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Ref: IC/2787
VIA PLANNING PORTAL

April 2024

Head of Planning
Thurrock Council

Dear Sir/Madam,

ROSE COTTAGE COLLINGWOOD FARM, BRENTWOOD ROAD, ORSETT, ESSEX RM16
3DJ –
2 X PRIOR APPROVAL APPLICATIONS:

PRIOR APPROVAL ONE: CLASS A: LARGER HOUSEHOLD
EXTENSION;

PRIOR APPROVAL TWO: CLASS AA: ENLARGEMENT OF
DWELLINGHOUSE BY THE CONJUNCTION OF AN ADDITIONAL
STOREY.

Introduction

We are instructed by our clients, Cedarmill Developments Ltd., to submit two prior approval for extensions to the above property, namely:

Class A prior approval for a single-storey rear extension; and,

Class AA prior approval for an upward extension.

The property lies in the Green Belt to the east of Orsett Golf Course. It is accessed from Brentwood Road, a short distance south of the junction with the A13.

This application concerns the dwelling only known as Rose Cottage.

As context we note that an application has recently been approved for the demolition of the existing building and erection of a new office building together with ancillary parking.

This was approved by the local planning authority on 16th February 2024 under the terms of 23/01366/FUL. Whilst this is within the same ownership and also with the same applicant we confirm that this is a separate planning unit.

Rose Cottage is a detached dwelling set out in a long linear form.

Its frontage is to the south-western side and faces into the courtyard and it has an irregular-shape rear garden on the north-eastern side. There are two front doors to the property and these are on the south-western side and again from the courtyard.

At ground floor level it currently provides two bedrooms, a kitchen and a dining room, a family bathroom and a separate study and lounge; stairs located between the study and the lounge provide access up to a series of further bedrooms within the first floor space, the use of which is facilitated by a series of dormers to include a larger dormer on the north-western side.

Two separate applications for prior approval are proposed.

Both schemes are shown on a single plans to show that they do not physically touch as this would potentially void either permitted development extension. In addition both are presented on separate plans to reflect the fact that they are separate submissions under different classes, namely Class A and Class AA.

Planning history

In respect of the site's planning history a full schedule of planning history is set out below:

Two Storey Side Extension.

Collingwood Farm Brentwood Road Orsett Essex RM16 3DJ
Ref. No: 91/00468/FUL | Received: Fri 14 Jun 1991 | Validated:
Fri 14 Jun 1991 | Status: Refused

Overhead lines

Collingwood Farm Brentwood Road Orsett Essex RM16 3DJ
Ref. No: 83/00677/FUL | Received: Fri 02 Sep 1983 | Validated:
Fri 02 Sep 1983 | Status: Permitted

Garage rebuild & rooms over.

Collingwood Farm Brentwood Road Orsett Essex RM16 3DJ
Ref. No: 81/00662/FUL | Received: Wed 10 Jun 1981 | Validated:
Wed 10 Jun 1981 | Status: Refused

Demolish garages and rebuild with bedrooms over

Collingwood Farm Brentwood Road Orsett Essex RM16 3DJ
Ref. No: 81/00205/FUL | Received: Tue 17 Mar 1981 | Validated:
Tue 17 Mar 1981 | Status: Permitted

Stable Block

Collingwood Farm Brentwood Road Orsett Essex RM16 3DJ
Ref. No: 76/00674/FUL | Received: Thu 01 Jan 1976 | Validated:
Thu 01 Jan 1976 | Status: Permitted

Conversion of barn to one dwelling (Outline)

Collingwood Farm Brentwood Road Orsett Essex RM16 3DJ
Ref. No: 74/00549/OUT | Received: Tue 01 Jan 1974 | Validated:
Tue 01 Jan 1974 | Status: Refused

Convert pair of cottages into one detached dwelling with garage.

Collingwood Farm Brentwood Road Orsett Essex RM16 3DJ

Ref. No: 70/01164/FUL | Received: Thu 01 Jan 1970 | Validated:
Thu 01 Jan 1970 | Status: Permitted

Conversion of pair of Cottages into one dwelling.

Collingwood Farm Brentwood Road Orsett Essex RM16 3DJ
Ref. No: 69/00684/OUT | Received: Wed 01 Jan 1969 | Validated:
Wed 01 Jan 1969 | Status: Permitted

Due to the dated nature of the applications none of the documents are online but we can assume that the permission which reflects the dwelling in its current form dates from 1969/70 for the conversion of a pair of cottages into a single dwelling.

Due to the linear nature of the structure and the fact that there are two pre-existing doorways to the front of the property one can draw the conclusion was at one point two cottages which were amalgamated under the terms of these references, as highlighted.

Class A: larger rear extension

This extends up to 8 metres from the entire rear elevation of the property.

It is proposed on land which is within the established and defined curtilage to the property, namely the rear garden an image of which is below:



We now turn to Class A and the proposal is a larger householder extension under A1 (g).

