

Southend-on-Sea Borough Council

Agenda
Item

Report of the Corporate Director of Place
To
Development Control Committee
On
15th April 2015

Report(s) on Pre-Meeting Site Visits

A Part 1 Agenda Item

WARD & TIME	APP/REF NO.	ADDRESS	PAGE
Blenheim Park	14/01708/FULM	Wellstead Gardens Sports And Social Club	3
Milton	15/00066/FULH	5 Park Terrace Westcliff-On-Sea	19
West Leigh	15/00292/FUL	104 Salisbury Road Leigh-On-Sea	30

Depart Civic Centre at: 10.45am

DEVELOPMENT CONTROL COMMITTEE

SITE VISIT PROTOCOL

Purpose of Visits

- (i)** The purpose of the site visits is to enable Members to inspect sites of proposed developments or development which has already been carried out and to enable Members to better understand the impact of that development.
- (ii)** It is not the function of the visit to receive representations or debate issues.
- (iii)** There will be an annual site visit to review a variety of types and scales of development already carried out to assess the quality of previous decisions.

Selecting Site Visits

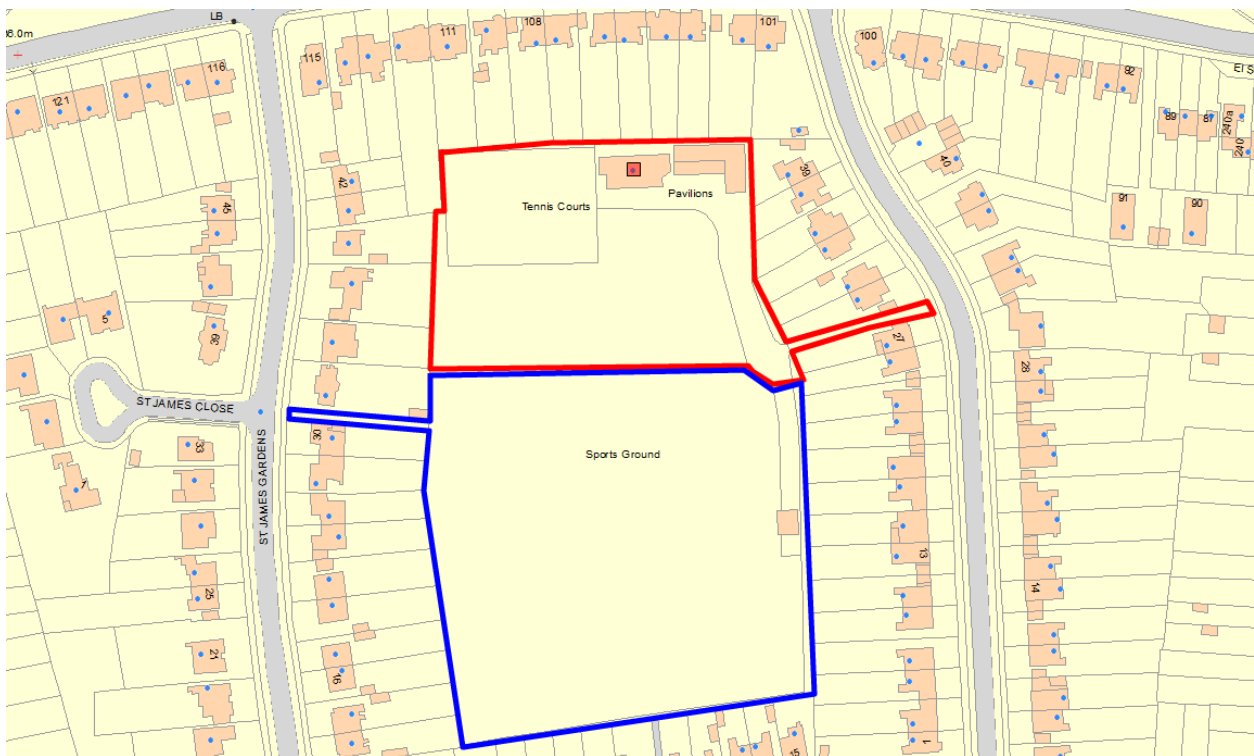
- (i)** Visits will normally be selected (a) by the Corporate Director of Enterprise, Tourism & the Environment and the reasons for selecting a visit will be set out in his written report or (b) by their duly nominated deputy; or (c) by a majority decision of Development Control Committee, whose reasons for making the visit should be clear.
- (ii)** Site visits will only be selected where there is a clear, substantial benefit to be gained.
- (iii)** Arrangements for visits will not normally be publicised or made known to applicants or agents except where permission is needed to go on land.
- (iv)** Members will be accompanied by at least one Planning Officer.

Procedures on Site Visits

- (i)** The site will be inspected from the viewpoint of both applicant(s) and other persons making representations and will normally be unaccompanied by applicant or other persons making representations.
- ii)** The site will normally be viewed from a public place, such as a road or footpath.
- (iii)** Where it is necessary to enter a building to carry out a visit, representatives of both the applicant(s) and any other persons making representations will normally be given the opportunity to be present. If either party is not present or declines to accept the presence of the other, Members will consider whether to proceed with the visit.
- (iv)** Where applicant(s) and/or other persons making representations are present, the Chairman may invite them to point out matters or features which are relevant to the matter being considered but will first advise them that it is not the function of the visit to receive representations or debate issues. After leaving the site, Members will make a reasoned recommendation to the Development Control Committee.

Version: 6 March 2007

Reference:	14/01708/FULM
Ward:	Blenheim Park
Proposal:	Erect single storey building for use as sports hall and class rooms (Class D1 Non-Residential Institutions)
Address:	Wellstead Gardens Sports And Social Club, Wellstead Gardens, Westcliff-On-Sea, Essex
Applicant:	South Essex College
Agent:	APC Planning Ltd
Consultation Expiry:	12/12/14
Expiry Date:	17/02/15
Case Officer:	Ian Harrison
Plan Nos:	1005737-00, 1005737-00A, 1005737-01, 1005737-02, 1005737-03 (Section), 1005737-03 (Section and Elevation), 1005737-04 and ES101-100
Recommendation:	GRANT PLANNING PERMISSION



Preamble

The determination of the application was deferred at the Development Control Committee Meeting that was held on 04 March 2015. At the request of the Committee, the applicant met with local residents at the site on 19 March 2015. The applicant and a representative of the objecting neighbouring residents both acknowledge that no common ground has been reached and the objection of neighbouring residents is maintained.

Also, at the request of the Development Control Committee a cross-section drawing has been provided to show the height of the building in relation to the existing properties of St. James Road.

1 The Proposal

- 1.1 Planning permission is sought to erect a building that would be used to provide a sports hall and class rooms in conjunction with a South Essex College.
- 1.2 The proposed building would be located at the North West of the application site. The main part of the building would measure 36 metres by 30 metres with a maximum height of 9.2 metres and an eaves height of 8.8 metres. To the North of the main building would be a smaller building that would measure 36 metres wide and 6.5 metres deep. The smaller building would have an eaves height of maximum height of 4.9 metres. The two buildings would be connected by a 3 metre by 3.2 metre link. The larger building would be built on lowered ground, being set 1.5 metres below the smaller building. The building would be constructed from steel sheeting with coating and cladding.
- 1.3 The proposed building would be positioned a minimum distance of 13 metres from the North boundary of the application site, which abuts the rear gardens of 106-111 Kenilworth Gardens, and 40 metres from the dwellings on those plots. The building would be set 10 metres from the rear part of the side boundary of 112 Kenilworth Gardens and a minimum of 11.5 metres from the rear boundaries of 36 and 38 St. James Gardens and a minimum of 31.8 metres from the dwellings on those plots.
- 1.4 The site is currently accessed from Wellstead Gardens with a 44 metre long link road that passes between 27 and 29 Wellstead Gardens. This track leads to an area of hardstanding that follows the North East edge of the site, providing parking and a link to existing gym and pavilion buildings that exists at the North of the site. No alterations are shown to this part of the site.

2 Site and Surroundings

- 2.1 The application site is located to the rear of residential properties of Wellstead Gardens, St James Gardens and Kenilworth Gardens. The site measures 0.68 hectares and includes former tennis courts, a pavilion and gym buildings, an area of hardstanding and an access track that connects the site to Wellstead Gardens. The application site does not include the playing pitches at the South of the site or the access track to St James Gardens, but this land is shown to be within the applicant's control.

- 2.2 The site and the land that is within the applicant's control is surrounded by residential properties, most of which are two storey dwellinghouses of similar design and scale, the exceptions being three bungalows in Wellstead Gardens and St James Gardens. The land within the area gradually slopes from the North to the South

3 Planning Considerations

- 3.1 The key considerations are the principle of the development, design and impact on the character of the area, impact on residential amenity and highway implications.

4 Appraisal

Principle of the Development

The National Planning Policy Framework, DPD1 (Core Strategy) policies KP2, CP3, CP4 and CP7; BLP policies C11, C15, R1, R2 and U7.

- 4.1 The site is allocated as a Private Open Space/Sports Facility and as such policies C15 and R1 of the Borough Local Plan are considered to be relevant.
- 4.2 Policy CP7 states that "the Borough Council will bring forward proposals that contribute to sports, recreation and green space facilities within the Borough for the benefit of local residents and visitors. This will be achieved by optimising the potential for sports excellence and research and development centred on existing sports and leisure facilities."
- 4.3 It goes on to state that "all existing and proposed sport, recreation and green space facilities will be safeguarded from loss or displacement to other uses, except where it can clearly be demonstrated that alternative facilities of a higher standard are being provided in at least an equally convenient and accessible location to serve the same local community." Similarly, policies C15 and R1 of the Borough Local Plan states that the complete or partial loss of the key open spaces will be resisted, although policy R1 allows for the replacement of sports facilities where improved alternative facilities are provided. Policy R2 encourages the provision and retention of indoor sport facilities.
- 4.4 Paragraph 74 of the NPPF states that "Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:
1. an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or
 2. the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
 3. the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.

- 4.5 In this regard the Local Planning Authority has consulted with Sport England who initially objected to the application on the grounds that additional evidence was required with respect to the layout of the existing sports pitches, the level of community use of the existing and proposed facilities and details of the internal design rationale for the sports hall. On receipt of satisfactory evidence from the applicant, Sport England withdrew its objection deeming that “the proposed development is for an indoor/outdoor sports facility of sufficient benefit to sport to outweigh the detriment caused by the loss of playing field.”
- 4.6 As the proposed building would be used for purposes of sport education in conjunction with the existing use of the site and would not see the loss of publicly available facilities, it is considered that the proposed development would not represent the net loss of sporting or recreational facilities. The provision of a multi-purpose facility that would be able to be used all year round would represent the enhancement of sports facilities at the site in comparison to the existing facilities at the site. The proposal is therefore considered to be in accordance with the abovementioned policies.
- 4.7 The use of the building is proposed to continue to be part of the provision of education at South Essex College. Objectors have identified that the proposed building is at a site that is further from South Essex College’s main Luker Road campus (minimum journey of 2.2 miles) than the facilities that are currently used by the organisation (Southend Leisure and Tennis Centre which is a minimum journey of 2.8 miles). As demonstrated by the above measurements, this is not the case.
- 4.8 It is therefore considered that the proposal represents a sustainable form of development and should therefore be supported subject to the following considerations.
- 4.9 Policy U7 states that “the Borough Council will normally support the improvement or extension of existing public and private education establishments and will encourage the use of their facilities for community purposes where this would meet identified needs.” This statement is considered to be in accordance with the NPPF (particularly paragraph 72) is considered to be applicable to this application given that the proposed development would support South Essex College.

Design and Impact on the Character of the Area:

The National Planning Policy Framework; DPD1 (Core Strategy) policies KP2 and CP4; BLP policies C11, H5, U7 and U8 and the Design and Townscape Guide.

- 4.10 It should be noted that good design is fundamental to high quality new development and its importance is reflected in the NPPF as well as Policies C11 and H5 of the Local Plan and Policies KP2 and CP4 of the Core Strategy. The Design and Townscape Guide (SPD1) also states that the Council is committed to good design and will seek to create attractive, high-quality living environments.

- 4.11 In determining an appropriate contextual relationship with surrounding development, factors such as height, scale, massing and siting are material considerations. Details such as architectural style, along with colour texture of materials, are also fundamental in ensuring the appearance of any new development is sympathetic to its surrounding and therefore wholly appropriate in its context.
- 4.12 The NPPF states that *“The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people”*.
- 4.13 The Design and Townscape Guide (SPD1) states that *The successful integration of any new development is dependent upon the appropriate scale, height and massing in relation to the existing built fabric. Buildings that are over scaled will appear dominant... the easiest option is to draw reference from the surrounding buildings.”*
- 4.14 The character of the surrounding area is defined by buildings of generally two storey scale, with the exception of a small number of bungalows.
- 4.15 The applicant’s submissions include a cross section of the site and the neighbouring property to the North which demonstrates that the building would not be taller than the properties of Kenilworth Gardens, with the commercial and residential properties both measuring 9.2 metres tall. Moreover, due to the changing ground levels and the proposal to lower the ground level on which the proposed building would be erected, it is noted that the highest point of the proposed building would be at approximately the same height as the centre of the first floor windows of the Kenilworth Garden properties. Plans submitted for previous applications (07/01735/FUL) corroborate the submissions of the applicant which show that the dwelling at 110 Kenilworth Gardens measures approximately 9.8 metres tall. Due to being at a lower height and being masked by trees and dwellings it is considered that the proposed building would have a limited impact on the public domain of Kenilworth Gardens.
- 4.16 The buildings of St James Gardens are generally lower in height than the properties of Kenilworth Gardens. Plans submitted for previous applications show that the buildings measure approximately 7 metres (no. 38, 07/00318/FUL) and 7.5 metres (no.36, 07/01603/FUL) tall and as such the proposed building would be taller than the residential properties and the changing ground levels offer less mitigation than at the Kenilworth Gardens elevation. It is therefore the case that the buildings would measure approximately 1.5 to 2 metres taller than the neighbouring properties. Despite being taller it is considered that the impact of the built form would largely be masked from the public domain by virtue of the presence of trees and the dwellings between the highway and the building and the significant separation distance would also help to reduce the visual impact of the building.

- 4.17 To be functional, the building has to cover a large footprint and be built to the height that is shown. There is little scope to change the proportions of the building and in this regard it is considered that the building has been restricted in size to the smallest bulk possible, particularly through the reduction of the scale of the smaller part of the building.
- 4.18 With respect to the detailing of the proposed building, the applicant proposes the use of louvres on the South and East elevations which would provide some visual interest and break up the otherwise blank elevations of the building. No treatments would be provided to the North and West elevations, although extensive glazing would be provided on the smaller building. Although properties immediately surrounding the site are in residential use, large education buildings are a feature of the wider area and it is considered that the scale of the proposed building is no less compatible with its surroundings than other such buildings. It is also considered that the proposal does not represent the overdevelopment of the plot.
- 4.19 The applicant's written submissions suggest that glazing and imagery has been added to the design of the building to provide visual interest and enliven the elevations of the building. This is not shown on the submitted plans, except in relation to the smaller building and it is considered that the application is determined based on the submitted plans. It is however noted that the applicant wishes to agree the details of the cladding of the building under the terms of a condition. If approved, a condition should be used to clarify the terms of the permission with respect to the elevational treatments and require details of all materials (including colour) to be submitted and approved in writing by the Local Planning Authority.
- 4.20 In this instance it is considered that sufficient visual interest has been provided to the elevations of the building in the form of louvres and subject to the agreement of details of cladding to the building under the terms of a condition, it is considered that the visual impact of the development can be found acceptable.

Traffic and Transport Issues

The National Planning Policy Framework; DPD1 (Core Strategy) policies KP2, CP4; BLP policies T8, T11 and U8.

- 4.21 Policy T11 requires the provision of adequate parking and servicing facilities. The Essex Planning Officers Association (EPOA) set out the requirements for each use. The Parking Standards are expressed as maximum standards and public transport is available in the locality. Moreover, policy U8 states that with respect to new educational facilities, "permission will only normally be given where the site or property is of a size and nature that can satisfactorily accommodate the use - including playing fields, means of access, off-street parking and other associated facilities - without detrimentally affecting the character of the area."
- 4.22 The application form that has accompanied the planning application states that the site is currently able to provide 25 parking spaces. These provisions are not shown on the submitted plans but it is considered that the capacity is approximately accurate and is not proposed to be changed as part of this application.

- 4.23 The applicant states that attendance at the site will primarily be by people that have been transferred to the site by bus/coach having initially attended the main college campus in Southend Town Centre. It is therefore argued that additional parking is not required and any parking that is unavoidable can be accommodated by the capacity of the existing site.
- 4.24 No facilities are shown for the parking or turning of large vehicles within the site but it was expected that visits by such vehicles would be essential to the operation of the site and form part of a travel plan which the applicant wishes to agree under the terms of a planning condition. Without any on-site turning or parking facilities it is considered that buses will be expected to wait within the public highway, which would not be appropriate in the context of Wellstead Gardens where parking within the highway is common and has the effect of reducing the width of the highway.
- 4.25 In this respect, it is noted that the Highway Authority have determined that “there is a concern regard existing and proposed college vehicles using the bus stops at St. Thomas More and Southend High Schools. The drop-off areas are for school contract buses only and are currently operating at capacity. Bus stops in Kenilworth Gardens should also not be used by college vehicles as this could result in a delay in commercial service.”
- 4.26 The Highway Authority have therefore recommended that the applicant should either provide a bus stand within Kenilworth Gardens solely for use by buses associated with the proposed use or agree to not use coaches or buses and only use mini-buses that are able to enter the site, turn and leave in a forward gear.
- 4.27 The applicant indicates that the use of the site is already dependent on visits by busses and coaches and due to the inefficient existing arrangements it is implied that the more intensive use of the site would not result in additional vehicle movements to and from the site. However, in light of the comments made by the Highway Authority, the applicant is willing to agree to limit the access to the site to vehicles that are no larger than mini-buses. This can be secured through the imposition of conditions which should also be used to agree a Travel Plan.
- 4.28 Subject to these conditions being imposed, no objection has been raised to the proposal by the Highway Authority and it is therefore recommended that the application is not refused on the grounds of parking or highway safety. In reaching this conclusion it is considered relevant to note that the site can already be used by large vehicles without restriction and this proposal will therefore have the potential to secure the overall improvement of the means of access to the site associated with the educational use of the site.

Impact on Residential Amenity:

The National Planning Policy Framework; BLP policies C11, E5, H5 and U8 and the Design and Townscape Guide.

- 4.29 Policy E5 addresses non-residential uses that are located close to housing stating that “in order to safeguard the character and amenities of residential streets and to retain an adequate housing stock, proposals (including proposed changes of use) to establish, continue, intensify or expand a business or other non-residential activity within or adjoining a housing area will normally only be permitted where the proposal respects the character of the locality, satisfactorily meets the adopted design and layout criteria set out in Policies H5 and C11, and would not adversely affect residential amenity in terms of appearance, overlooking, noise, smell, parking, traffic or other activity.”
- 4.30 The application site is surrounded by residential properties on three sides and there are further residential properties to the South of the remainder of the land that is within the applicant’s control.
- 4.31 The height of the building (9 metres) and the separation distance from the rear wall of the neighbouring dwellings (31 metres to the West and 41 metres to the North) means that the proposed building would not cause a material loss of light within the habitable rooms of the neighbouring dwellings. There is more likely to be some impact on the light received at the end of the surrounding gardens, but this loss is only likely to be for parts of the day and would not make the gardens unusable.
- 4.32 Similarly, whilst having an impact on the outlook from within the neighbouring properties, the building would not cause an unreasonable sense of enclosure to be formed and would not be overbearing to an extent that would justify the refusal of the application.
- 4.33 The proposed building would only feature windows at ground floor level in the smaller building and it is therefore considered that the proposal would not cause overlooking of the neighbouring property.
- 4.34 The building would be used by an educational institution and it can therefore be assumed that the use of the building would be managed in a manner that would ensure that the use of the building would not cause disturbance of the neighbouring properties by way of noise, particularly as most use of the building is likely to occur during the day.
- 4.35 In order to protect the amenities of neighbouring residents it is considered that it is appropriate to impose a condition to limit the hours of use of the building. Provided that the hours of use are controlled, it is considered that it is not necessary to prevent the use of the building by groups or people outside of the educational institution.

