

SOUTHEND-ON-SEA BOROUGH COUNCIL

Meeting of Development Control Committee

Date: Wednesday, 9th November, 2016

Place: Committee Room 1 - Civic Suite

Present: Councillor F Waterworth (Chairman)
Councillors D Garston (Vice-Chairman), B Arscott, M Assenheim,
B Ayling, M Borton, M Butler, T Callaghan, F Evans, N Folkard,
J Garston, R Hadley, C Mulroney, D Norman MBE, P Van Looy and
C Walker

In Attendance: Councillors S Buckley and T Byford
J K Williams, P Geraghty, D Hermitage, I Harrison, M Warren and
T Row

Start/End Time: 2.00 - 4.05 pm

459 Apologies for Absence

Apologies for absence were received from Councillor Jones.

460 Declarations of Interest

The following interests were declared at the meeting:

(a) Councillor Callaghan – 16/01350/FUL - 7-9 Lansdowne Avenue, Leigh-on-Sea, SS9 1LJ – Disqualifying non-pecuniary interest: Applicant is well known to him (withdrew);

(b) Councillor D Garston – 16/01246/FUL - The Shore, 22 - 23 The Leas, Westcliff-on-Sea, Essex – Non-pecuniary interest: Objectors are known to him;

(c) Councillor Mulroney – 7-9 Lansdowne Avenue, Leigh-on-Sea, SS9 1LJ – Non-pecuniary interest: Member of Leigh Town Council (non-participant in planning);

(d) Councillor Mulroney – 16/01558/FUL – 88 Undercliff Gardens, Leigh-on-Sea, Essex, SS9 1ED – Non-pecuniary interest: Member of Leigh Town Council (non-participant in planning);

(e) Councillor Mulroney – 16/01572/FUL – The Sarah Moore Public House, 57 - 59 Elm Road, Leigh-on-Sea, Essex – Non-pecuniary interest: Member of Leigh Town Council (non-participant in planning);

(f) Councillor Mulroney – 16/01601/FUL – 129 Leigh Hall Road, Leigh-on-Sea, Essex, SS9 1QY – Non-pecuniary interest: Member of Leigh Town Council (non-participant in planning);

(g) Councillor Mulroney – 16/01730/AMDT – 12 Marine Close, Leigh-on-Sea, Essex, SS9 2RD – Non-pecuniary interest: Member of Leigh Town Council (non-participant in planning);

(h) Councillor Norman MBE – 16/01572/FUL – The Sarah Moore Public House, 57 - 59 Elm Road, Leigh-on-Sea, Essex – Non-pecuniary interest: Member of the Church Council for the Church opposite the site;

(i) Councillor Walker – 16/01350/FUL - 7-9 Lansdowne Avenue, Leigh-on-Sea, SS9 1LJ – Non-pecuniary interest: Applicant was a director at the same riding school at the same time; and

(j) Councillor Walker – 16/01572/FUL – The Sarah Moore Public House, 57 - 59 Elm Road, Leigh-on-Sea, Essex – Non-pecuniary interest: Applicant is known to him and has spoken with him regarding the application (Councillor Walker remained in the room but took no part in the debate or voting thereon).

461 Minutes of the Meeting held on Wednesday 3rd August 2016

Resolved: That the Minutes of the meeting held on Wednesday, 3rd August 2016 be received, confirmed as a correct record and signed.

462 Minutes of the Meeting held on Wednesday 14th September 2016

Resolved: That the Minutes of the meeting held on Wednesday, 14th September 2016 be received, confirmed as a correct record and signed.

463 Minutes of the Meeting held on Wednesday 5th October 2016

Resolved: That the Minutes of the meeting held on Wednesday, 5th October 2016 be received, confirmed as a correct record and signed.

464 Supplementary Report

The Committee received a supplementary report by the Deputy Chief Executive (Place) that provided additional information on items referred to elsewhere on the Agenda.

465 16/01520/FULH - 23 Repton Grove, Eastwood, Leigh on Sea (St Laurence Ward)

Proposal: Erect two storey rear extension and alter elevations

Applicant: Mr S. Regan

Agent: Mr D. Blacker

Planning Permission GRANTED 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: 2016/07/01/23RG, 2016/07/04/23RG, 2016/07/05/23RG, 2016/07/02/23RG, 2016/07/03/23RG

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

03 All new work to the outside of the building must match existing original work in terms of the choice of materials, method of construction and finished appearance. This applies unless differences are shown on the drawings hereby approved or are required by conditions to this permission.