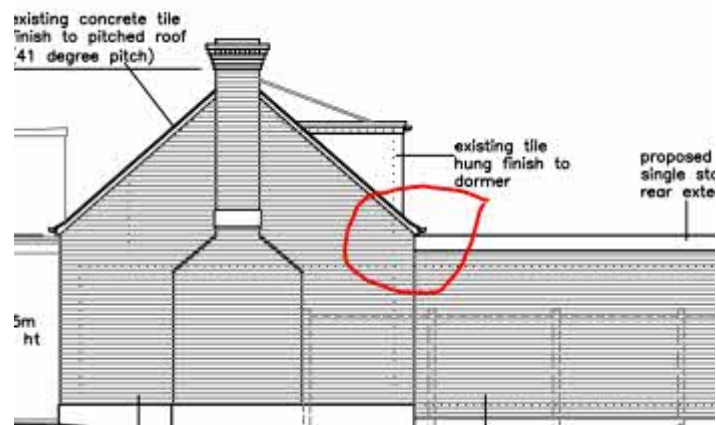
We address the limitations with this in mind:

A.1 (a): the dwellinghouse was granted by one of the planning permissions as cited in (1969/1970) and so not any of the classes under A1 (a);

A.1 (b): the curtilage extends to the front and back and the rear curtilage is 517 of which only 213 is to be lost to the development and so this is below the 50% threshold (before one even takes into account the front curtilage);

A.1 (c): the proposal is well below the height of the roof of the existing dwellinghouse;

A.1 (d): the height of the eaves is lower than the height of the current eaves; see highlighted image below:



A.1 (e) the proposal does not extend beyond the principal elevation of the original dwellinghouse. In respect of the principal elevation this is the front which is the main entrance to the property. It does not project from the side elevation;

A.1 (f): the proposal is reliance of (f) and is a larger prior approval extension under (g);

A.1 (h): it will not have more than a single storey and so this section is not relevant. We have also been clear that this will not touch the proposed Class AA extension which will be explained later in this statement;

A.1 (i): part of the extension is within 2 metres of the boundary of the curtilage but the height of the eaves would not exceed 3 metres;

A.1 (j): this is not applicable as it does not extend beyond the wall forming the side elevation of the original dwellinghouse;

A.1 (j) (a): this refers to total enlargement but there is no evidence that the property in its current form is not the original;

A.1 (k): none of the matters as cited are relevant and this application is not an alteration to any part of the original dwellinghouse;

A.1 (l): clearly the proposal was not built under Part 20 of the same schedule.

In respect of A.2 this is not applicable as this site does not lie on Article 2 (3) land namely it does not lie within a conservation area, nor an AONB, nor a designation where the Wildlife and Countryside Act 1981 applies, nor The Broads, nor a national park, nor a world heritage site.

In respect of the relevant A.3 conditionality the materials used will match those of the original dwelling and A.3 (b) is not relevant as there are no upper floor windows as part of this proposal.

In respect of A.4 we confirm as follows:

2(a) (i): the extension is 8 metres;

(ii) the maximum height of the enlarged part is 2.87 metres.;

(iii) the height of the eaves of the enlarged part is 2.87 metres;

(iv) this is not relevant as it is not to be joined to an existing enlargement;

2(b): a plan is provided;

2(c): the address of the adjoining properties are:

Collingwood Farm
Brentwood Road
Orsett
Grays
Essex
RM16 3DJ

And

Albany House
Brentwood Road
Orsett
Grays
Essex
RM16 3DJ

2(d) and (e): all via Collins and Coward as agents.

The fee is paid at submission stage via the planning portal.

Class AA: upward extension

Class AA allows as follows:

Class AA - enlargement of a dwellinghouse by construction of additional storeys

Permitted development

AA. The enlargement of a dwellinghouse consisting of the construction of—

- (a) up to two additional storeys, where the existing dwellinghouse consists of two or more storeys; or
- (b) one additional storey, where the existing dwellinghouse consists of one storey, immediately above the topmost storey of the dwellinghouse, together with any engineering operations reasonably necessary for the purpose of that construction

The proposal is therefore effectively (and to express it colloquially) to slice off the roof and add a further extension and then replace the roof.

We refer to the existing and proposed plans in respect of a property at Knowls Hill Farm which we pursued on behalf of another client.

This was refused by the local planning authority (EFDC) but allowed at appeal in December 2021 and a copy of this appeal decision is appended (it was Appeal C that we refer to with the other appeals being refused for matters which are not relevant to the current consideration). This is submitted to how the principle of the approach.



1 Existing Front Elevation
Scale 1:100



1. Proposed Front Elevation
Scale 1:100

We now address the preclusive provisions:

AA.1 (a): as noted previously planning permission was not granted under any of these provisions;

AA.1 (b): the site does not lie on Article 2 (3) land and is not an SSSI;

AA.1 (c): the dwelling was constructed in about 1969/70 as per the planning permissions as cited and so clearly between July 1948 and October 2018;

AA.1 (d): the property has not previously been enlarged in any direction;

AA.1 (e): the total height (with the class AA extension as proposed) is 6.5 metres and so well below the 18 metre threshold;

AA.1 (f): the increase in height is below the 3.5 metre limitation (8.4-5.4).

AA.1 (g): the property is detached so this is not applicable;

AA.1 (h): the floor to ceiling height is 2.1 metres and this is notated on the plans;

AA.1 (i): the proposal is on the principal part of the house and we note that this is a very simple structure which has not been altered since its original design;

AA.1 (j) and (k): there will be no visible support structures and no engineering works other than those within the curtilage of the property to strengthen existing walls or foundations.

In respect of the conditionality under AA.2. (2) and (a) the materials will be similar to those used in the construction of the exterior of the existing dwellinghouse; (b) there is no window in any wall or roof slope forming a side elevation; (c) the roof pitch is the same as that of the existing house; (d) the intention is to use the [property](#) as a dwellinghouse so as to adhere with this provision.

The nearest property is on the others ide of he courtyard and in design terms the approach is of a simple upward extension.

We therefore confirm compliance with Class A and Class AA as appropriate.

Ian Coward from these offices is dealing with this matter.

Yours faithfully

Collins & Coward
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