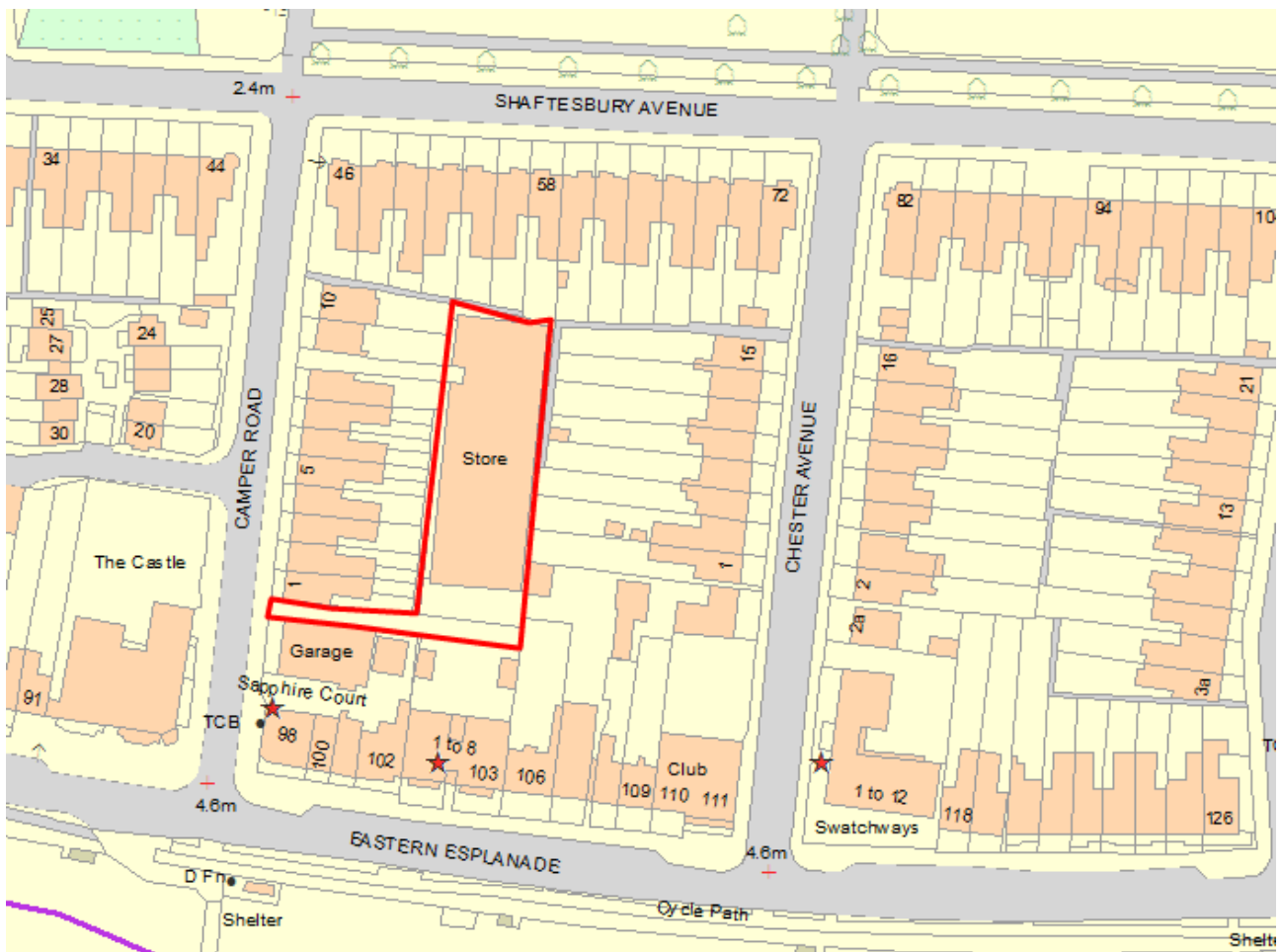


Reference:	16/01901/FUL	
Ward:	Thorpe	
Proposal:	Erect two storey side extension to form terraced house and layout parking	
Address:	1 Mayfair Place, Southend-On-Sea, Essex, SS1 2FR	
Applicant:	Stockvale Properties Limited	
Agent:	SKArchitects	
Consultation Expiry:	22.12.2017	
Expiry Date:	02.02.2017	
Case Officer:	Janine Rowley	
Plan Nos:	P01 Revision D; P04 Revision B; P05	
Recommendation:	GRANT PLANNING PERMISSION	



