

Supporting Planning Statement

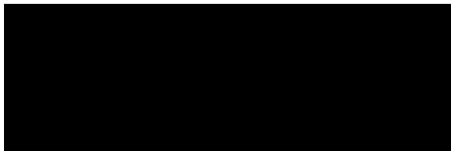
Erection of two single storey rear extensions

34 Mores Lane, Pilgrims Hatch, Essex, CM14 5PZ

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1.0 Introduction

- 1.1 This Planning Statement has been prepared in support of a householder planning application for the proposed erection of two single storey rear extensions. This will take the form of two symmetrically designed flat roofed extensions.
- 1.2 The proposed extension requires permission as a result of permitted development rights being removed for the erection of extensions under Schedule 2 Part 1, Class E of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). This followed permission being granted for the erection of a replacement dwelling under application 17/01345/FUL, and a subsequent permission granted under 23/00855/HHA for the erection of a single storey side extension.
- 1.3 It will be explained further in this statement why the proposed rear extensions are policy compliant and would not cause harm to the character and setting of the area.

2.0 The Site and Surroundings

- 2.1 The application site takes the form of a detached one-and-a-half storey dwelling erected recently as a replacement dwelling. It occupies relatively large grounds in that it is provided with a large front and rear garden. To both sides of the dwelling are sizeable gaps to the boundaries. Surrounding dwellings are all of varied size, design, layout, which is what forms the defining character and setting.

3.0 Planning History

- 3.1 The following represents the planning history of the site:

17/01345/FUL - Demolition of existing dwelling and construction of replacement four bedroom dwelling - Approved

17/01345/NON/1 - Non material amendment to application 17/01345/FUL (Demolition of existing dwelling and construction of replacement four bedroom dwelling) to change

dormer windows from gable to hip, and additional glazing to rear projecting gable. Two additional windows in rear elevation at ground floor within dining room Windows to change from timber casement to upvc wood effect (residence 9 product) Part remove balcony railings at rear elevation – Approved

23/00855/HHA – Erection of single storey side extension - Approved

4.0 The Proposal

- 4.1 Planning permission is sought for the erection of two single storey rear extensions. This allows for a minor reconfiguration of the ground floor to cater for the owners particular requirements.

5.0 Planning Policy

- 5.1 This section sets out the key national and local planning policies against which the Application will be determined. It also considers other documents that constitute material planning considerations. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires the determination of planning applications to be made in accordance with the relevant Development Plan, unless material considerations indicate otherwise.

- 5.2 In this instance, the Development Plan comprises the following

Brentwood Local Plan 2016-2033

POLICY MG02: Green Belt

POLICY BE14: Creating Successful Places

National Policy

National Planning Policy Framework (NPPF)

National Planning Policy Guidance (NPPG)

6.0 Material Matters

- 6.1 Planning permission was previously granted for the erection of a replacement dwelling. Upon the granting of said permission, permitted development rights pertaining to extensions were removed by condition. This is not to say that any extension is not permissible. The condition is in place to allow the Council to control the reasonableness of extensions against the current dwelling. Current permitted development rights allow for substantial sized extension, so it was not argued at the time permission was granted for the replacement dwelling.
- 6.2 The starting point for consideration is planning law and the understand of what is defined as the original dwelling. Two court cases support the view that the relative rule of thumb policies are often applied inconsistently, given the wide variation in circumstances found on the ground. In the first case a chalet bungalow was allowed in 1986 as a replacement for a smaller dwelling. The site was in a green belt and AONB. Enforcement action was taken against an unauthorised extension but on appeal an inspector concluded that the extension should be allowed. The local authority appealed to the High Court on the basis that the inspector had misapplied policy in identifying the replacement building as the original dwelling and not the building that had been replaced. However, it was found that the inspector had rightly identified the new building as the original dwelling – *Sevenoaks D.C. v SOS & Clarke* 29/10/97.
- 6.3 The use of the above case was used to successfully to win an appeal for the erection of an extension to a replaced dwelling. A copy of the appeal decision notice is provided with this application. The purpose of providing the above is simply to demonstrate how both the courts and planning inspectorate have dealt with extensions to replacement dwellings in the green belt.
- 6.4 The recently approved extension was for a single storey side structure. The Council confirmed, in their delegated officer report, that extensions are assessed on both figure area increases, and their visual impact. The extension resulted in a 4.48% increase of the existing dwelling. The proposed rear extensions have a combined footprint of 24.3 sqm. This would result in a percentage increase of 8.15%. Combined with the side extension, the overall extensions would come to 12.63%, which we consider represents a reasonable increase to

the existing dwelling. The proposed rear extensions would not have any impact upon the visual streetscape and wider setting.

6.5 In discussion with the previous case officer, should it be considered that, owing to figurative calculations, the cumulative extensions are too great, our client would forgo the previously approved side extension. The mechanism for this we would be happy to discuss with the Council. However, we feel the proposed combined extensions would not result in any material impact upon the green belt.

6.6 In this instance the proposed extensions have been tastefully designed to blend on with the existing dwelling. It allows for a better function of space for the owners whilst respecting the overall scale and design of the dwelling. There would be no impact upon neighbouring residential amenities.

7.0 Conclusion

7.1 The proposed extensions have been tastefully designed to blend in with the existing character of the dwelling. They are located to the rear of the house and will not be visible from the public realm. Owing to the degree of separation to neighbouring dwellings, it will not cause any material harm to amenities.

7.2 It has been demonstrated that the size of the extensions is appropriate to the dwelling and it would not harm the function of the Green Belt.