Reason: To safeguard the visual amenities of the area, in accordance with National Planning Policy Framework (NPPF), DPD1 (Core Strategy) 2007 policy CP4, policy DM1 of Development Management Document DPD2 and SPD1 (Design and Townscape Guide).

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.

Informative

01 You are advised that as the proposed extension(s) to your property equates to less than 100sqm of new floorspace the development benefits from a Minor Development Exemption under the Community Infrastructure Levy Regulations 2010 (as amended) and as such no charge is payable. See www.southend.gov.uk/cil for further details about CIL.

466 16/01246/FUL - The Shore, 22-23 The Leas, Westcliff on Sea (Chalkwell Ward)

Proposal: Layout 16 car parking spaces to rear and install replacement entrance gate.

Applicant: The Shore Limited

Agent: Daniel Watney LLP

Planning permission REFUSED for the following reasons:

01 The proposed development, by reason of the resultant traffic generation, would cause an unacceptable level of noise and disturbance to neighbouring residents contrary to National Planning Policy Framework, Policy CP4 of the Core Strategy, Development Management DPD Policy DM1 and Design and Townscape Guide.

02 The proposed development, by reason of the narrow width of the vehicular access and traffic generation as a result of the proposed development, would be to the detriment of highway safety and the efficiency of the local highway network, contrary to the NPPF, Policy CP3 of the Southend Core Strategy, policy DM15 of the Southend Development Management DPD.

03 The proposed development would result in an unacceptable loss of amenity space resulting in a poor environment for occupants thereof contrary to the National Planning Policy Framework, policies KP2 and CP4 of the Core Strategy,

policies DM1 and DM8 of the Development Management Document and advice contained within the Design and Townscape Guide SPD1.

467 16/01565/BC3 - 332 Bridgwater Drive, Westcliff on Sea (Blenheim Park Ward)

Proposal: Change of use of public highway land to provide hardstanding to be used in conjunction with 332 Bridgwater Drive and change of use of part of existing forecourt to public highway land.

Applicant: Mr C. Styles (Southend-on-Sea Borough Council)

Planning Permission GRANTED subject to the following conditions:

01 The development hereby permitted shall be begun not later than 3 years beginning with the date of this permission.

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

02 The development shall be carried out in accordance with the approved plans: Location Plan, SBCC10699-101/SBC/KE/C/GA/0040A, SBCC10699-101/SBC/KE/C/GA/1501A, SBCC10699-101/SBC/KE/C/0102A and SBCC10699-101/SBC/KE/C/0503C.

Reason: To ensure the development is carried out in accordance with the development plan.

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.

Informatives

1. You are advised that as the proposed extension(s) to your property equates to less than 100sqm of new floorspace the development benefits from a Minor Development Exemption under the Community Infrastructure Levy Regulations 2010 (as amended) and as such no charge is payable. See www.southend.gov.uk/cil for further details about CIL.

2. Please note that the granting of planning permission does not have the effect of stopping-up the highway. Permission would be needed for the stopping-up of the highway from the Secretary of State.

3. Please note that permission is not hereby granted for the demolition or removal of the existing footbridge. For the footbridge to be removed without the need for planning permission, this must be undertaken by or on behalf of the Highway Authority, prior to the stopping-up of the highway. If it is intended to demolish/remove the footbridge after the highway is stopped up, please note that this might require prior approval or planning permission.

- 468 16/01350/FUL - 7-9 Lansdowne Avenue, Leigh on Sea (Chalkwell Ward)**
Proposal: Demolish existing buildings and erect two semi-detached dwellinghouses with hard and soft landscaping
Applicant: Mr G. Hutchinson
Agent: Mr S. Milne, The Livemore House

Planning permission REFUSED for the following reason:

01 The proposed development, by reason of lack of parking provision will result in additional on street parking to the detriment of highway safety and efficiency and is indicative of an overdevelopment of the site, contrary to National Planning Policy Framework, policies KP2, CP3 and CP4 of the Southend-on-Sea Core Strategy, policy DM15 of DPD2 and guidance contained within the SPD1 (Design and Townscape Guide).