This application was deferred from the 8th February Development Control Committee as the applicant submitted amendments. The main change is that the width of the access adjacent to the boundary has been increased from 1.6m to 3.3m. This has been achieved by utilising the existing boundary wall. In addition, the Fire Service has removed its objection in relation to the access subject to the applicant installing sprinklers.

1 The Proposal

- 1.1 Planning permission is sought to erect a two storey side extension to an existing terrace to form a one bedroom terraced house and layout parking and amenity area.
- 1.2 The proposed dwelling is 3.7m wide x 8.8m deep x 8.2m high.
- 1.3 The internal floorspace equates to 58sqm and the internal layout will include a living room, kitchen and wc to the ground floor and a bedroom, study and bathroom to the first floor.
- 1.4 One parking space is proposed to the south together with a private amenity area of 36sqm.
- 1.5 The existing development allowed at appeal (11/00507/FUL, appeal reference app/2164587) was for the redevelopment of the site for 5 two storey dwellinghouses with associated amenity and parking. All the approved dwellinghouses have been completed.

2 Site and Surroundings

- 2.1 The site is occupied by five, two storey dwellinghouses with associated amenity space. The surrounding character is for a two storey properties to the north, east and west with larger flatted developments to the south.
- 2.2 To the north of the site are residential properties fronting Shaftesbury Avenue which have rear gardens backing onto the application site.
- 2.3 To the east and west of the site are residential properties fronting Chester Avenue and Camper Road whose rear gardens also back onto the application site.
- 2.4 To the south of the site is a shared right of way and access and beyond this is Thorpe Lodge which contains flats.
- 2.5 The area is generally residential in character, with some commercial uses fronting Eastern Esplanade.
- 2.6 The site is located within flood zone 3a (high probability of flooding).

3 Planning Considerations

- 3.1 The main considerations in relation to this application are the principle of the development, design, traffic and transportation and impact on residential amenity, flood risk sustainable construction and CIL issues.

4 Appraisal

Principle of Development

National Planning Policy Framework; DPD1 (Core Strategy) Policies KP1, KP2 and CP4; Development Management DPD2 policies DM1, DM6, DM3, DM7, and the Design and Townscape Guide SPD1 (2009).

Flood Risk

National Planning Policy Framework, Core Strategy Policy KP2

- 4.1 The site is located within Flood Zone 3a (high probability of flooding) and the applicant has submitted an FRA which considers risk of flooding, access and resilience measures.

- 4.2 Paragraph 103 of the NPPF states:

“When determining planning applications, local planning authorities should ensure flood risk is not increased elsewhere and only consider development appropriate in areas at risk of flooding where, informed by a site-specific flood risk assessment following the Sequential Test, and if required the Exception Test, it can be demonstrated that:

- within the site, the most vulnerable development is located in areas of lowest flood risk unless there are overriding reasons to prefer a different location; and*
- development is appropriately flood resilient and resistant, including safe access and escape routes where required, and that any residual risk can be safely managed, including by emergency planning; and it gives priority to the use of sustainable drainage systems.”*

- 4.3 The proposed site falls within the Central Seafront Area under Policy KP1 of the adopted Core Strategy. This area is promoted as an area for regeneration and growth. The preamble to KP1 notes there are limited options to achieve regeneration and growth within the borough and that development on flood plains would be considered. Policy KP1 directs development into the area in which the site falls. This policy was adopted following The Thames Gateway South Essex Partnership Strategic Flood Risk Assessment. A total of 550 new dwellings have been earmarked for the seafront area between 2001-2021. The proposal is therefore considered to pass the requirements of the sequential test. It is considered further development in the central seafront area is therefore acceptable in principle subject to a site specific investigation.

