

DELEGATED

NBS Site Notice expires 9/9/05

but given nature of proposal & distances to front & back not material

APP. NO

05/00591/FUL

| CASE OFFICER | TEAM LEADER | HOPS/P M | COND. COLOURING | | COND. MONITORING | Comino CHECKED | POSTED |
|---------------|--------------------|---------------------------|-----------------|----------|------------------|-----------------|--------|
| | | | COND. NO | PLAN NO. | | | |
| MP 25.8.05 | <i>[Signature]</i> | <i>[Signature]</i> 2/9 | | | | 25.8.05 MP ✓ | |

Proposal: Single Storey Rear Extension. Single Storey Front Porch Extension

Site Location: Rookwood Hall Road Rochford

Legal Agreement: NO

Plan Numbers/Letters/Supporting Statements: 938/300;938/S1 date stamped 8th July 2005,

Zoning: MGB – Rural Settlement Area
Parish Council - Rochford Parish Council

Officer Report:

Planning permission is sought for a single storey rear extension and single storey front porch extension.

The site is located in a designated rural settlement area within the green belt and thus policy GB2 is applicable allowing some flexibility in terms of normal MGB policy.

The property is a large detached property set back from the road by some 40 metres and backing onto open land. The front of the property is also obscured somewhat by mature trees in the front garden.

The proposed rear extension measures 7.9m wide and its depth will be 1.9m from the rear of the building on the eastern flank and 0.9m in depth on the western flank and will provide an extension to the existing lounge.

The proposed porch extension would have minimal effect on the front of the property as there is ample space for parking and turning. It would be in keeping with the street scene and host property.

Concluded that the changes proposed would not result in any loss of residential amenity and are in scale and character with the existing property.

Representations:

Parish Council: No objections
County Surveyor (Highways): No objection

Policies:

GB2; H11

Conclusions:

APPROVE

CONDITIONS:

- 1 The development hereby permitted shall be begun before the expiration of five 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).

- 2 The external facing materials to be used in the construction of the single storey rear and single storey front porch extensions hereby permitted, shall match (ie. be of an identical appearance to) those of the corresponding areas of the existing building.

REASON: In order to ensure that the development harmonises with the character and appearance of the existing building, in the interests of amenity.

0 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 Hall Road.

Informatives: