revised drawings have been supplied following the above refused application and discussions on site took place to seek a way forward.

Design, Character, and Appearance

Policy BE14 seeks to create successful places ensuring new development meets high design standards (including materials) and delivers safe, inclusive, attractive and accessible places. Developments should respond positively and sympathetically to their context and where appropriate retain or enhance existing positive features from the character of the area.

The host dwelling forms a semi-detached two storey dwelling sited on the southwestern side of Barn Mead which is an open plan estate consisting mainly of semi-detached two storey dwellings. The property sits forward of the adjacent house No. 35 due to the curvature of the road and with the host dwelling sited opposite a junction within Barn Mead making both the flank and front elevations highly visible within the street scene.

The property currently has a side entrance and sideway which measures approx. 3m in width which currently provides off street parking for 1 vehicle. The dwelling has a side gable roof design and is constructed in mainly yellow multi stock brickwork with vertical design inset panels of textured render/pebbledash at first floor level over the front door and to the rear elevation, plus a dark red/brown tile hung feature to the frontage above the lounge window and at first floor level which continues through the whole front elevation for the adjoining neighbouring property.

Discussions on site confirmed the applicants are seeking a way forward to overcome their recent refused application to enable the dwelling to be extended.

Officers explained their concerns with regard to the siting of the dwelling being set forward within the street scene and due to the curve in the road being highly visible within the street scene. Suggestions were made to set the proposed two storey addition back by approx. 3.4m on the flank elevation to where a side gate presently exists, this would reduce to impact of the proposals within the street scene and neighbouring occupiers. The roof design could then form a pitched roof, with the ridge set down, sloping away from the neighbouring property creating a subservient addition. It was suggested the side extension should be set away, off the boundary, this would retain the spatial quality. However the applicants implied by reducing the width would not provide sufficient internal space and Officers suggested an alternative option for a rear facing dormer retaining the side access to the host dwelling. If considered, the proposed dormer should be set down from the ridge, set back from the existing eaves line and retain as much existing roofspace as possible, further advice with regards to dormers maybe found within the Essex Design Guide. Alternatively, permitted development options could be considered and I have

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added the following link to Householder Guide to permitted development :
<https://www.gov.uk/government/publications/permitted-development-rights-for-householders-technical-guidance>

No issues were raised with regard to the proposed single storey elements with both neighbouring properties benefiting from rear projecting elements.

Porch

Suggestions were also made for a proposed front facing porch similar to the adjoining neighbours, however this should be designed to allow sufficient off street parking to the frontage, spaces provided should be a minimum 2.5x 5.0m.

Materials

Materials were also discussed and it was suggested brickwork to match the existing dwelling, the applicant mentioned removing the existing rear pebble dash, replacing with render which would not cause any concerns, however the front tile hung feature seems to be a design within the street scene and should be retained, particularly as it adjoins the neighbouring dwelling.

Other Matters

Going forward, to assist officers in their assessment revised drawings should be clearly labeled with drawing numbers, plus additional details added such as an outline of the adjoining dwellings in a street scene elevation, proposed materials, eaves levels to be retained. The proposed block plan should show more information such as parking layout, access, existing/proposed hard and soft landscaping, boundary treatment, surfacing details, drainage gullies to drive.

Conclusion

If the proposal addresses the issues discussed above I am of the opinion officers would be likely to support an application.

The views expressed in this letter are those of an officer, and while given in good faith, will not be binding on the Council when determining an application. Furthermore please note that this letter was written without views being sought from neighbours which will happen if an application is submitted and may identify further matters not covered in the pre-application documents to date.

I trust that this information is of assistance to you.

Yours sincerely

Jane Lowe

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