- 4.4 For the exceptions test to be passed it must be demonstrated that
- a) The development provides wider sustainability benefits to the community that outweigh flood risk
 - b) The development should be on developable, previously developed land

- c) A flood risk assessment must demonstrate that the development will be safe, without increasing flood risk elsewhere, and where possible, will reduce flood risk overall.

- 4.5 The proposal would provide sustainability benefits by resulting in a more efficient use of land. The site is also previously developed land. Parts A and B of the exceptions test of the NPPF are therefore, considered to be satisfied in this instance.
- 4.6 Part C of the exception test set out in in the NPPF, requires development to be safe. The Environment Agency advises that the safety of residents is reliant upon either evacuation prior to floodwater reaching the site or safe refuge, above the flood level.
- 4.7 In this instance the FRA submitted with the application has demonstrated that the site is defended to a level in excess of the 1 in 200 year tide level, however, including allowances for future climate change, over the lifetime of the development (100 years), the defences may overtop. The Modelling Report submitted has therefore analysed various scenarios which could occur in various flooding events.
- 4.8 The results show that where the defences remain intact; the site will not be affected by floodwater during the 1 in 200 year flood event. During the 1 in 1000 year 'extreme' event, the site would be inundated with floodwater to a depth of 1.7m, within 20 minutes. In this scenario, there would be no safe access/egress to the site and residents will require 'flood warning'. It is proposed to set floor levels for residential accommodation at 3.3m AOD at ground floor level. This is 300mm above the water surface elevation during the 1 in 200 year flood event where the defences remain intact. However, if the defences were to be breached in a 1 in 200 year flood event, the water surface elevation on site would be 4.9mAOD, with 2.2m of flood water surrounding the buildings. The Environment Agency has recommended first floor levels to be set to 6.2m AOD to address this issue. A flood evacuation plan is required by condition and the applicant will be advised to sign up to the Environment Agency's early flood warning service.

Residential development

- 4.9 Government guidance contained within the National Planning Policy Framework (NPPF) encourages effective use of land by re-using land that has been previously developed.
- 4.10 The site is situated on land currently to be used partly as communal amenity space and car parking serving the recent housing development (11/00507/FUL), which has been completed and is now occupied. The applicant constructed the parking layout differently to the approved scheme and has recently been granted planning permission to retain the parking bays to the southern pair of semi-detached dwellings under application 16/02061/FUL, by Development Control Committee on the 8th February 2017.
- 4.11 Policy DM3 of the Development Management Document DPD2 states that *"the Council will seek to support development that is well designed and that seeks to optimise the use of land in a sustainable manner responding positively to the local context and not leading to over-intensification. Any infill development will be resisted if it creates a detrimental impact on the living conditions and amenity of*

existing and future residents or neighbouring residents, conflict with the character or grain of the local area, result in a contrived and unusable garden space for existing and proposed dwellings or result in the loss of local ecological assets”.

- 4.12 Section 5.3 of the Design and Townscape Guide (SPD1) deals with infill development and it is stated:

“The size of the site together with an analysis of local character and grain will determine whether these sites are suitable for development. In some cases the site may be too small or narrow to accommodate a completely new dwelling (including useable amenity space and parking) and trying to squeeze a house onto the site would significantly compromise its design quality and be detrimental to neighbouring properties and local character. Unless an exceptional design solution can be found, infill development will be considered acceptable”.

- 4.13 Where such development is acceptable in principle, SPD1 states that it is important to draw strong references from surrounding buildings in terms of scale, frontage, materials and rhythm.
- 4.14 Each of the relevant points detailed in Policy DM3 of the Development Management Document DPD2 and the other relevant planning policies are discussed below. No objection is raised in principle to residential development in this location subject to the other detailed material planning considerations discussed in detail below.

Design and Impact on the Character of the Area

National Planning Policy Framework- Delivering a wide choice of high quality homes, Requiring good design; DPD1 (Core Strategy) policies KP2, CP4; DPD2 (Development Management Document) policy DM10 and Design and Townscape Guide SPD1 (2009)

- 4.15 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”.*
- 4.16 Policy KP2 of the Core Strategy requires all new developments respect the character and scale of the existing neighbourhood where appropriate. Policy CP4 of the Core Strategy states that development proposals will be expected to contribute to the creation of a high quality, sustainable urban environment which enhances and complements the natural and built assets of Southend.
- 4.17 Policy DM1 of the Development Management states that the Council will support good quality, innovative design that contributes positively to the creation of successful places. All developments should add to the overall quality of the area and respect the character of the site, its local context and surroundings in terms of its architectural approach, height, size, scale, form, massing, density layout, proportions, materials, townscape

- 4.18 The overall design and scale of the dwellinghouse has sought to replicate the pair of semi-detached properties to which it would be attached to in terms of its roof form, eaves alignment, fenestration and materials, which is welcomed.
- 4.19 The main entrance to the existing dwellings is via a footpath and landscaped area, where the proposed dwelling is sited. The width of the access to the dwelling has been increased from 1.6m to 3.3m and will now utilise the existing boundary wall and remove the boundary fence creating additional space. The front door serving the new dwelling will be located on the flank elevation facing the access providing an active frontage. The increased access width maintains sufficient separation distance between the dwelling and boundary maintaining a reasonable environment for existing and potential future occupiers. It is not considered the amended proposal would result in a poor quality residential environment as previously considered.

Living Standards for future occupiers

National Planning Policy Framework, Development Management Document policy DM8, The National Technical Housing Standards DCLG 2015 and Design and Townscape Guide (SPD1)

- 4.20 The internal floorspace of the proposed dwelling is 58sqm (1 bedroom 2 people). The current standards require 58sqm for a two storey 1 bedroom (2 people) dwellinghouse together with 1.5sqm of cupboard storage. Whilst it is noted there is a study to the first floor the size of the room has a width of 1.6m x 1.3m deep with an internal floor area of 2.6sqm. In accordance with the National Technical Housing Standards, in order to provide one bedspace, a single bedroom has a floor area of at least 7.5sqm and is at least 2.15m wide, which the study room fall short off it is unlikely to be used as a bedroom. All habitable rooms would benefit from sufficient daylight and outlook.
- 4.21 One of the core planning principles of the NPPF is that the planning system should *“always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings”*.
- 4.22 Policy DM8 of the Development Management Document DPD2 states that all new dwellings must make provision for useable private outdoor amenity space for the enjoyment of intended occupiers; for flatted schemes this can take the form of a balcony or semi-private communal amenity space.
- 4.23 Whilst the Council’s Design and Townscape Guide states:
- “Outdoor space significantly enhances the quality of life for residents and an attractive useable garden area is an essential element of any new residential development”*.
- 4.24 The proposed dwellinghouse will have access to an amenity area to the south equating to 36sqm, which is small but considered sufficient useable space for potential future occupiers as the dwelling will not be used for family accommodation and therefore no objection is raised on this basis.

- 4.25 The increased access width between the boundary wall and new dwellinghouse is considered acceptable resulting environment for future occupiers and existing occupiers of the dwellinghouses to the rear of the site.

Traffic and transportation

National Planning Policy Framework; DPD1 (Core Strategy) policies KP2, CP4, CP3; policy DM15 of the DPD2 (Development Management Document) and the Design and Townscape Guide SPD1.

- 4.26 The existing site is accessed from a road serving a number of properties to the rear of Camper Road. The principle of residential use in this location has been previously accepted, given the 5 dwellings constructed following the appeal allowed under application 11/00507/FUL. The current development was allowed prior to the adoption of the Development Management Document DPD2 and each dwelling has 1 parking space in accordance with policy at that time. Policy DM15 of the Development Management Document DPD2 has since been adopted and requires at least two parking spaces to be provided per dwellinghouse in this location. However, on balance, taking into account that this will be a one bedroom dwellinghouse no objection is raised to the parking provision of only one space in this instance.

Impact on residential amenity

National Planning Policy Framework, Development Management DPD2 policy DM1, Core Strategy Policies KP2 and CP4, Development Management Document DPD2 policy DM1 and the Design and Townscape Guide (SPD1)

- 4.27 Policy DM1 of the Development Management Document states that any new development should protect the amenity of the site, immediate neighbours, and surrounding area, having regard to privacy, overlooking, outlook, noise and disturbance, visual enclosure, pollution, and daylight and sunlight. Paragraph 343 of SPD1 (under the heading of Alterations and Additions to Existing Residential Buildings) states, amongst other criteria, 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.
- 4.28 The proposed dwelling will be sited 9.3m in front of the existing terraced block to the north of the site. This is the same relationship as the existing dwellings in the terrace have and has been previously found acceptable. The nearest residential property to the west of the site (properties in Camper Road) is 12m. It is not considered the proposed dwellinghouse will be overbearing nor result in loss of daylight to the amenities of adjacent residential occupiers.

Sustainable Construction

National Planning Policy Framework; DPD2 (Development Management) policy DM2, DPD1 (Core Strategy) policy: KP2 and the Design and Townscape Guide SPD1.

- 4.29 Policy KP2 of the Core Strategy states:

“All development proposals should demonstrate how they will maximise the use of

renewable and recycled energy, water and other resources. This applies during both construction and the subsequent operation of the development. At least 10% of the energy needs of new development should come from on-site renewable options (and/or decentralised renewable or low carbon energy sources), such as those set out in SPD 1 Design and Townscape Guide”.

- 4.30 The provision of renewable energy resources should be considered at the earliest opportunity to ensure an intrinsic design. In this instance the applicant has indicated that photovoltaic panels will be used to meet the requirement of policy KP2 of the Core Strategy and further details can be sought if this application is deemed acceptable.
- 4.31 Policy KP2 of the Core Strategy DPD1 requires the need for all new development to incorporate SUDs to enable surface water attenuation for the site. No details have been submitted at this time however, if the application is deemed acceptable a suitable condition can be imposed.
- 4.32 Policy DM2 of the Development Management Document part (iv) requires water efficient design measures that limit internal water consumption to 105 litres per person per day (lpd) (110 lpd when including external water consumption). Such measures will include the use of water efficient fittings, appliances and water recycling systems such as grey water and rainwater harvesting. Whilst details have not been submitted for consideration at this time, this can be dealt with by condition if the application is deemed acceptable.

Contamination

National Planning Policy Framework, Policy DM14 of the Development Management Document DPD2

- 4.33 Concerns have been raised in relation to contamination matters however, if this scheme is deemed acceptable conditions can be imposed to ensure full investigative details and relevant certificates are submitted.

Community Infrastructure Levy (CIL) Charging Schedule.

- 4.34 This application is CIL liable and there will be a CIL charge payable. Section 143 of the Localism Act 2011 states that any financial sum that an authority has received, will, or could receive, in payment of CIL is a material 'local finance consideration' in planning decisions. CIL is payable on net additional gross internal floorspace. The proposed development will result in 58sqm of residential floorspace (£22 per sqm zone 3). The proposed development will therefore, result in a CIL liability of approximately £1276.00.

Other Matters

- 4.35 It is noted that given the limited size of the plot and buildings, any alterations/extension of the dwellings allowed by the General Permitted Development Order or any order revoking and re-enacting that Order with or without modification, may result in unacceptable living conditions of the future occupiers (i.e. should the rear amenity space would be significantly reduced by a rear extension) or impact on the neighbouring properties (i.e. increased overlooking

from dormer windows). For this reason it is considered reasonable that permitted development rights for the proposed dwellinghouse be removed from this proposal if the application is deemed acceptable.