- 469 16/01558/FUL - 88 Undercliff Gardens, Leigh on Sea (Leigh Ward)**
Proposal: Demolish existing dwelling and erect replacement detached dwellinghouse with cycle and bin stores to rear.
Applicant: Mr G. Cain
Agent: A9 Architects Ltd

Mr Powell, a local resident, spoke as an objector to the application. Mr Cain, the Applicant, responded.

Planning permission REFUSED for the following reason:

01 The proposed development, by virtue of the scale, massing and design of the proposed dwelling, would create an incongruous feature and harmfully conflict with the character and appearance of the surrounding area and would have an overbearing impact on the neighbouring dwellings. The proposal is therefore contrary to the National Planning Policy Framework, DPD1 (Core Strategy) policies KP2 and CP4, DPD2 (Development Management) policies DM1, DM3 and DM6 and SPD1 (Design and Townscape Guidance)

- 470 16/01572/FUL - Sarah Moore Pub, 57-59 Elm Road, Leigh on Sea (Leigh Ward)**
Proposal: Erect two storey roof extension comprising of six self-contained flats with balconies, relocate extraction flue, erect refuse and cycle stores and alter elevations (Amended Proposal).
Applicant: Mr M. Thornton (Stronghold Estates)
Agent: BGA Architects

DEFERRED

- 471 16/01601/FUL - 129 Leigh Hall Road, Leigh on Sea (Leigh Ward)**
Proposal: Demolish existing bungalow and erect a pair of semi-detached dwellinghouses and lay out hardstanding (Amended Proposal)
Applicant: Mr Benjamin Surgett
Agent: BGA Architects

Planning permission GRANTED 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: 15-184 0-001; 15-184 0-100 B; 15-184 1-100 A; 15-184 1-101& 15-184 2-101 A

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 samples/details of materials to be used on the external elevations including details of any boundary walls, fences, hardsurfaces, gates and windows 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, Development Management DPD policy DM1, and SPD1 (Design and Townscape Guide).

04 Prior to first occupation refuse and cycle storage shall be provided in accordance with the approved plans and thereafter retained in perpetuity thereafter.

Reason: To ensure that satisfactory secure off-street bicycle parking is provided and to protect the environment and provide suitable storage for waste and materials for recycling in accordance with DPD1 (Core Strategy) 2007 policies KP2 and CP4, Development Management DPD policy DM1, and SPD1 (Design and Townscape Guide).

05 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended), or any order revoking and re-enacting that Order with or without modification, no development shall be carried out within Schedule 2, Part 1, Class A, B, C, D, E and F to those Orders.

Reason: To enable the Local Planning Authority to regulate and control development in the interest of the amenity of neighbouring properties and to safeguard the character of the area in accordance the National Planning Policy Framework, DPD1 (Core Strategy) Policies KP2 and CP4, DPD2 (Development Management Document) Policy DM1 and SPD1 (Design and Townscape Guide).

06 A scheme detailing how at least 10% of the total energy needs of the development will be supplied using on site renewable sources shall be submitted to and agreed in writing by the Local Planning Authority prior to commencement of the development and implemented in full prior to the first occupation of the dwelling houses. This provision shall be made for the lifetime of the development.

Reason: In the interests of providing sustainable development in accordance with Policy KP2 of the Core Strategy, the Design and Townscape Guide (SPD1) and Development Management Document Policy DM2.

07 The dwellings hereby approved shall not be occupied until details soft and hard landscape works have been submitted to and approved by the local planning authority. The approved landscaping scheme shall be implemented within the first planting season following first occupation of the dwelling.

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, Development Management DPD policy DM1 and SPD1 (Design and Townscape Guide).

08 Permeable paving shall be used for the hardstanding area unless otherwise agreed by the local planning authority. The proposed parking spaces to the front curtilages of the proposed dwellings shall be provided in accordance with the plans No's 15-184 1-100 A & 15-184 0-100 B prior to occupation of the dwellings hereby approved and shall thereafter be permanently retained solely for the benefit of the occupiers of the dwellings and their visitors and for no other purposes unless otherwise agreed in writing by the local planning authority.

Reason: To ensure satisfactory parking is provided and retained to meet needs of occupants that the development is completed and used as agreed, and to ensure that it meets DPD1 (Core Strategy) 2007 policy CP4, Development Management DPD policy DM15 and SPD1.