Other Matters:

- 4.36 The proposed development would result in the removal of a line of conifer trees that currently separate the existing tennis courts at the North of the site from the playing fields to the South. These trees are not considered to be of significant visual amenity value and therefore their removal should not be objected to in principle. However, it is considered appropriate to impose a condition to require a scheme of replacement landscaping to be agreed and implemented. This would ensure that there is not an overall reduction of ecological value at the site and also provide screening of the proposed building which would obscure views of the proposed building from within neighbouring properties.
- 4.37 In the interest of energy efficiency and sustainability, in accordance with policies KP2 and CP4, it is considered appropriate to require a scheme of sustainable construction and energy efficiency to be submitted, agreed and subsequently implemented.

5 Conclusion

- 5.1 The proposed development would represent the expansion of an existing educational establishment and see the replacement of existing dis-used sporting facilities with a facility that would aid educational delivery. The large building would have a significant impact on the character of the site and the surrounding area, but it is considered that the building would be largely masked from the public domain and there would be adequate scope to mitigate the visual impact of the built form through replacement landscaping. The scale of the building has been kept to an appropriate level and the changing ground levels have been utilised to reduce the bulk of the building as far as possible. It is considered that the impact on residential amenity would not be unduly overbearing or have an impact on light or privacy to an extent that would justify the refusal of the application on the grounds of residential amenity. Moreover, it is considered that the means of accessing the site can be controlled to ensure that the intensified use of the site would not cause a reduction of highway safety within the vicinity of the site. Therefore, subject to the imposition of appropriate conditions and noting that no statutory consultees have objected to the proposal, it is considered that the proposal constitutes a sustainable form of development that should be supported by the Local Planning Authority.

6 Planning Policy Summary

- 6.1 National Planning Policy Framework.
- 6.2 Development Plan Document 1: Core Strategy Policies KP1 (Spatial Strategy), KP2 (Development Principles), CP1 (Employment Generating Development), CP3 (Transport and Accessibility), CP4 (The Environment and Urban Renaissance), and CP7 (Sport, Recreation and Green Space).
- 6.3 Supplementary Planning Document 1: Design & Townscape Guide (2009)

- 6.4 Borough Local Plan Policies C11 (New Buildings, Extensions and Alterations), C15 (Retention of Open Spaces), E5 (Non-residential Uses Located Close to Housing) H5 (Residential Design and Layout Considerations), R1 (Outdoor Sports Facilities), R2 (Indoor Sports Facilities), T8 (Traffic Management and Highway Safety), T11 (Parking Standards), T13 (Cycling and Walking), U7 (Existing Education Facilities) and U8 (Provision of New Education Facilities)
- 6.5 EPOA adopted Vehicle Parking Standards.
- 6.6 Emerging Policy: Development Management DPD policy DM8.

7 Representation Summary

Highway Authority

- 7.1 The Highway Authority has stated that there is a concern with regard to existing and proposed college vehicles using the bus stops at St. Thomas More and Southend High Schools. The drop-off areas are for school contract buses only and are currently operating at capacity. Bus stops in Kenilworth Gardens should also not be used by college vehicles as this could result in a delay in commercial service.

It is considered that it would not be possible for coaches or busses to enter, turn and leave the application site and it would be undesirable for those vehicles to attempt to navigate Wellstead Gardens or other surrounding highways. It is therefore expected that the proposal would be dependent on the use of the bus stop space within Kenilworth Gardens. A bus stand could be operated within Kenilworth gardens using a traffic regulation order, but this would be subject to consultation with local residents and members and a review of on street parking within the local area to see if a bus stand could be accommodated. The cost of providing such a facility would have to be borne by the developer. An approximate cost for this would be £7000 but can only be implemented after the above consultation process.

College mini buses currently access from Wellstead Gardens and therefore no objection is raised to the continuation of this use.

The 20 car parking spaces provided are considered acceptable and consideration should also be given to providing cycle storage.

A travel plan should be sought through the imposition of a condition.

The site is already used as a sport facility for the college and it is considered that the proposal will not have a detrimental impact upon the highway network therefore no highway objections are raised.

Design and Regeneration

- 7.2 The Design and Regeneration Team have advised that there is no objection in principle to a new sports facility in this location and, although the site is not visible from the street, this is still a public building and as such should be well designed. Ways to enhance the basic modular design were discussed at the pre app meeting including creating a combined entrance lobby with the adjacent changing facility, additional glazing and the use of colour, texture and art.

It is noted that the building remains as separate facility rather than be linked with the changing block and this is rather a lost opportunity to create a defined entrance for the complex nevertheless this could be offset with high quality treatment of the key south and east elevations and a clear entrance. Unfortunately the entrances themselves appear rather weak and should be enhanced e.g. with a canopy or lobby and signage.

The elevations themselves seem rather plain but the Design and Access Statement comments on the addition of glazing and the use of coloured panels and imagery but it is unclear from the drawings where these would be placed although the locations of louvers but not the glazing is clear. It is considered that the SE corner of the building is the most prominent and this is where these panel features should be concentrated. Further information on this aspect should therefore be requested so that a fully informed judgement can be made. A full list of materials and colours is also requested including for the louvers, straps, colour of coated steel for all sides, windows and doors etc.

In principle, subject to the enhancement of the entrance and the introduction of some interest to the public elevations as shown in the DAS this proposal would be acceptable.

With regard to the rear classroom block it is noted that the greater set back will improve the outlook of this element and this is welcomed subject to appropriate landscaping. The concerns remain regarding the narrow areas between the two blocks and it would be helpful to know the intention for these areas. It may be that they can be put to a good use such as bike storage rather than just becoming dead space.

It is noted that renewables have not been proposed for this building. This is contrary to policy KP2. If it is the intention not to heat the sports hall and it does not include showers etc. and is well insulated then it can be argued that the energy usage will just be low energy lighting then a case could be made for an exception to this requirement however further details on the energy needs for the classroom however should be requested.

Sport England

- 7.3 Upon initial consultation with Sport England, a holding objection was submitted with it being requested that additional information is provided with respect to the layout of the existing sports pitches, the level of community use of the existing and proposed facilities and details of the internal design rationale for the sports hall.

Upon the receipt of the requested information Sport England have revoked their objection and stated that “the potential sports development benefits that the proposed sports hall would offer would clearly outweigh the detriment caused by the impact on the playing field. I therefore consider that the proposal would meet exception E5 of our playing fields policy.”

Environmental Health

- 7.4 The Environmental Health Officer has noted the justifiable concerns of residents regarding potential noise and light pollution and, in respect of the former, they are aware of the potential that sports halls present for entertainment and reception events. Indeed, the large atrium at the College’s main building in Luker Road was hired out for such events soon after opening, giving rise to statutory noise nuisance. It is also noted that there is a potential for noise complaints to arise from the ‘swimming pool effect’ during normal sports hall use, although that is almost impossible to predict at the design stage.

To address this it has been suggested that a condition be attached to restrict the hours and types of use of the development and ensure that the other issues set out above are drawn to the attention of the applicant through the inclusion of informatives.

Public Consultation

- 7.5 27 neighbouring properties were notified of the application and three site notices were posted within highways surrounding the application site. 37 responses and a petition have been received which raise the following grounds of objection:

- The building’s height and scale is incompatible with the surrounding residential area.
- The building is not of appropriate appearance in the context of the residential area.
- The visual impact of the development would not be adequately screened, particularly during winter.
- The proposal will exaggerate existing parking problems within surrounding highways.
- The proposal will cause additional traffic.
- The proposal will cause noise pollution.
- The proposal will cause light pollution. (See Condition 12)
- The proposal will cause a loss of light within neighbouring dwellings and their gardens and be too close.
- The use of the building and the site combines with other educational and childcare establishments to cause significant traffic and disturbance at peak times.
- It is expected that the access to the applicant’s land that is outside the application site will be put into use in the future.
- Elderly local residents will be intimidated by the proposed use and will cause additional anti-social behaviour.
- Approving the proposed development would encourage further developments in the future.
- The use of the building by other groups would cause disturbance at unreasonable times. (See Condition 09)

- A proposed landscaping scheme would not be able to mitigate the size of the development.
- Pre-application consultation has been inadequate.
- The development will not be accessible by emergency services and prevent access to other properties. (Officer Note - The means of access to the site for emergency services will be a matter for consideration as part of an application for Building Regulations Approval).
- The application site is further from the main campus of South Essex College than existing facilities at Garons Park and the proposal is not therefore sustainable.

7.5 In addition a planning consultant has submitted an objection on behalf of 111 residents from the surrounding area. This objects on grounds that are included in the above summary. The Member of Parliament for Southend West and other residents have also provided copies of the petition.

8 Relevant Planning History

8.1 Applications 04/00848/FUL and 04/01492/FUL approved the erection of a single storey building comprising of changing facilities, a fitness room and toilets adjacent to the existing pavilion and the erection of a groundsmans store.

9 Recommendation

9.1 **Members are recommended to GRANT PLANNING PERMISSION subject to the following conditions:**

01 The development hereby permitted shall begin not later than three years from the date of this decision.

Reason: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

02 The development hereby permitted shall be carried out in accordance with the following approved plans: 1005737-00, 1005737-00A, 1005737-01, 1005737-02, 1005737-03 (Section), 1005737-03 (Section and Elevation), 1005737-04 and ES101-100

Reason: To ensure that the development is carried out in accordance with the provisions of the Development Plan.

03 No development shall commence until samples of materials for the external elevations have been submitted to and agreed by the local planning authority. The development shall then only be carried out in accordance with the approved details.

Reason: In the interests of visual amenity and to ensure that the appearance of the building makes a positive contribution to the character and appearance of the area. This is as set out in the National Planning Policy Framework (NPPF), DPD1 (Core Strategy) 2007 policy KP2 and CP4, Borough Local Plan 1994 policy C11, and SPD1 (Design and Townscape Guide).

04 Prior to the commencement of the development hereby approved, a Travel Plan shall be submitted to and agreed in writing by the Local Planning Authority. The Travel Plan shall provide full details of how the following restrictions will be implemented:

- 1.** All students shall enter and exit the application site and the land that is within the applicant control (edged blue on the approved location plan) as pedestrians, cyclists or passengers of mini-busses that shall not exceed a capacity of 25 people.
- 2.** No buses, coaches or other such vehicles with a capacity of more than 25 people shall collect or deliver students to/from the application site from the highways of Kenilworth Gardens, St James Gardens, Wellstead Gardens or Clatterfield Gardens.

The Travel Plan shall include full details for periodic monitoring of the means of access to the site and compliance with the Travel Plan and the facilitation of any alterations to the Travel Plan that are deemed to be necessary as a result of monitoring and agreed in writing by the Local Planning Authority.