- 4.36 The Essex Fire Service has removed their previous objection as the applicant has now confirmed the development will include installation of a sprinkler protection system and the access has been considerably widened which would allow equipment access for firefighting purposes.

Conclusion

- 4.37 The dwelling meets the sequential and exceptions test and there is no objection in principle to a house in this location. The elevational design and scale relates to the existing dwellinghouses and is compatible with the character and appearance of the area. Subject to the use of high quality materials and detailing, it is considered that this proposal should be compatible with the character of the surrounding area. The proposal in terms of its layout and amenity space will provide an acceptable living standard for future occupiers and adequate parking is provided. The amenities of adjacent occupiers are adequately protected, also access for fire fighting.

5 Planning Policy Summary

- 5.1 National Planning Policy Framework 2012
- 5.2 Development Plan Document 1: Core Strategy Policies KP1 (Spatial Strategy), KP2 (Development Principles), CP3 (Transport and Accessibility), CP4 (The Environment and Urban Renaissance), CP8 (Dwelling Provision)
- 5.3 Development Plan Document 2: Development Management Document Policies DM1 (Design Quality), DM2 (Low carbon development and efficient use of resources), DM3 (The Efficient and effective use of land), DM8 (Residential Standards), DM14 (Environmental Management), DM15 (Sustainable Transport Management)
- 5.4 SPD1 Design & Townscape Guide 2009

6 Representation Summary

Design and Regeneration

- 6.1 No comments.

Traffic and Transportation

- 6.2 One parking space is proposed, which is considered acceptable taking into account the location of the site with access to public transport and cycle routes.

Environmental Health

- 6.3 A number of site investigation reports have been provided in relation to the above site. The Desktop Summary recommends that multiple samples were taken across the site, a regime of landborne gas monitoring was to be undertaken and it highly

recommended that a geotechnical investigation was carried out due to high levels of infilled and made up ground.

It is unclear from the Factual Report and the Trentside Report submitted if these recommendations were undertaken. Further verification that the recommendations within the desktop study have been implemented shall be dealt with by condition including the list of recommendations contained within the report during the redevelopment of this site **[Officer Comment: The above matters relate to the wider site and it is considered the adequate decontamination of the application site can be achieved by condition if this application is deemed acceptable].**

Environment Agency

- 6.4 Our maps show the site lies in tidal Flood Zone 3a defined by the 'Planning Practice Guidance: Flood Risk and Coastal Change' as having a high probability of flooding. The proposal is for the construction of a residential dwelling, classified as 'more vulnerable' in Table 2: Flood Risk Vulnerability Classification of the Planning Practice Guidance. To comply with national policy the application is required to pass the Sequential and Exception Tests and be supported by a site specific FRA.

If you are satisfied that the application passes these tests and will be safe for its lifetime, we request the following conditions are included if permission is granted:

Conditions

1. Ground floor levels shall be provided at minimum level of 3.3mAOD
2. First floor levels shall be provided at a minimum level of 6.2mAOD

Reasons

To minimise the impact of flooding upon the building and to provide refuge above the flood level during the extreme flood event.

To assist you in making an informed decision about the flood risk affecting this site, the key points from the FRA are provided in an appendix.

Essex Fire Service

- 6.5 No objections.

It is the responsibility of anyone carrying out building work to comply with the relevant requirements of building regulations to ensure the proposal complies with section 13 of Building (Approved Inspectors) Regulations 2010 (as amended)

The architect or applicant is reminded that additional water supplies for fire fighting maybe necessary for this development.

Automatic Water Suppression Systems should be installed.

