

RETROSPECTIVE PLANNING APPLICATION FOR THE INSTALLATION OF ROOMS IN THE ROOF SPACE OF  
OAKFIELD, ST PETERS ROAD, HOCKLEY

RECEIVED

22 09 2014

Support Services

September 2014

## SUPPORTING STATEMENT

Our Reference: 14-6418

Raymond Stemp Associates  
Planning and Development Consultants  
Westwood Park  
London Road  
Little Horkesley  
Colchester  
Essex  
CO6 4BS

Tel: 01206 274190

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## 1.0 SUPPORTING STATEMENT

- 1.1 The property, subject of this planning application, is located on the north side of St Peters Road, Hockley, approximately 155 metres from the junction of St Peters Road with Church Road, Hockley. The property is situated some 49 metres in width by 69 metres depth giving the total area space of 0.34 hectares.
- 1.2 The boundaries of the rear garden are well screened by mature trees and hedgerows as the aerial photograph below shows.

Appeal Property



- 1.3 St Peters Road is an unmade road serving a number of detached dwellings. The property, together with other residential properties falls within the Green Belt.
- 1.4 In September 2006 planning permission was granted by the Council for a replacement dwelling at the site. A copy of the decision notice is produced in [Appendix A](#).

- 1.5 Condition number 3 of the planning permission states that:- *"notwithstanding the provision of Article 3, Schedule 2, Part 1, Class A B and /or C of the Town and Country Planning (General Permitted Development) Order 1995 (including any Order revoking or re-enacting that Order, with or without modification) no extensions, dormers, roofs at first floor level or roof light shall be erected on any elevation or any part of the roof of the dwelling hereby permitted"*.
- 1.6 The reason for stating this was:- *"to enable the Local Planning Authority to retain adequate control over such extensions, in the interests of protecting the open character of the Metropolitan Green Belt"*.
- 1.7 In addition, condition 5 of the planning permission states that:- *"the internal area of the roof void of the dwelling hereby approved shall not any time be used as habitable accommodation unless previously agreed in writing by the Local Planning Authority"*.
- 1.8 The reason for stating this was:- *"to enable the Local Planning Authority adequate control over additional the use of internal floor area for habitable accommodation in order for the development to comply with RG of the Local Plan in the interests of protecting the aims and objectives of Green Belt policy"*.
- 1.9 The Applicant purchased the property in 2007 and liked the property very much. However, with only two bedrooms they soon found out that the accommodation did not meet their family's requirements. With grandchildren an additional bedroom was required.
- 1.10 The Applicants then converted the space within the roof void to a bedroom with an en-suite facility. This conversion did not result in any physical extension of the dwelling in order to accommodate the extra needed bedroom. Photographs showing the internal space created are produced below.



- 1.11 The front elevation of the dwelling is exactly the same as that which was granted planning permission. The same can be said of the two end elevations. The only change to the external appearance of the dwelling is the provision of three small roof lights on the rear slope of the roof. The roof lights cannot be seen from any public view point because the rear of the property is well screened by mature trees and hedgerow. Photographs of the front and rear elevation are produced below.









- 1.12 The principle objective of Green Belt policies protects the openness of the Green Belt. As the property has not been extended by any physical extension to the dwelling, the use of the roof void as a bedroom does not cause any material harm to the openness of the Green Belt.
- 1.13 The reason stated on the decision notice as to why condition number 3 was imposed, refers to the need to protect the open character of the Metropolitan Green Belt. The insertion of three roof lights to the existing dwelling causes no harm what so ever to the openness of the Green Belt.
- 1.14 Further, no harm is caused to the occupiers of nearby residential properties by any rear overlooking. No other impact to the occupiers of adjoining properties occurs from the provision of roof lights in the dwelling.

- 1.15 In addition, putting this roof void to a beneficial use does concur with the objectives of the National Planning Policy Framework by making more efficient and effective use of the roof void.
- 1.16 The conversion work took place during 2007/2008. A receipt from the builder carrying out the work on the building is produced in **Appendix B**. Although this work was carried out some 7 years ago, it clearly has not caused any harm to the character or appearance of the Green Belt. The conversion work has not resulted in any issues about the work with the District Council.
- 1.17 Planning permission is now sought for the retention of the work carried out and shown on drawing number 003.

# APPENDIX A



Council Offices  
Rochford  
Essex  
SS4 1BW

## TOWN &amp; COUNTRY PLANNING ACT, 1990

## NOTICE OF DECISION

Application No : 06/00646/FUL

Date : 12th September 2006

Parish : Hockley Parish Council

Proposal : Demolish Existing Bungalow and Construct New Three Bedroomed Bungalow and Detached Pitched Roofed Double Garage.

Site Location : Oakfield St Peters Road Hockley

Applicant : J. Gibson

The Council as District Planning Authority hereby give notice of their decision to **GRANT PLANNING PERMISSION** for the above proposal as described in the accompanying drawing(s) DMG/06/247 A date stamped 28th July 2006, subject to the conditions set out below

Your attention is drawn to the notes enclosed

## CONDITIONS

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall be constructed in Redland bracken brown roofing tiles and Desimple Hathaway brindle bricks or in any other such materials as may be agreed in writing by the Local Planning Authority, shall be those used in the development hereby permitted.

REASON: To enable the Local Planning Authority to retain adequate control over the appearance of the building, in the interests of amenity.

PLEASE TURN OVER



- 2 The applicant should be made aware that any departure from the approved plan is likely to result in the development being unauthorised with the requirement for a further application to be submitted, which will be dealt with on a "without prejudice" basis. Early contact with the planning department where a change is contemplated is strongly advised although even minor changes are likely to require a new application.

#### REASON FOR DECISION

The proposal is considered not to cause significant demonstrable harm to any development plan interests, other material considerations, to the character and appearance of the area or residential amenity such as to justify refusing the application; nor to surrounding occupiers in St Peters Road.

#### Relevant Development Plan Policies and Proposals:

R1, R6, HP6, of the Rochford District Council Replacement Local Plan



SHAUN SCRUTTON  
HEAD OF PLANNING AND TRANSPORTATION



# APPENDIX B

## JOHN G. GIBSON

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BUILDER

17 HILLSIDE AVENUE  
HAWKWELL  
HOCKLEY  
ESSEX SS5 4NN

Tel /Fax 01702 202067  
Mobile 07989 294577

Email: [p-j@gibson3554.fsnet.co.uk](mailto:p-j@gibson3554.fsnet.co.uk)

12<sup>th</sup> December 2007

### RECEIPT

Received cheque for £ 15,000.00 from Mr & Mrs F Aylott in payment of works you request and have agreed with John Gibson to be carried out to the loft area at 'Oakfield' St Peters Road Hockley Essex SS5 6AA

P. Gibson