09 Details of the water efficient design measures set out in Policy DM2 (iv) of the Development Management Document to limit internal water consumption to 105 litres per person per day (lpd) (110 lpd when including external water consumption), including measures of water efficient fittings, appliances and water recycling systems such as grey water and rainwater harvesting, shall be submitted to and agreed in writing by the Local Planning Authority and implemented in full prior to the first occupation of the development. This provision shall be made for the lifetime of the development.

Reason: To minimise the environmental impact of the development through efficient use of water in accordance with the National Planning Policy Framework, DPD1 (Core Strategy) policy KP2, DPD2 (Development Management Document) policy DM2 and SPD1 (Design and Townscape Guide).

10 Demolition or construction works shall not take place outside 8:00 hours to 18:00 hours Mondays to Fridays and 8:00 hours to 13:00 hours on Saturdays and at no time on Sundays or Bank Holidays.

Reason: To protect residential amenity and general environmental quality in accordance with the National Planning Policy Framework (NPPF), DPD1 (Core Strategy) 2007 policy KP2 and CP4, and Development Management DPD policies DM1.

11 The first floor bathroom windows in the north and south elevations shall only be glazed in obscure glass (the glass to be obscure to at least Level 4 on the

Pilkington Levels of Privacy, or such equivalent as may be agreed in writing with the local planning authority) and fixed shut, except for any top hung fan light which shall be a minimum of 1.7 metres above internal floor level unless otherwise agreed in writing by the local planning authority. In the case of multiple or double glazed units at least one layer of glass in the relevant units shall be glazed in obscure glass to at least Level 4.

Reason: To protect the privacy and environment of people in neighbouring residential properties, in accordance with the National Planning Policy Framework (NPPF), DPD1 (Core Strategy) 2007 policy CP4, Development Management DPD policy DM1, and SPD1 (Design and Townscape Guide).

12 The roof of the building hereby approved shall not be used as a balcony, roof garden or similar amenity area or for any other purpose unless otherwise agreed in writing by the local planning authority. The roof can however be used for the purposes of maintenance or to escape in an emergency.

Reason: To protect the privacy and environment of people in neighbouring residential properties, in accordance with the National Planning Policy Framework (NPPF), DPD1 (Core Strategy) 2007 policy CP4, Development Management DPD policy DM1, and SPD1 (Design and Townscape Guide).

13 No development hereby permitted shall commence until details of surface water attenuation for the site, based on SUDS principles, have been submitted to and approved by the Local Planning Authority. The works agreed shall be carried out in accordance with the approved details unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure satisfactory drainage of the site in accordance with policy KP2 of the Core Strategy DPD1 and DPD2 (Development Management) policy DM2.

14. Notwithstanding the details shown on the approved plans, the development shall comply with M4(2) of the Building Regulations unless otherwise agreed in writing by the local planning authority.

Reason: To ensure the dwellings are accessible to all, in accordance with Policy DM3 and DM8 of the Southend on Sea Development Management DPD.

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.

Informative

01 Please note that the development the subject of this application is liable for a charge under the Community Infrastructure Levy Regulations 2010 (as amended). Enclosed with this decision notice is a Community Infrastructure Levy (CIL) Liability Notice for the attention of the applicant and any person who has an

interest in the land. This contains details including the chargeable amount, when this is payable and when and how exemption or relief on the charge can be sought. You are advised that a CIL Commencement Notice (CIL Form 6) must be received by the Council at least one day before commencement of development. Receipt of this notice will be acknowledged by the Council. Please ensure that you have received both a CIL Liability Notice and acknowledgement of your CIL Commencement Notice before development is commenced. Most claims for CIL relief or exemption must be sought from and approved by the Council prior to commencement of the development. Charges and surcharges may apply, and exemption or relief could be withdrawn if you fail to meet statutory requirements relating to CIL. Further details on CIL matters can be found on the Council's website at www.southend.gov.uk/cil.

472 16/01650/FUL - Rear Of 1 Preston Road, Westcliff on Sea (Milton Ward)
Proposal: Demolish existing outbuildings, erect two storey detached dwellinghouse and form layout parking.
Applicant: Miss Tracey White
Agent: Stone Me!

Planning permission REFUSED for the following reasons:

01 The proposed development, by virtue of the scale, massing and design of the proposed dwelling, would harmfully conflict with the character and appearance of the surrounding area. The proposal is therefore contrary to the National Planning Policy Framework, DPD1 (Core Strategy) policies KP2 and CP4, DPD2 (Development Management) policies DM1 and DM3 and SPD1 (Design and Townscape Guidance)

02 The proposed development, by virtue of its scale and relationship with neighbouring dwellings and the amenity areas of those dwellings, would have an overbearing impact on the neighbouring dwellings. The proposal is therefore contrary to the National Planning Policy Framework, DPD1 (Core Strategy) policy KP2, DPD2 (Development Management) policy DM1 and SPD1 (Design and Townscape Guidance).