Public Consultation

6.6 A site notice was displayed on the 19th December 2016 and neighbours notified of proposal. 5 letters of representation have been received stating:

- Parking will be restricted and is already insufficient for households;
- Both developments wrongly assume visitors will not go to the dwellings;
- The only pedestrian access to Mayfair Place is via the access road, which is used for both vehicles and pedestrians, which is already very dangerous;
- Lack of sunlight;
- Overlooking and loss of privacy;
- Noise levels will increase;
- Traffic and parking would need to be managed;
- It is not clear how long the development will take;
- At present each dwelling has two spaces and 1 parking space is not sufficient **[Officer Comment: The appeal allowed relating to application 11/00507/FUL was considered acceptable with one space per dwelling. This proposal is for a one bedroom property and therefore on balance taking into account the location of the site with access to public transport no objection is raised by the Councils Highway Officer];**
- Emergency vehicles will not be able to access the properties to the rear of the site;
- The foundations are already in for this new building when the other properties were constructed;
- Some 30 vehicles already use the access from Camper Road to the area of this development. The likelihoods of accidents would also increase.
- This proposal looks like an interesting way to get two bedrooms in

7 Relevant Planning History

- 7.1 2011 – A planning application (11/00507/FUL) to demolish an existing storage building and erect 5, two storey dwellings was refused planning permission. A subsequent appeal was allowed.
- 7.2 2013- Application to vary condition 2 (the development hereby permitted shall be carried out in accordance with the approved plans) allowed on appeal dated 14th March 2012 to request amendment to building footprint. Granted (13/01753/FUL).
- 7.3 2017- Replace plan 151-02-13 2, 151-02-13 P01 with 151-02-13 2A, 151-02-13 P01B to amend parking layout (Variation of conditions 2 and 4 of planning application 13/01753/FUL dated 17/02/14) (retrospective) (16/02061/FUL)

8 Recommendation

8.1 **Members are recommended to GRANT PLANNING PERMISSION 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: P01 Revision D; P04 Revision B; P05.**

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

- 03 The ground floor levels shall be provided at minimum level of 3.3m AOD.**

Reason: To minimise the impact of flooding upon the building and to provide refuge above the flood level during the extreme flood event in accordance with the National Planning Policy Framework and policy KP2 of the Core Strategy.

- 04 The first floor levels shall be provided at a minimum level of 6.2m AOD**

Reason: To minimise the impact of flooding upon the building and to provide refuge above the flood level during the extreme flood event in accordance with the National Planning Policy Framework and policy KP2 of the Core Strategy.

- 05 No development shall take place until a site investigation of the nature and extent of land contamination has been carried out in accordance with a methodology which has previously been submitted to and approved in writing by the local planning authority. The results of the site investigation shall be made available to the local planning authority before any development begins. If any contamination is found during the site investigation, a report specifying the measures to be taken to remediate the site to render it suitable for the development hereby permitted shall be submitted to and approved in writing by the local planning authority. The site shall be remediated in accordance with the approved measures before development begins. If, during the course of development, any contamination is found which has not been identified in the site investigation, additional measures for the remediation of this source of contamination shall be submitted to and approved in writing by the local planning authority. The remediation of the site shall incorporate the approved additional measures.**

Reason: To ensure that any contamination on the site is identified and treated so that it does not harm anyone who uses the site in the future, and to ensure that the development does not cause pollution to DPD2 (Development Management document) policy DM14.

- 06 Prior to the commencement of the development hereby approved, details of the external materials to be used in the construction of the dwelling shall be submitted to and approved in writing by the Local Planning Authority. Only the approved materials shall subsequently be used in the construction of the dwelling hereby approved 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).

- 07** The dwelling shall not be occupied until the parking has been laid out, in accordance with the approved plans, such provision shall be permanently reserved for the parking of vehicles of occupiers and callers to the property and not used for any other purpose whether or not permitted by the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking or re-enacting that Order).

Reason: To ensure that satisfactory off-street car parking is provided for occupants of the new dwelling and in the interests of residential amenity and highway efficiency and safety, in accordance with the National Planning Policy Framework (NPPF), DPD1 (Core Strategy) 2007 policy KP2, CP3, policy DM15 of the Development Management Document and SPD1 (Design and Townscape Guide).