Reason: To ensure that the site is accessed in a sustainable and safe manner and in the interests highways efficiency and safety, in accordance with the National Planning Policy Framework (NPPF), DPD1 (Core Strategy) 2007 policy KP2, Borough Local Plan 1994 policy T8 and T11, and SPD1 (Design and Townscape Guide).

05 No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved unless otherwise agreed in writing by the local planning authority. These details shall include, for example:-

- i.** details of all planting within the application site, including the replacement of all trees that are to be removed at a ratio of two planted trees for each tree that is removed.
- ii.** means of enclosure;
- iii.** hard surfacing materials.

Reason: To ensure that the development is satisfactory in terms of its appearance and that it makes a positive contribution to the local environment and biodiversity in accordance with the National Planning Policy Framework (NPPF), DPD1 (Core Strategy) policy KP2 and CP4, Borough Local Plan 1994 policy C11 and C14, and SPD1 (Design and Townscape Guide).

06 All planting in the approved landscaping scheme shall be carried out within the first planting season following the completion of the development. Any trees or shrubs dying, removed, being severely damaged or becoming seriously diseased within five years of planting shall be replaced with trees or shrubs of such size and species as may be agreed with the local planning authority.

Reason: To ensure a satisfactory standard of landscaping, pursuant to Policy C14 of the Southend on Sea Borough Local Plan.

- 07 Prior to the commencement of the development hereby approved, full details of bin and cycle storage facilities shall be submitted to and approved in writing by the Local Planning Authority. This shall include details of the capacity of the storage facilities and their scale and appearance. All of the approved bin and cycle storage facilities shall be installed prior to the occupation of any of the flats hereby approved, unless otherwise agreed in writing by the local planning authority.**

Reason: To ensure that satisfactory secure refuse storage and off-street bicycle parking is provided in the interests of sustainability, amenity and highways efficiency and safety, in accordance with the National Planning Policy Framework (NPPF), DPD1 (Core Strategy) 2007 policy KP2, Borough Local Plan 1994 policy T8 and T11, and SPD1 (Design and Townscape Guide).

- 08 Prior to the commencement of the development hereby approved full details shall be provided to and approved in writing by the Local Planning Authority of the equipment that shall be installed at the site to achieve the on-site generation of 10% of the energy needs of the building hereby approved. The approved equipment shall be installed prior to the occupation of any of the flats hereby approved unless otherwise agreed in writing by the Local Planning Authority.**

Reason: To minimise the environmental impact of the development through efficient use of resources and better use of sustainable and renewable resources in accordance with the NPPF DPD1 (Core Strategy) policy KP2 and CP4, and SPD1 (Design and Townscape Guide).

- 09 The use of the building hereby approved for sporting activities shall be restricted to the following times:**

**8:00 - 22:00 Mondays to Fridays
9:00 -18:00 Saturdays and Sundays**

Reason: To protect the amenities and environment of people in neighbouring residential properties, in accordance with the National Planning Policy Framework (NPPF), DPD1 (Core Strategy) 2007 policy CP4, Borough Local Plan 1994 policy H5, and SPD1 (Design and Townscape Guide).

- 10 The facility shall not be used for any musical entertainment or reception purposes.**

Reason: To protect the amenities and environment of people in neighbouring residential properties, in accordance with the National Planning Policy Framework (NPPF), DPD1 (Core Strategy) 2007 policy CP4, Borough Local Plan 1994 policy H5, and SPD1 (Design and Townscape Guide).

- 11 Demolition or construction works shall not take place outside 0730 hours to 1800 hours Mondays to Fridays and 0800 hours to 1300 hours on Saturdays and at no time on Sundays or Bank Holidays.**

Reason: To protect the amenities and environment of people in neighbouring residential properties, in accordance with the National Planning Policy Framework (NPPF), DPD1 (Core Strategy) 2007 policy CP4, Borough Local Plan 1994 policy H5, and SPD1 (Design and Townscape Guide).

- 12 No external lighting shall be installed at the site unless a scheme of proposed lighting has first been submitted to and approved in writing by the Local Planning Authority. No lights shall be installed other than those that are shown on the approved lighting scheme. The scheme of lighting shall include details of the luminance of the lights and their direction**

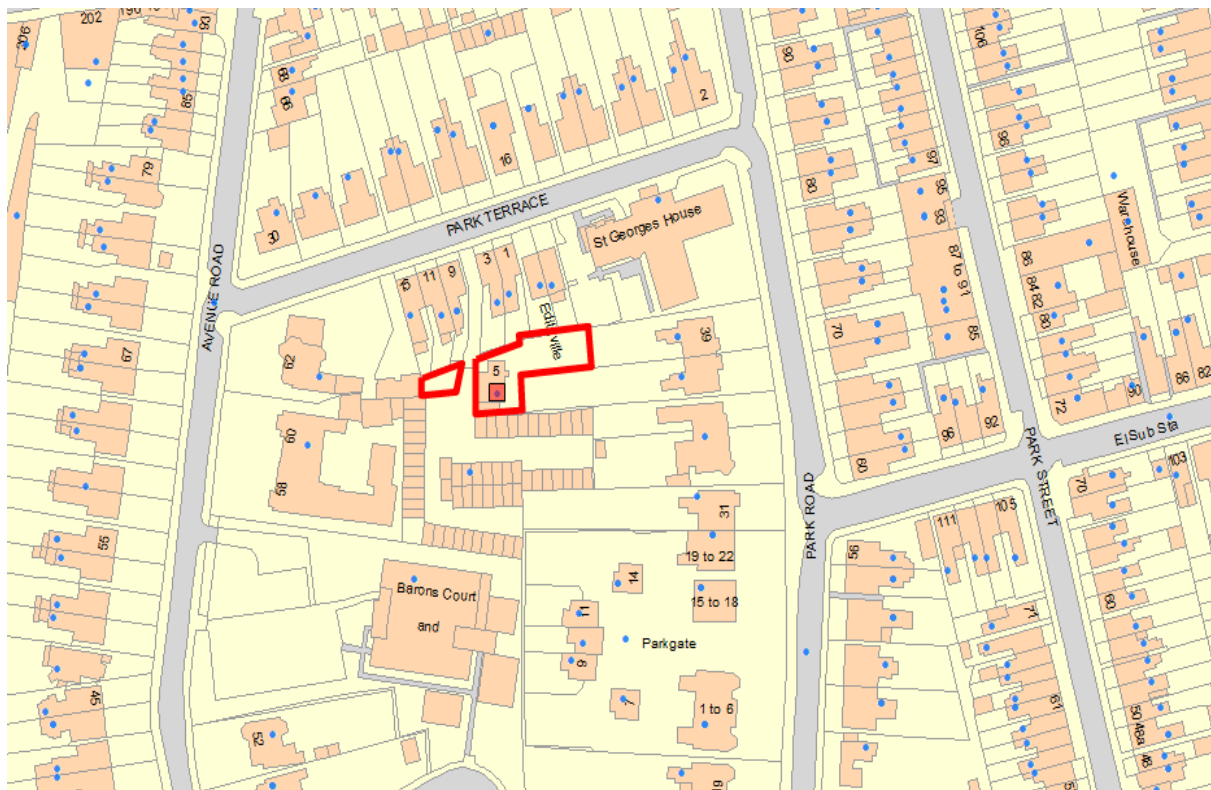
Reason: To clarify the terms of the permission, to address the lack of detail with respect to those works that has accompanied the application and to protect the amenities of neighbouring residential properties in accordance with the NPPF, DPD1 (Core Strategy) 2007 policy KP2 and CP4, and Borough Local Plan 1994 policies E5 and H5.

Informatives:

- 1. The applicant is reminded that this permission does not bestow compliance with other regulatory frameworks. In particular your attention is drawn to the statutory nuisance provisions within the Environmental Protection Act 1990 (as amended) or the provisions regarding construction sites contained within Pt. III of the Control of Pollution Act 1974. Applicants should contact the Council's Environmental Health Officer for more advice on 01702 215810 or at Regulatory Services, Southend-on-Sea Borough Council, Civic Centre, Victoria Avenue, Southend-on-Sea, SS2 6ER'.**
- 2. The applicant's attention is drawn to the potential for the generation and breakout of reverberant noise arising from the sporting activities taking place within the sports hall which may lead to the need for the retrospective provision of acoustic absorbance measures'.**

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework. The detailed analysis is set out in a report on the application prepared by officers.

Reference:	15/00066/FULH
Ward:	Milton
Proposal:	Erect single storey building opposite 5 Park Terrace (Amended Proposal)
Address:	5 Park Terrace, Westcliff-On-Sea, Essex, SS0 7PH
Applicant:	Mr Jim Lawrence
Agent:	New World Designers
Consultation Expiry:	17 th February 2015
Expiry Date:	13 th March 2015
Case Officer:	Anna Tastsoglou
Plan Nos:	2461/10/34A
Recommendation:	GRANT PLANNING PERMISSION



This application was deferred at the Development Control Committee meeting on the 4th March 2015 for a site visit.

1 The Proposal

- 1.1 Planning permission is sought to erect a pitched roof single storey building opposite 5 Park Terrace (amended proposal). The proposed finishing materials would include slate tiles to the roof, timber sash windows, timber painted doors and Stock bricks to the external walls.
- 1.2 The development would measure 3.8m wide x 8.3m deep x 2.5m high to the eaves, with a maximum height of 4 metres and it would accommodate a storage unit.
- 1.3 A Heritage Statement accompanies the application, where it is stated that the land belongs to No.5 Park Terrace, it is currently used for parking. The reason for the proposal is to store maintenance equipment for the dwelling (lawn mower, hedge cutters, etc.) and also machinery from the householders' personal business carried out ancillary to the main dwelling.
- 1.4 It appears from the photos taken during the site visit and the Council's maps that the existing/proposed site plan and location plan are not consistent, having not incorporated the two existing garages attached to the first horizontal row of garages to the south of the residential unit. However, this is not considered to have an impact on decision making regarding the proposed development and therefore, the application can be progressed using the submitted plans.
- 1.5 An application for the erection of a single storey building has been previously submitted and refused for the two following reasons:
 - 1) *The proposed building by reason of its size, scale and unresolved design would be overly dominant, out of keeping with and to the detriment of the character and appearance of the Milton Conservation Area contrary to the National Planning Policy Framework, Core Strategy Policies KP2 and CP4, Borough Local Plan Policies C4, C11 and H5 and the Design and Townscape Guide, 2009 (SPD1).*
 - 2) *The proposed building by reason of its height, siting in close proximity to the northern boundary, would be dominant and result in loss of light to the adjoining neighbours (No's 9 to 15 Park Terrace), to the detriment of residential amenity contrary to Policies KP2 and CP4 of the Core Strategy; Policies C11 and H5 the Borough Local Plan and advice contained within the adopted Design and Townscape Guide (SPD1).*

Moreover, two applications for the erection of a two storey building comprising garage to ground floor and 1 studio flat to first floor have been previously submitted and refused for size and design reasons.