03 The proposal by reason of lack of information which fails to demonstrate accessibility and adaptability of the dwellinghouse in accordance with Building Regulation M4 (2) will result in poor living environment for future occupiers. This is contrary to the NPPF, policies KP2 and CP4 of the Core Strategy, policies DM1, DM3 and DM8 of the Development Management DPD2 and National Technical Housing Standards DCLG 2015.

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.

Informative

Please note that this application would be liable for a payment under the Community Infrastructure Levy Regulations 2010 (as amended) if planning permission had been granted. Therefore if an appeal is lodged and subsequently allowed, the CIL liability will be applied. Any revised application might also be CIL liable.

- 473 16/01730/AMDT - 12 Marine Close, Leigh on Sea (West Leigh Ward)**
Proposal: Application to remove conditions 03 and 04 relating to details of materials and parking construction of Planning Permission 11/01435/FUL allowed on appeal 17/05/2012
Applicant: Mr and Mrs N Collins
Agent: Knight Gratrix Architects

DELEGATED to the Deputy Chief Executive (Place), Director of Planning and Transport or Group Manager for Planning and Building Control to GRANT PLANNING PERMISSION provided that the public notification exercise raises no additional issues that would justify a different conclusion being reached and subject to the following condition:

01 The external parking spaces at the front of the application site shown on plan 031 shall be retained for the purposes of parking cars in perpetuity.

Reason: To ensure that adequate provision of car parking at the site in accordance with the National Planning Policy Framework and DPD2 (Development Management) Policy DM1.

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.

Informative

As this application has been made pursuant to Section 73 of the Town and Country Planning Act 1990, Community Infrastructure Levy (CIL) Regulation 128A applies. You are advised that in this instance there will be no CIL charge on this permission as there is no net increase in floorspace between the original permission and the S73 permission.

- 474 16/01738/FULH - 20 Second Avenue, Westcliff on Sea (Chalkwell Ward)**
Proposal: Erect two storey rear extension with Juliette balcony at first floor
Applicant: Mr R. Condon
Agent: Metson Architects Ltd

Planning permission GRANTED 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: TP-301-A

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

03 All new work to the outside of the building must match existing original work in terms of the choice of materials, method of construction and finished appearance. This applies unless differences are shown on the drawings hereby approved or are required by conditions to this permission.

Reason: To safeguard the visual amenities of the area, in accordance with National Planning Policy Framework (NPPF), DPD1 (Core Strategy) 2007 policy CP4, policy DM1 of Development Management Document DPD2 and SPD1 (Design and Townscape Guide).

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.

Informative

You are advised that as the proposed extension(s) to your property equates to less than 100sqm of new floorspace the development benefits from a Minor Development Exemption under the Community Infrastructure Levy Regulations 2010 (as amended) and as such no charge is payable. See www.southend.gov.uk/cil for further details about CIL.

475 16/01805/FUL - 11 Galton Road, Westcliff on Sea (Chalkwell Ward)
Proposal: Demolish existing garage and erect detached dwellinghouse with basement car parking on land adjacent 11 Galton Road, extend existing crossover and form additional crossover onto Galton Road
Applicant: Mr & Mrs Marriott
Agent: Knight Gratrix

DELEGATED to the Deputy Chief Executive (Place), Director of Planning and Transport and Group Manager for Planning and Building Control GRANT PLANNING PERMISSION provided that the public notification exercise raises no additional issues that would justify a different conclusion being reached, and 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: 010, 011, 012 and 13

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

03 The development hereby approved shall only be undertaken using the materials set out within the submitted plans unless otherwise agreed in writing by the Local Planning Authority.

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, DPD2 (Development Management) policy DM1, and SPD1 (Design and Townscape Guide).

04 Prior to the commencement of the development hereby approved details shall be submitted to and approved in writing of the means of constructing the retaining walls at each side of the proposed access to the basement garage. The details shall include details of the materials that shall be used and any forms of enclosure that will be erected at ground level. Subsequently the development shall only be undertaken using in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority. 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, DPD2 (Development Management) policy DM1, and SPD1 (Design and Townscape Guide).