- 08** The first floor level windows to the west elevation of the dwelling hereby approved shall be fitted with obscured glazing (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. The obscured glazing shall be retained at all times 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, DPD2 (Development Management) Policy DM1 and SPD1 (Design and Townscape Guide).

- 09** Prior to occupation of the dwellinghouse hereby approved details of the refuse storage and cycle storage, shall be submitted to and agreed in writing by the local planning authority, shall be installed in accordance with the approved details and be permanently retained thereafter.

Reason: To protect the environment and to ensure adequate waste and cycle storage in the interests of highway safety, visual and residential amenity and general environmental quality in accordance with the National Planning Policy Framework, DPD1 (Core Strategy) 2007 policy KP2 and CP4, and DPD2 (Development Management Document) policies DM8 and DM15.

- 10 No development shall take place until full details of both hard and soft landscape works, including the trees to be retained on the western boundary have been submitted to and approved in writing by the local planning authority and the approved hard landscaping works shall be carried out prior to first occupation of the development and the soft landscaping works within the first planting season following first occupation of the development, unless otherwise agreed in writing by the local planning authority. These details shall include, for example:-**
- i proposed finished levels or contours;**
 - ii. means of enclosure, including any gates to the car parks;**
 - iii. car parking layouts;**
 - iv. other vehicle and pedestrian access and circulation areas;**
 - v. hard surfacing materials;**
 - vi. minor artefacts and structures (e.g. street furniture, loggia, bollards, play equipment, refuse or other storage units, signs, lighting, etc.)**
- This shall include details of details of the number, size and location of the trees, shrubs and plants to be planted together with a planting specification, details of the management of the site, e.g. the uncompacting of the site prior to planting, the staking of trees and removal of the stakes once the trees are established, details of measures to enhance biodiversity within the site and tree protection measures to be employed during demolition and construction.**

Reason: In the interests of visual amenity and the amenities of occupiers and to ensure a satisfactory standard of landscaping pursuant to Policy DM1 of the Development Management DPD and Policy CP4 of the Core Strategy DPD1

- 11 A Landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, shall be submitted to and approved by the local planning authority prior to the occupation of the development. The landscape management plan shall be implemented as approved.**

Reason: In the interests of visual amenity and the amenities of occupiers and to ensure a satisfactory standard of landscaping pursuant to Policy DM1 of the Council's Development Management DPD and Policy CP4 of the Core Strategy DPD1.

- 12 The existing boundary fence shall be removed and full details of the boundary wall shall be submitted and agreed in writing by the local planning authority. The boundary treatment shall be implemented as approved and retained in perpetuity.**

Reason: In the interests of the character and amenity of the area in accordance with NPPF; DPD1 (Core Strategy) 2007 policy KP2 and CP4; DPD2 (Development Management Document) policy DM1.

- 13** Prior to 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).

- 14** Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, 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 and E.

Reason: To protect the privacy and environment of people in neighbouring residential properties and ensure sufficient amenity space is retained for future occupiers pursuant to DPD1 (Core Strategy) 2007 policy CP4, DPD2 (Development Management Document) policy DM1, and SPD1 (Design and Townscape Guide).

- 15** The development hereby approved shall be carried out in a manner to ensure the houses comply with building regulation M4 (2) 'accessible and adaptable dwellings'.

Reason: To ensure the residential units hereby approved provides high quality and flexible internal layouts to meet the changing needs of residents in accordance with National Planning Policy Framework, DPD1 (Core Strategy) policy KP2, DPD2 (Development Management Document) policy DM2 and SPD1 (Design and Townscape Guide).

- 16** Construction and demolition shall only take place between 0730 and 1800 Monday to Friday 0800 and 1300 Saturday and not at all on Sundays or Bank Holidays.

Reason: In the interests of the character and amenity of the area in accordance with NPPF; DPD1 (Core Strategy) 2007 policy KP2 and CP4; DPD2 (Development Management Document) policy DM1.

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

- 1 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.