1.6 Incorporated amendments from the previously refused application include the following:

- The width of the building has been reduced by 1.7 metres, the depth by 0.4 metres and the maximum height by 0.8 metres.
- The building would have a rectangular shape, unlike the previously proposed irregular shape.
- Soft and hard landscaping north and east of the dwelling is also proposed.

2 Site and Surroundings

2.1 The application site includes a two storey detached chalet bungalow with roof accommodation located at the end of the rear gardens of Park Terrace, Park Road and Avenue Road. The property has more than an average sized rear garden, relative to the properties in Park Terrace and an existing garage to the south side of the dwelling. The application itself relates to a small plot opposite the No. 5 Park Terrace, not within the curtilage of the residential unit. When the site visit was carried out the plot was used a parking space.

2.2 The surrounding area is residential in character. This part of Park Terrace to the south consists of two storey dwellings, of similar style and design, characterised by front and rear gable projections with bay windows to ground and first floor and render finishing with timber detailing. However, the style and design of the application dwelling is completely different to the dwellings in Park Terrace, being a chalet bungalow with a high steep gabled roof with a pitched roof dormer window to side.

2.3 The application site is located within Milton Conservation Area.

3 Planning Considerations

3.1 The key considerations in relation to this application are the principle of the development, design and impact on the character of the area, any traffic and transport issues and impact on residential amenity.

4 Appraisal

Principle of Development

NPPF; DPD 1 (Core Strategy) Policies KP2 and CP4; Southend-on-Sea Borough Local Plan Policy C11 and H5 and SPD 1 (Design & Townscape Guide (2009))

4.1 The site is occupied by a residential dwelling. It is stated that the proposed storage unit would be used to store maintenance equipment for the dwelling and also machinery from the householders' personal business, which would remain ancillary. An ancillary building to the main residential use of the site is considered acceptable in principle. Other material planning considerations are discussed below.

Design and Impact on the Character of the Area and the Milton Conservation Area

NPPF; DPD 1 (Core Strategy) Policies KP2 and CP4; Southend-on-Sea Borough Local Plan Policies C4, C11 and H5; SPD 1 (Design & Townscape Guide (2009))

- 4.2 It should be noted that good design is a fundamental requirement of new development to achieve high quality living environments. Its importance is reflected in the NPPF, in Policies C11 and H5 of the Borough Local Plan and in the Policies KP2 and CP4 of the Core Strategy. The Design and Townscape Guide (SPD1) also states that *“the Borough Council is committed to good design and will seek to create attractive, high-quality living environments.”*
- 4.3 In the NPPF it is stated that *“good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.”* (Paragraph)
- 4.4 Policy C11 of the Borough Local Plan states that *“new buildings and extensions or alterations to existing buildings should be designed to create a satisfactory relationship with their surroundings in respect of form, scale, massing, height, elevational design and materials”*. Policy H5 also requires *“all development within residential streets to be appropriate in its setting by respecting neighbouring development, existing residential amenities, and the overall character of the locality.”*
- 4.5 According to Policy KP2 of the Core Strategy states that new development should *“respect the character and scale of the existing neighbourhood where appropriate”*. Policy CP4 of the Core Strategy requires that development proposals should *“maintain and enhance the amenities, appeal and character of residential areas, securing good relationships with existing development, and respecting the scale and nature of that development”*.
- 4.6 The site lies within Milton Conservation Area. Policy C4 of the Borough Local Plan states that:
- “(i) the position and design of the new buildings should respect the general pattern of the development of the area, and should preserve or enhance as appropriate its townscape;*
(ii) the mass of extensions and new buildings should be in scale and harmony with the existing and neighbouring buildings and with the area as a whole;
(iii) the proportions, detailing and materials of extensions, alterations and new buildings should be appropriate to the area and sympathetic to the existing and neighbouring buildings”.
- 4.7 Paragraph 358 of The Design and Townscape Guide (SPD1) states that detached buildings *“should be designed to complement the character of the associated building.”*

- 4.8 The proposed development involves the erection of a pitched roof single storey detached building, which is not located within the curtilage of the dwelling, but instead opposite the residential unit to the rear of the Park Terrace properties No's 9 to 15. The shape of the outbuilding has been amended to rectangular, so that it would not follow the boundary lines of the irregular shaped plot. Its scale and size has been reduced and also its maximum height (4 metres) is considered that it would be associated with residential single storey outbuildings. It should be noted that whilst the development would not be visible from the wider public realm, it is easily visible from the surrounding development. It would lie within the Conservation Area and as such, it should be in harmony with the existing buildings. In the heritage statement submitted is stated that the proposed materials would be in keeping with the materials of the Conservation Area and also it is considered that the mass, scale and design of the amended proposal would preserve and enhance the character of Milton Conservation Area. Therefore, the first reason of refusal has been overcome. However, in the submitted plans the proposed windows are not sash windows, which are characteristic of the area. Furthermore, the store door should be split vertically into two open outwards timber doors and not be an up and over shutter style door as shown in the plans. A condition for the materials of both the windows and door to be submitted and agreed should be imposed to preserve the appearance of the Conservation Area.
- 4.9 With regard to the history related to the plot, as noted above a single storey outbuilding has been previously refused by reason of its scale and design and also dominance and loss of light to the neighbouring properties to the north. It has been also twice refused permission for the erection of a two storey building comprising garage to the ground floor and one studio flat to the first floor. For both applications scale and design were reasons for refusal. In comparison to the last submitted application the ground floor footprint of the building has been reduced from 43.5m² to 24.2 m² and also its maximum height. Its proximity to the northern boundary has been increased and therefore, no further objection is raised to the amended proposal in terms of size and design.

Traffic and Transport Issues

NPPF; DPD 1 (Core Strategy) Policies CP3; Southend-on-Sea Borough Local Plan Policies T8 and T11; EPOA adopted Vehicle Parking Standards 2001

- 4.10 According to the Borough Local Plan – Policy T11 the provision of off-street car parking spaces is required where appropriate. In the Essex Planning Officers Association (EPOA) Parking Standards it is set out that the maximum off-street parking provision is 1.5 spaces per dwelling. However, this provision can be reduced to the maximum of 1 space per dwelling for the main urban areas, which have good access to public transport. Moreover, with respect to the NPPF the use of public transport is encouraged instead of the car use.

- 4.11 The site is currently used for parking. However, the application site already has an existing garage. According to the guidance, one parking space in an urban area such as this, which is located in very close proximity to the town centre and also close to public transportation, is considered acceptable. Concerns have been raised from the local residents with regard to the local parking pressure that the vehicles that currently parked on site would cause. However, the provision of one parking space is sufficient to serve the development in policy terms and also whilst there is no restriction on the land that requires the proposed outbuilding to be used for parking, the proposed outbuilding is capable of accommodating one vehicle. Therefore, there is no requirement for more parking spaces provision in relation to the site or the proposed development and moreover, it is not considered that the development would result in parking pressure to the area.
- 4.12 With regard to the highway safety, the proposed development would not block the existing shared drive to the garages and as such, it is not considered that it would cause obstruction and be detrimental to the highway safety.

Impact on Residential Amenity

NPPF; Southend-on-Sea Borough Local Plan Policies C11 and H5; SPD 1 (Design & Townscape Guide (2009))

- 4.14 The Design and Townscape Guide (SPD1) states that “*extensions must respect the amenity of neighbouring buildings and ensure not to adversely affect light, outlook or privacy of the habitable rooms in adjacent properties.*” (Paragraph 343 - Alterations and Additions to Existing Residential Buildings).
- 4.15 Unlike the last refused proposal, a separation distance would be maintained to the southern (rear) boundary of the neighbouring properties to the north (No’s 15, 11 and 9 Park Terrace). The development would be located approximately 6m, 7.5m and 9m from the south (rear) walls of properties 15, 11 and 9 Park Terrace respectively. The height of the proposed building has been reduced by 0.8 metres (4m maximum height) and furthermore, its size has been reduced significantly. Therefore, it is not considered that the development would have a detrimental impact on the amenity of adjacent neighbours to the north, in terms of sense of enclosure or loss of light.
- 4.16 With regard to the property to the west, the building would be sited 300mm from the western boundary. The neighbouring property is sited up to the western boundary of the site and it is a two storey building, however its use is unknown. The proposed development would be lower than the existing building to the west and it would not extend further either to the north or south from the neighbouring building’s north and south building line. Therefore, it is not considered that it would have any harmful impact on the amenities of the occupier of the adjoining property to the west.
- 4.17 No windows are proposed to the north and west side elevations and as such the neighbours’ privacy would not be adversely affected.

4.18 As noted above the development would be located opposite (approximately 5.6 metres) the residential unit to which it relates. To the south are located the neighbouring garages. Therefore, it is not considered that the proposed windows to the east elevation would give rise to a material increase in overlooking.

5 Conclusion

5.1 The proposed development, subject to appropriate conditions, is considered to be in accordance with the Development Plan.

6 Planning Policy Summary

6.1 The National Planning Policy Framework (2012) : Section 7 (Requiring Good design) and Section 4 (Promoting sustainable transport)

6.2 Development Plan Document 1: Core Strategy Policies KP2 (Development Principles), CP3 (Transport and Accessibility) and CP4 (Environment & Urban Renaissance)

6.3 Southend-on-Sea Borough Local Plan Policies C4 (Conservation Areas), C11 (New Buildings, Extensions and Alterations), C14 (Trees, Planted Areas and landscaping), H5 (Residential Design and Layout Considerations), T8 (Traffic Management and Highway Safety), and T11 (Parking Standards).

