



Hannah Smith
c/o Patrick Stroud
43 Albermarle Link
Chelmsford
CM1 6AH

Date: 3 October 2023
Our Reference: 23/06121/PHMT

WITHOUT PREJUDICE

Dear Mr Stroud

Remove existing garage, extend the existing property over 2 floors to depth of existing conservatory to the rear & side. Set away from the existing boundary, provide new entrance porch. at 199 Ongar Road Brentwood Essex CM15 9DU

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

Submitted documents:

2023.623.01: Site and Block Plan
2023.623.02 : Existing
2023.623.03 : Proposed Floor layout
2023.623.04: Proposed elevations

Revised drawings – Rec 23/8/23

2023.623.01 Site and Block
2023.623.03 :Proposed Floor layout
2023.623.04 :Proposed elevations

Site history

17/00353/FUL Single storey and first floor rear extensions and alterations to fenestration pattern – Permitted
92/00109/FUL Single Storey Rear Extension– Permitted

Brentwood Borough Council, Town Hall, Ingrave Road, Brentwood, Essex CM15 8AY

tel 01277 312500 www.brentwood.gov.uk

Principle

The application site is in a residential area where extensions are acceptable in principle, subject to their overall design, impact on the character and appearance of the area, and impact on the amenity of the occupiers of neighbouring properties.

General Core Policies

The policies of the Brentwood Local Plan (BLP) of particular relevance to this application are: BE14; in addition to The National Planning Policy Framework (NPPF); and the National Design Guide (NDG).

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 application site accommodates a detached two storey dwelling with a detached garage set back within the site. The property is set on the northern side of Ongar Road and the character of the area forms mainly detached and semi-detached Edwardian era dwellings.

The main dwelling benefits from previous extensions forming a partial single and two storey rear extension and a rear conservatory which provides a stepped rear elevation. The front of the dwelling benefits from a two storey square bay with a gable roof over joining onto the main hipped roof of the dwelling. It was noted from the site visit the ground levels drop away from the property at the rear.

Original proposals sought to add a two storey side extension set back from the front building line by approx 3.5m with a hipped roof design and central crown roof which is set down from the main ridge. A two storey front gable bay window is proposed which is in keeping with the existing dwelling. The proposal continues through to the rear elevation, wrapping around at the rear at first floor level over the existing dining room area. A further 3m deep single storey extension spans across the whole rear elevation which is slightly stepped where the conservatory replacement is proposed. This single storey element has differing roof designs with a flat roof with roof lanterns and a gable design replacing the existing conservatory.

Discussions on site raised concerns that due to the varying ground levels and the height of the single storey elements adj to No 197. The proposals have a raised floor level compared to the natural ground level, therefore issues could arise meeting the 45 degree guidance. Suggestions were made to possibly step the proposal in, along the flank wall and reduce the height. Plus removal of the crown roof as these are not considered as good design, with suggestions of a double hip.

With regard to the other adjacent property No 203, whilst there are two existing flank windows, looking at planning history, these would appear to serve staircases, with the first floor rear facing window nearest to the boundary serving a bathroom. No 203 benefits from a rear facing single storey extension with a large central patio door. The proposed two storey element would appear to finish in line with the rear elevation of No 203, and whilst the ground floor rear extension projects further into the garden the proposal would appear to comply with the 45 degree guidance.

In terms of materials the existing dwelling is currently a mix of red brickwork and pink render at first floor level, drawings detail this appearance would be retained in keeping which is found acceptable.

A front porch canopy is proposed to the existing main entrance with a gable roof which is of a design in keeping with dwelling.

Revised drawings have now been received amending the roof design to a double hip, plus stepping in the rear element Adjacent to No. 197 continuing the flat roof across the whole rear elevation. The revisions have been assessed and it would appear the proposals, in relation to No 197 would comply with the 45 degree guidance. These revisions are found acceptable and the proposals, in my opinion would receive a favourable decision.

Parking & Drive Layout

Sufficient parking exists within the frontage to provide a minimum of 2 off street parking spaces.

Conclusion

Going forward due to the differing internal floors levels, with the kitchen diner proposing bi-fold doors to the rear any future patios should be set down within the site to remove the risk of overlooking to neighbouring properties. The submitted revisions have overcome the concerns raised during the site meeting and 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

Planning Assistant
planning@brentwood.gov.uk