

SOUTH WOODHAM FERRERS TOWN COUNCIL
PLANNING & ENVIRONMENT COMMITTEE

Meeting held on Tuesday 25th August 2026

at 7.30p.m at Champions Manor Hall

The Town Council has the following OBJECTION to application 26/0119FUL:

The submitted drawings show a part single-storey and part two-storey extension to the rear and side of the property, together with a new entrance canopy and the conversion of the existing garage into habitable accommodation including a ground-floor bedroom described as a granny annex. The plans include a first-floor bathroom window on the north-west side elevation, positioned close to the boundary and specified as obscure glass. Additional first-floor windows are proposed at the rear, facing neighbouring gardens at the short back-to-back distances typical of this cul-de-sac. The two-storey rear element projects by around 3.7 metres, creating a deeper and taller form close to neighbouring boundaries. Overall, the extensions and garage conversion significantly increase the size and bulk of the dwelling, resulting in a much larger property than the modest houses characteristic of Arwen Grove. The loss of the garage removes an enclosed parking space, and although three frontage spaces are shown, Arwen Grove is a small cul-de-sac with limited turning and manoeuvring space. The inclusion of a ground-floor bedroom within the converted garage, described as a granny annex, also has the potential to increase the intensity of use of what is a constrained plot.

These elements together give rise to identifiable harm. Even with obscure glazing specified, an openable first-floor side window positioned close to the boundary can allow overlooking of neighbouring gardens and habitable rooms when open, while elevated rear first-floor windows increase views into adjoining private amenity space. A two-storey rear projection of about 3.7 metres, with full-height massing, would present a dominant built form close to neighbouring gardens, creating an overbearing relationship with adjoining properties. The depth and height of the two-storey element are capable of reducing morning and early-afternoon daylight and sunlight to neighbouring gardens and rear elevations, diminishing usable amenity. The cumulative extensions and conversion would produce a disproportionately large building relative to the established modest pattern of development in this short cul-de-sac, disrupting its scale and visual rhythm. The loss of the garage increases reliance on frontage parking in a confined turning head, with potential effects on manoeuvring and highway safety for residents and visitors. The addition of an annex and further bedrooms increases activity, parking demand and pressure on a constrained plot beyond that normally associated with a typical householder extension.

The proposal conflicts with the development plan. Policy DM29 requires development to safeguard the amenities of occupiers of nearby residential property by ensuring it is not overbearing and does not result in unacceptable overlooking or overshadowing. The two-storey rear projection, the side first-floor window and the intensified built form fail that test. Policy DM23 requires development to respect the character and appearance of the area and to be compatible with its surroundings in scale, siting, form, massing and materials. The enlarged bulk and altered proportions do not respect the modest character of Arwen Grove. Parking impacts should also be assessed against Policy DM27. Under the National Planning Policy Framework (August 2026), the relevant national decision-making policy is DP3, which sets out key principles for well-designed places. Proposals should respond to their context, including the history, character and features of the site and setting, so that they integrate with and enhance their surroundings. Development should be refused if, without clear justification, it conflicts with that requirement or with explicit design standards in the development plan, and substantial

weight is given to compliance with development-plan design policies. The scale and massing shown do not respond to the modest cul-de-sac context.