6.4 Supplementary Planning Document 1: Design & Townscape Guide (2009)

6.5 Essex Planning Officers Association (EPOA) adopted Vehicle Parking Standards (2001).

7 Representation Summary

Milton Conservation Society

7.1 Comments from Milton Conservation Society received as follows:

- We are concerned that this application for additional storage to 5 Park Terrace is overdevelopment of the 5 Park Terrace due to the earlier construction of a large building in the rear garden which appears to be being used for expanded living space (possibly a separate occupancy). We would request that the existing position on the site is fully established and included in your report on this application so that the context of further expansion of 5 Park Terrace is understood. If the main site of 5 Park Terrace has now become overdeveloped it brings into question the validity of this application for further storage space at the expense of the loss of parking the existing spaces (even if this parking is informal). These parking spaces help reduce the impact on local on-street parking streets which is a known problem in this area.
- On this basis we wish to register our objection to the application.

- The report does not highlight the building in the rear garden to this property which was retrospectively refused planning permission back in 2004 yet enforcement action for its removal was not taken, despite our request for such action. This structure has a significant impact on the development, arguably the over development, of this site which would be further increased should this current application be granted planning permission.

[Officer Comment: With regard to the existing outbuilding in the rear garden of the application site, a retrospective planning application was refused by the Development Control Committee on 2nd March 2005. The matter was then referred back to Development Control Committee on 30th March 2005 where it was determined that no further action should be taken against the outbuilding. The existing outbuilding is therefore, lawful in planning terms. The provision of another outbuilding, albeit not in the garden, is reflective of the character of this area which contains a number of garages used for a variety of storage purposes. On this basis the proposal cannot be considered overdevelopment as it will be used in a similar nature to the existing garages regardless of the fact that the dwelling already has an outbuilding.]

- The description of the parking at paragraph 4.11 is also incomplete in that the existing space is sufficient for and has been used by two cars. The loss of this space to either the one car you have noted yourselves or the two cars we know have used the space will transfer this parking load onto the street. This in turn will cause even greater local parking difficulty and additionally place further stress on the conversion of local front gardens to vehicular hard standings. This could lead to erosion of the garden characteristic of the conservation area.

[Officer Comment: There is no current restriction on the land which requires it to be used for parking although the proposed outbuilding is capable of supporting parking for 1 vehicle. Therefore, the displacement of 1 vehicle onto the highway, if this were to occur, would not be detrimental to the local highway network.]

- The existing garage to this dwelling is not in fact being used for car parking. The creation of further storage provision under this application and at the expense of parking for two cars (even if this is informal) would exacerbate the parking situation as we have already said. This proposal will leave the dwelling without car parking provision, displacing parking to the highway. We do not agree with the comment that such displacement 'would not be detrimental to the local highway network' as the highway network is under very great parking stress as you are aware and we hope that Members will not accept this creeping tolerance of development that exacerbates the parking situation for neighbouring residents.

[Officer Comment: Whilst the garage is not currently used as a habitable room, it should be noted that there is no restriction on it to be used as a habitable accommodation.]

Design and Regeneration

- 7.2
- The heritage statement comments that the window is timber sash and the door timber but the plans do not seem to show this. The store door should be split vertically into two and open outwards not up as shown.
 - The scale of the amended proposal is much more appropriate for this location and the form of the proposal is much better resolved. There is no longer an objection to this subject to the following conditions:
 - Landscaping (hard and soft) to be agreed
 - The building should be yellow London stock brick and slate roof as number 9 Park Terrace. A red decorative ridge tile would be welcomed.
 - The doors shall be painted timber with a vertical split into two and opening outwards not upwards
 - The window shall be timber sliding sash
 - The fascia boards and soffits shall be painted timber

Public Consultation

- 7.3 Eight neighbours were consulted and a site notice posted on site and two letters have been received objecting for the following reasons:

- The shadow cast/loss of light over the neighbouring gardens.
- The domination of the neighbouring gardens by the high pitched roof.
- Safety concerns for vehicle users using the garages.
- Limited access to the site for emergency and delivery vehicles via a right of way.
- Increased parking in the surrounding area.
- The existing attached garage of the dwelling is used as habitable accommodation.

[Officer Comment: There is no restriction on the existing attached garage to be used as habitable room.]

- Excessive storage space when there is already a brick building in the garden of 5 Park Terrace which should provide sufficient storage for lawn mower, hedge cutters etc.
- Doubts about the proposed use of the building.
- The proposed building is not suitable for the site.
- The proposed pitched roof of the building would not blend with the existing dwelling.
- The development would restrict the views of the neighbouring properties.
- There is a tree in the site which needs to be removed in order to carry out the development. This has not been noted in the application form.

[Officer comment: It should be noted that restriction of views is not a planning consideration. Regarding the existing tree that should be removed is not preserved by 'Tree Preservation Order' and therefore consent is not required for its removal. All other planning considerations are assessed above.]

7.4 Councillor Ware-Lane has requested that this planning application go before the Development Control Committee for consideration.

8 Relevant Planning History

8.1 04/01764/FUL - Retain detached building to rear garden (Retrospective). Planning permission refused.

8.2 08/00386/FUL - Erect two storey building comprising garage to ground floor and 1 studio flat to first floor on land adjacent to 5 Park Terrace. Planning permission refused.

8.3 09/00191/FUL - Erect two storey building comprising garage to ground floor and 1 studio flat to first floor on land adjacent to 5 Park Terrace. Planning permission refused.

8.4 14/01431/FULH - Erect single storey building opposite 5 Park Terrace. Planning permission refused for the following reasons:

- 1) *The proposed building by reason of its size, scale and unresolved design would be overly dominant, out of keeping with and to the detriment of the character and appearance of the Milton Conservation Area contrary to the National Planning Policy Framework, Core Strategy Policies KP2 and CP4, Borough Local Plan Policies C4, C11 and H5 and the Design and Townscape Guide, 2009 (SPD1).*
- 2) *The proposed building by reason of its height, siting in close proximity to the northern boundary, would be dominant and result in loss of light to the adjoining neighbours (No's 9 to 15 Park Terrace), to the detriment of residential amenity contrary to Policies KP2 and CP4 of the Core Strategy; Policies C11 and H5 the Borough Local Plan and advice contained within the adopted Design and Townscape Guide (SPD1).*

9 Recommendation

GRANT PERMISSION for the following reasons:

01 The development hereby permitted shall begin not later than three years from the date of this decision.

Reason: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

02 The development hereby permitted shall be carried out in accordance with the following approved plans: 2461/10/34A

Reason: To ensure that the development is carried out in accordance with the provisions of the Development Plan.

- 03 No development shall take place until details/samples of materials to be used on the external elevations including windows and doors have been submitted to and approved by the Local Planning Authority. The development shall only be carried out in accordance with the approved details.**

Reason: In the interests of visual amenity and to ensure that the appearance of the building makes a positive contribution to the character and appearance of the area. This is as set out in the National Planning Policy Framework (NPPF), DPD1 (Core Strategy) 2007 policy KP2 and CP4, Borough Local Plan 1994 policy C11, and SPD1 (Design and Townscape Guide).

- 04 No development shall take place until details of soft and hard landscape works have been submitted to and approved by the local planning authority.**

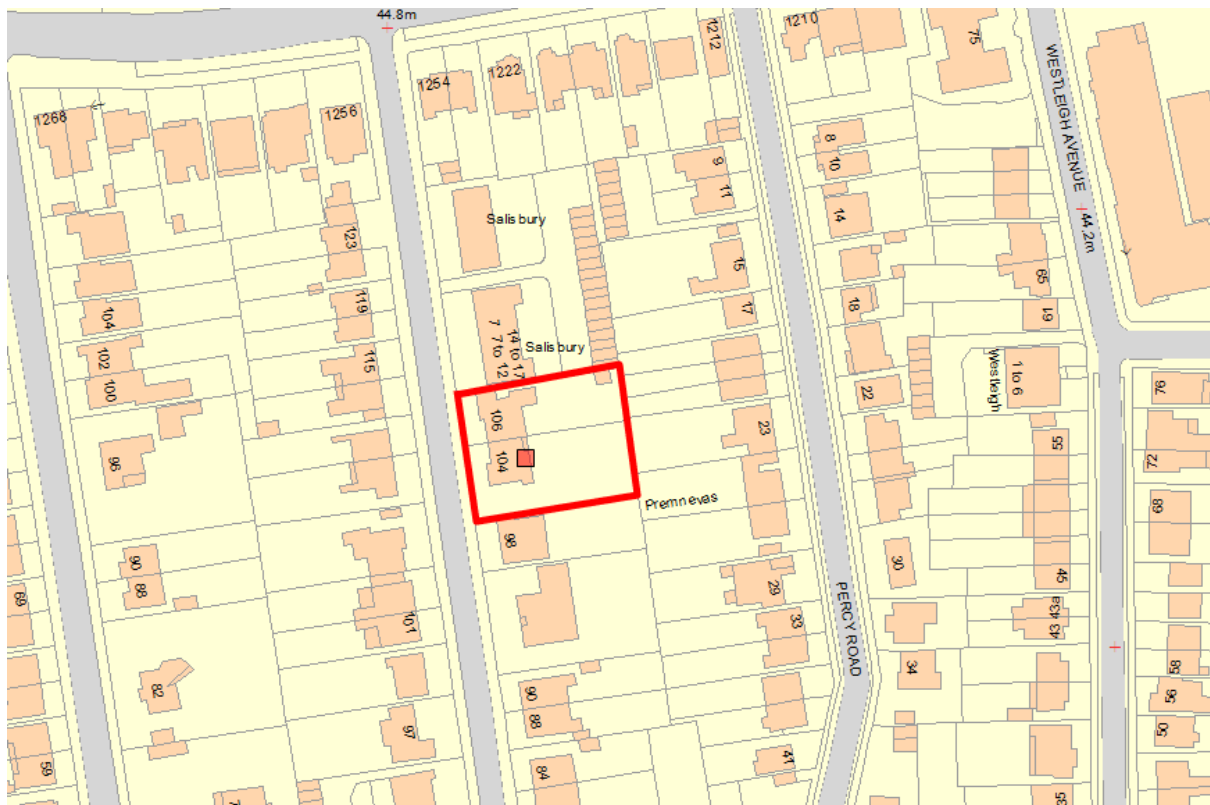
Reason: To ensure that the development is satisfactory in terms of its appearance and that it makes a positive contribution to the amenity of future occupants in accordance with DPD1 (Core Strategy) policy KP2 and CP4, Borough Local Plan 1994 policy C11, H5 and SPD1 (Design and Townscape Guide).