05 The proposed second floor rooflights shall be a minimum of 2.7 metres above internal floor level (as shown on the plans hereby approved) unless otherwise agreed in writing by the local planning authority.

Reason: To protect the privacy and environment of people in neighbouring residential properties, in accordance with the NPPF, DPD1 (Core Strategy) 2007 policy CP4, Development Management DPD Policy DM1 and SPD1 (Design and Townscape Guide).

06 Notwithstanding the provisions of Classes A, B, C and D of Part 1 of Schedule 2 to the Town and Country Planning General Permitted Development Order 2015 (or any statutory modification or re-enactment or replacement thereof (as the case may be) for the time being in force), no extensions shall be erected at the site unless otherwise agreed in writing by the local planning authority.

Reason: To safeguard character and appearance of surrounding area in accordance with polices DM1 and DM5 of the Development Management DPD and policies KP2 and CP4 of the Core Strategy.

07 A scheme detailing how at least 10% of the total energy needs of the dwellinghouse will be supplied using on site renewable sources must be submitted to and agreed in writing by the Local Planning Authority and implemented in full prior to the first occupation of the dwellinghouse. This provision shall be made for the lifetime of the development.

Reason: In the interests of providing sustainable development in accordance with Policy KP2 of the Core Strategy (DPD1).

08 Prior to first occupation of the development hereby approved details of the water efficient design measures set out in Policy DM2 (iv) of the Development Management Document to limit internal water consumption to 105 litres per person per day (lpd) (110 lpd when including external water consumption), including measures of water efficient fittings, appliances and water recycling systems such as grey water and rainwater harvesting.

Reason: To minimise the environmental impact of the development through efficient use of water in accordance with the National Planning Policy Framework, DPD1 (Core Strategy) policy KP2, DPD2 (Development Management Document) policy DM2 and SPD1 (Design and Townscape Guide).

09 The dwelling hereby approved shall be built in accordance with Part M4(2) of the Building Regulations, as shown on the plans hereby approved, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the provision of dwellings that enable lifetime living, in accordance with policy DM8 of DPD2 (Development Management).

10 The dwelling hereby approved shall not be occupied until such time that the accesses shown at the application site (serving the proposed development) and on the land within the applicant's control (serving the existing dwelling of 11 Galton Road) have been installed and all hardstanding has been provided in accordance with the approved plans.

Reason: To ensure the provision of dwellings that enable lifetime living, in accordance with policy DM8 of DPD2 (Development Management).

11 Prior to the commencement of the development hereby approved, details of the means of protecting trees at and near the site during the construction process shall be submitted to and approved in writing by the Local Planning Authority. Subsequently, the development shall only be undertaken in full compliance with the approved scheme of tree protection.

Reason: In the interests of visual amenity and the character of the surrounding area and to ensure that the appearance of the building is suitably softened by landscaping. This is as set out in the National Planning Policy Framework (NPPF), DPD1 (Core Strategy) 2007 policy KP2 and CP4, DPD2 (Development Management) Policy DM1, and SPD1 (Design and Townscape Guide).

Informative

Please note that the development the subject of this application is liable for a charge under the Community Infrastructure Levy Regulations 2010 (as amended). Enclosed with this decision notice is a Community Infrastructure Levy (CIL) Liability Notice for the attention of the applicant and any person who has an interest in the land. This contains details including the chargeable amount, when this is payable and when and how exemption or relief on the charge can be sought. You are advised that a CIL Commencement Notice (CIL Form 6) must be received by the Council at least one day before commencement of development. Receipt of this notice will be acknowledged by the Council. Please ensure that you have received both a CIL Liability notice and acknowledgement of your CIL Commencement Notice before development is commenced. Most claims for CIL relief or exemption must be sought from and approved by the Council prior to commencement of the development. Charges and surcharges may apply, and exemption or relief could be withdrawn if you fail to meet statutory requirements relating to CIL. Further details on CIL matters can be found on the Council's website at www.southend.gov.uk/cil.

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.

- 476 14/00183/UNAU_B - 8 Leirim Avenue, Shoeburyness (West Shoebury Ward)**
Proposal: Without planning permission, the erection of a boundary enclosure adjacent to a highway which exceeds 1.0m in height.

Resolved: That NO FURTHER ACTION be taken in respect of this matter.

Chairman: _____