- 05 The outbuilding hereby permitted shall only be used for purposes ancillary to the residential use of the dwelling known as No. 5 Park Terrace.**

Reason: To safeguard the character and amenities of the area and to safeguard the amenities of adjoining residential properties, in accordance with Policies C11 and H5 of the Southend on Sea Borough Local Plan.

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework. The detailed analysis is set out in a report on the application prepared by officers.

Reference:	15/00292/FUL
Ward:	West Leigh
Proposal:	Demolish existing dwellinghouses at 104-106 Salisbury Road, erect four semi-detached dwellinghouses and form additional vehicular crossover onto Salisbury Road (Amended Proposal)
Address:	104 Salisbury Road, Leigh-on-Sea, Essex, SS9 2JN
Applicant:	Derek Macdonald
Agent:	ABD Design & Build Ltd
Consultation Expiry:	30.03.2015
Expiry Date:	20.04.2015
Case Officer:	Janine Rowley
Plan Nos:	ABD/1155/04, ABD/1155/01 Revision A, ABD/1155/02 Revision C; ABD/1155/05; ABD/1155/06
Recommendation:	REFUSE PLANNING PERMISSION



1 The Proposal

- 1.1 Planning permission is sought to demolish the existing pair of semi-detached bungalows at 104-106 Salisbury Road and erect two pairs of semi-detached dwellings in their place. It is also proposed to form two crossovers onto Salisbury Road.
- 1.2 The proposed dwellings would be two storey but with accommodation in the roof and would consist of two pairs of semi-detached dwellings. Each of the dwellings would have a maximum height of 8.3m, a maximum depth of 15m and a maximum width of 6.5m. The accommodation would be over three floors as follows:
- Ground floor – lounge, utility, W.C, family room/kitchen/dining room
 - First floor – 3 bedrooms, bathroom
 - Second floor – (room in the roof) bedroom with ensuite.
- 1.3 Each of the dwellings would have a rear gardens varying in size from 137sqm – 141sqm which would be defined by 1.8m close boarded timber fences to the side and rear boundaries. Each of the dwellings would have a hardstanding to the front which would provide one off-street parking space for each dwelling.
- 1.4 Materials to be used on the external elevations include white render to the walls with areas of timber cladding, slate tiles to the roof, aluminium windows, timber doors and permeable paving to the hardstandings to the front. Areas of soft landscaping are proposed to the front. There is an existing street tree within the pavement to the front which is not proposed to be removed.
- 1.5 It should be noted a previous application to erect four semi-detached properties was refused at Development Control Committee on the 10.12.2014 (14/01502/FUL). The application was refused for the following reasons:
1. *“The proposed development would as a result of its siting in close proximity to the northern and southern boundaries, together with the proposed depth, height and mass, result in a loss of light, outlook and sense of enclosure to the occupants of the properties within Salisbury Court and No. 98 Salisbury Road to the detriment of their residential amenity. This would be contrary to advice contained within the NPPF, Policies KP2 and CP4 of the Core Strategy; Policies C11 and H5 the Borough Local Plan and advice contained within the adopted Design and Townscape Guide (SPD1)”.*
 2. *“The proposed development by reason of unsatisfactory provision of parking will cause additional on street parking in an area of parking stress to the detriment highway safety and the local highway network contrary to guidance contained within the NPPF, Policy CP3 of the DPD1 (Core Strategy), Policies T8 and T11 of the Borough Local Plan and the Design and Townscape Guide (SPD1)”.*

1.6 The main changes following the previous refusal 14/01502/FUL are detailed below:

- Height reduced from 8.6m to 8.3m;
- Depth reduced from 15.4m to 15m;
- Width reduced from 6.7m to 6.5m;
- The two storey rearward projection has been set in 3.3m from the site boundary;
- The roof form has altered from a gable roof to a hipped roof;

1.7 In addition, a car parking assessment, a light study and arboricultural report have been submitted for consideration.

2 Site and Surroundings

2.1 The site is located on the eastern side of Salisbury Road and contains a pair of semi-detached bungalows, both of which benefit from off street parking to the frontage and modest sized gardens. No. 104 is a wider site than No. 106 and there is a greater level of separation to the southern boundary whereas the garage to No. 106 adjoins the northern boundary.

2.2 The surrounding area is residential with a variety of two storey houses, mostly as semi-detached pairs, bungalows and some modestly scaled flatted developments. The buildings are generally traditional in their form and tall bay windows are a common feature especially on the houses. There are a mix of roof styles and materials.

3 Planning Considerations

3.1 The main issues for consideration are the principle of the development, design and impact on the streetscene, any impact on neighbours, and living conditions for future occupiers, parking implications, use of on-site renewables and whether the proposal has overcome the previous reason for refusal of application 14/01502/FUL.

4 Appraisal

Principle of Development

National Planning Policy Framework, Development Management DPD2 emerging policy DM1, DM3, Core Strategy Policies KP2, CP1, CP4 and CP8 and Borough Local Plan Policies H5, C11

4.1 This proposal is considered in the context of the Borough Council policies relating to design. Also of relevance are National Planning Policy Framework Sections 56 and 64, Core Strategy DPD Policies KP2, CP4 and CP8. Amongst the core planning principles of the NPPF include to:

“encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value”

Paragraph 56 of the NPPF states; *“the Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.”*

Paragraph 64 of the NPPF states; *“that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.”*

- 4.2 Policy H3 of the Borough Local Plan (BLP) seeks to retain an adequate stock of small single family dwellinghouses and permission will normally be refused for the redevelopment or conversion of such properties (with a gross floor area as originally constructed of 125m² or less) unless it can be demonstrated that the property is unlikely to have a viable future as a single family dwellinghouse. Where development is permissible the Council may require new development to include small family houses. The proposed dwellings would each have a gross floor area of approximately 182sqm. The existing plans which have been submitted (although these are in outline form only) show the dwelling to have a gross floor area of 51.2m² as originally constructed. Whilst the proposal would result in the loss of two small dwellings, the proposal would provide four houses and as such would provide replacement dwellings and two additional dwellings. As such it is not considered that it would be reasonable to raise an objection on this basis.
- 4.3 Regarding infill development, the emerging Development Management Policy DM3 states that infill development will be considered on a site by site basis assessing impact upon living conditions, amenity of existing occupiers, conflict with character and grain of the local area. Furthermore, the Design and Townscape Guide advises that the size of a site together with an analysis of local character and grain will determine whether sites are suitable for infill development.
- 4.4 Having regard to the above, the proposal for redevelopment of the site is considered acceptable in principle and was not previously objected to under application 14/01502/FUL.

Design and Impact on the Street Scene

National Planning Policy Framework, Development Management DPD2 emerging policy DM1 and DM3, Core Strategy Policies KP2 and CP4, Borough Local Plan Policies C11, H5 and the Design and Townscape Guide (SPD1)

- 4.5 Policy C11 of the BLP states that new buildings and extensions or alterations to existing buildings should be designed to create a satisfactory relationship with their surroundings in respect of form, scale, massing, height, elevational design and materials. Policy H5 of the BLP requires all development within residential streets to be appropriate in its setting by respecting neighbouring development, existing residential amenities, and the overall character of the locality.

- 4.6 Specifically in relation to infill development, the Design and Townscape Guide states that where considered acceptable in principle, the key to successful integration of infill sites into the existing character is to draw strong references from the surrounding buildings such as maintaining the scale, materials, frontage lines and rooflines of the neighbouring properties which reinforce the rhythm and enclosure of the street. It is noted that the dwellings in Salisbury Road are mixed in design and generally two storeys. As such there is no objection in principle to dwellings two storey in height.
- 4.7 The main changes to this amended design include a reduction in height by 0.3m and 0.4m in depth of the dwellinghouses. The streetscene drawing been submitted shows that the ridge height of the dwellings would not exceed the height of Salisbury Court to the north and would only exceed the height of No. 98 Salisbury Road to the south by 0.4m. Whilst the footprint of the proposed dwellings would be deeper than the existing dwellings, this amended proposal has reduced the massing with a part single and two storey rearward projection whereby the two storey rear projection is now set 3.3m away from the nearest boundaries to the north and south respectively. The layout of the development is considered acceptable and would provide each dwelling with off-street parking to the front and a rear garden area. There would retain a separation distance of 1m from each of the side boundaries. The massing and building line of the proposed dwelling would generally be in keeping with the neighbouring and other properties in the street. The omission of the gable roof from the previously refused application replaced with a hipped roof is more in keeping with the streetscene and reduces the overall massing of the development hereby proposed and as such would not appear out of keeping.
- 4.8 The proposed design is a modern interpretation of the traditional houses within the street. The properties have been designed to reference the neighbouring traditional properties and include key features such as bays and hipped roof. Balconies are proposed to the front elevation. Whilst these are not characteristic of the streetscene, these together with a strong level of glazing and the projecting gables results in well-articulated and well detailed elevations and would make positive contribution to the streetscene. In general the palate of materials is considered appropriate given the contemporary design approach however the details of these can be controlled by condition.
- 4.9 Areas of soft landscaping are proposed to the frontage which is considered sufficient to soften the appearance of the hardstandings to either side. Policy C14 of the Borough Local Plan advocates the need for any new development to include soft landscaping to integrate with the surrounding townscape. The rear gardens would be lawned. The proposal is considered to provide a sufficient level of soft landscaping, although further specific details can be controlled by condition.
- 4.10 With regard to the vehicle crossovers, it is noted that both properties currently have crossovers. It is proposed to form two new crossovers to the front which would each have a width of 5.8m (which would each provide access for two cars). Crossovers are part of the character of the street and as such the proposed crossovers would not be out of keeping. They would be of an acceptable width providing a single parking space for each dwelling and would not result in the loss of any planted verges or street trees.

Standard of Accommodation for Future Occupiers

National Planning Policy Framework, Development Management DPD2 emerging policy DM8, Core Strategy Policies KP2 and CP4, Borough Local Plan Policy H5 and the Design and Townscape Guide (SPD1)

- 4.11 Policy DM8 of the Development Management DPD2 requires such a development to provide at least 100sqm internal floor space. The proposed dwellings would have 4 large bedrooms and associated living areas and 176sqm of internal floor space. The following is also prescribed including:
- Storage cupboard with minimum floor area of 1.5m² for 3 person dwelling;
 - Suitable space for provision of a washing machine, drying clothes & waste bins;
 - Minimum floor areas for bedrooms to be no less than 7m² for a single bedroom, and 12m² for a double/twin bedroom;
 - Suitable cycle storage with convenient access to the street frontage;
 - Provision of non-recyclable waste storage facilities; and,
 - Refuse stores to be located to limit nuisance caused by noise and smells and should be provided with a means of cleaning.

The habitable rooms would be served by sufficient windows which would provide acceptable light and outlook. The dwellings would have amenity areas of between 138sqm – 141sqm which would be sufficient for dwellings of this size.

Impact on Neighbouring Occupiers

National Planning Policy Framework, Development Management DPD2 emerging policy DM1, Core Strategy Policies KP2 and CP4, Borough Local Plan Policies H5 and H7 and the Design and Townscape Guide (SPD1)

- 4.12 The proposal is considered in the context of Policy CP4 of the Core Strategy (DPD1) and Policy H5 of the Borough Local Plan, which requires all development within residential streets to be appropriate in its setting by respecting neighbouring development, existing residential amenities and the overall character of the locality.
- 4.13 The neighbouring property to the north contains Salisbury Court which is a three storey block of maisonettes. It is noted that this property has windows within the front, side and rear elevations. The proposed dwellings would project forward of Salisbury Court by approximately 2m which would not result in a loss of light or outlook to the front windows of this property.

- 4.14 The applicant has submitted supporting information relating to a 'light study' and associated diagrams to demonstrate the proposed development will not have any adverse impact on the amenities of the neighbouring properties to the north and south of the site. The ridge of the proposed dwellings would align with the approximate eaves of Salisbury Court. The supporting information demonstrates that windows to the first floor will not be infringed with respect to the notional 45 degree rule and although there will be some reduction in light, taking into account the windows are secondary and the main source of light from the primary windows will not be affected to the kitchen and living room area (east and west respectively) no objection is raised. Furthermore, the hipped roof sloping away from Salisbury Court will help to mitigate against any potential harm to the amenities of existing occupiers at Salisbury Court from the new development. It should also be noted that the windows to the flank elevation are secondary and therefore the proposal will not affect the main source of light to the existing bedrooms at second floor. With respect to windows to the lower flat Salisbury Road, consideration has to be given to works that could be carried out at the existing dwellinghouse whereby the roof form could be altered from a hipped to gable, in light of this no objection is raised to impact on residents to the lower floor on this basis.
- 4.15 With regard to the impact on No. 98 to the south, this dwelling has a window within the side elevation at first floor level which is obscure glazed and serves a staircase (this is therefore not a protected window). On the return (rear facing elevation) is a kitchen window at ground floor and a bedroom window at first floor level (which is the sole source of light to this room). On the rear most elevation is a window serving a family room/dining area (which is an open plan room together with the kitchen) together with a window serving a bedroom at first floor level. Taking into account the reduction in depth of the dwellinghouses, stepping of the part single/part two storey rearward projection and altered roof form from a gable to a hipped roof it is considered the amenities of no. 98 to the south will be safeguarded. In light of this the proposed development would not result in a loss of light nor a sense of enclosure to the detriment of the residential amenity of these properties.
- 4.16 With regard to overlooking, it is noted that windows are proposed within the side elevations at first floor however these serve a landing and as such could be obscure glazed.
- 4.17 In light of the above, the proposal is considered to overcome reason 01 of application 14/01502/FUL in terms of impact on neighbouring properties to the north and south.

Traffic and Transportation

National Planning Policy Framework Section 4, Development Management DPD2 emerging policy DM15, Core Strategy Policies KP2 and CP4, Borough Local Plan Policies T8 and T11 and the Design and Townscape Guide (SPD1)

- 4.18 Policy T11 of the BLP states that "In considering planning applications for development (including changes of use) the Borough Council will require the

provision of off-street car parking spaces.” The EPOA Vehicle Parking Standards state that a maximum parking provision of 1.5 space per dwelling should be applied to urban locations that are accessible by public transport. Whilst the is within walking distance of London Road with bus links material consideration has to be given to the emerging Development Management DPD2 policy DM15. Policy DM15 requires at least two parking spaces per dwelling outside of the town centre. The applicant has submitted a car park assessment reviewing car parking provision, public transport assessment and additional transport modes.

- 4.19 The applicant contends that one parking space per property has been designed in line with policy T11 of the Borough Local Plan and EPOA Vehicle Parking Standards and the site is deemed a sustainable location given the number of bus services available along London Road to the north in walking distance. In addition, there are a number of amenities within walking distance including schools, shops and parks. However, since the previously refused decision 14/01502/FUL material consideration now has to be given to the emerging Policy DM15 of Development Management DPD2. Given that DPD2 has been found sound policies now carry significant weight in the determination of planning applications. This is supported by paragraph 216 of the NPPF which states that; *“the more advance the preparation of the emerging plan the greater the weight that may be given.”* In addition, material consideration has to be given to a recent decision at 105 Salisbury Road for the redevelopment of the site to form two new dwellings including 5 bedrooms with one off street parking space, which was refused planning permission and subject to an appeal (14/01506/FUL).
- 4.20 In light of this, the development does not provide satisfactory off street car parking for the occupants of the new dwellings and would lead to an increase in demand for on street parking to the detriment of highway efficiency and safety, contrary to policies CP3 of the Core Strategy, DM15 of the emerging Development Management DPD2, policies T8 and T11 of the Borough Local Plan.
- 4.21 Cycle storage could be accommodated within the rear garden.

Use of On Site Renewable Energy Resources

Core Strategy Policies KP2, CP4 and CP8, Borough Local Plan Policy C11, H5 and SPD1

- 4.22 Policy KP2 of the DPD1 and the SPD1 require that 10% of the energy needs of a new development should come from on-site renewable resources, and also promotes the minimisation of consumption of resources. It is proposed to include two solar panels to the rear roofslope of each dwelling however no details have been provided regarding how this would generate the required 10% requirement. Further information could be sought by way of a condition in this respect, were permission to be granted.

5 Planning Policy Summary

- 5.1 National Planning Policy Framework, 2012.

- 5.2 Emerging Development Management Plan policies DM1 (Design Quality), DM2 (Low carbon development and efficient use of resources) DM3 (Efficient and Effective use of land), DM7 (Dwelling Mix, size and type), DM8 (Residential Standards), DM15 (Sustainable Transport Management)
- 5.3 Development Plan Document 1: Core Strategy Policies KP2 (Development Principles), CP1 (Employment Generating Development), CP4 (The Environment and Urban Renaissance) and CP8 (Dwelling Provision).
- 5.4 Borough Local Plan Policies C11 (New Buildings, Extensions and Alterations), H5 (Residential Design and Layout Considerations), T8 (Traffic Management and Highway Safety) and T11 (Parking Standards), C14 (Trees and Landscaping).
- 5.4 Design & Townscape Guide, 2009 (SPD1).

6 Representation Summary

Highways

- 6.1 Consideration has been given the emerging policy DPD policy and the requirement to provide 2 spaces per dwelling therefore there is a highway objection to the proposal.

Parks and Trees

- 6.2 The street tree (a Birch tree) will not be affected by the development as the proposed crossover is a sufficient distance from the stem.

Design and Regeneration

- 6.3 Salisbury Road is a residential street of mixed character containing a range of properties including a few bungalows, two storey houses and a number of small flatted blocks, the most common typology being two storey houses which are arranged in short terraces. The application site contains at present a pair of semi-detached bungalows. It is proposed to replace these with two pairs of semi-detached houses.

Given the mixed character of the street there is no design objection to the principle of the redevelopment of the existing building for semi-detached houses as this would be compatible with the streetscene.

The height, massing and building line all have a positive relationship with the neighbours and other properties in the street which picks up on the key features such as bay windows and gables, is well articulated and detailed and should make a positive contribution to the streetscene if well detailed.

The amended plans have changed the gabled roofs to hips to reduce the impact on the immediate neighbours. There is no objection to this amendment as there is a mix of roof forms in the street including some hipped and therefore this change would not be out of character. It is also noted that the

rear projections have been repositioned to the centre of the site which should also reduce the impact on the neighbours. This is also considered to be acceptable in design terms.

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6.4 Objection

- Insufficient parking provided
- Loss of light to Salisbury Court
- Development would result in terracing effect
- Development will result in loss of two bungalows of which there is a limited supply.

Public Consultation

6.5 Neighbours notified and site notice displayed – 7 letters of representation received at the time of writing the report objecting on the following grounds:

- The development will restrict light to adjacent occupiers;
- The public transport assessment submitted does not address the traffic flow and parking stress issues along Salisbury Road;
- The development is contrary to policy T11 of the Borough Local Plan and appendix 8 of the EPOA Vehicle Parking Standards and has not overcome the previous reason for refusal;
- Increase in demand for off street parking;

- Although the plans are amended it will not alter the impact of loss of light to no. 16 Salisbury Court. It will block 60% of light into this property; the natural light to windows on the south elevation will be restricted and result in the loss of views [**Officer Comment: A right to a view is not a material planning consideration**]
- The occupier of no. 17 Salisbury Court will be plunged into darkness.
- Loss of bungalows.
- Loss of existing landscaping in rear gardens.
- Overdevelopment.
- Overly dominant car parking to front.
- Out of keeping with character of area.
- Overlooking and loss of light and views.
- Noise and obstruction during construction.
- Loss of bungalows.

6.6 Cllr. Evans has requested that this application go before the Development Control Committee for consideration.

7 Relevant Planning History

7.1 Demolish existing dwellinghouses at 104-106 Salisbury Road, erect four semi-detached dwellinghouses and form additional vehicular crossover onto Salisbury Road- Refused (14/01502/8FUL).

8 Recommendation

REFUSE PLANNING PERMISSION for the following reason:

- 01 The proposed development by reason of unsatisfactory provision of parking will cause additional on street parking in an area of parking stress to the detriment highway safety and the local highway network contrary to guidance contained within the NPPF, Policy DM15 of Development Management DPD2, Policy CP3 of the DPD1 (Core Strategy), Policies T8 and T11 of the Borough Local Plan and the Design and Townscape Guide (SPD1).**

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and determining the application within a timely manner, clearly setting out the reason(s) for refusal, allowing the Applicant the opportunity to consider the harm caused and whether or not it can be remedied by a revision to the proposal. The detailed analysis is set out in a report prepared by officers. In the circumstances the proposal is not considered to be sustainable development. The Local Planning Authority is willing to discuss the best course of action and is also willing to provide pre-application advice in respect of any future application for a revised development, should the applicant wish to exercise this option in accordance with the Council's pre-application advice service