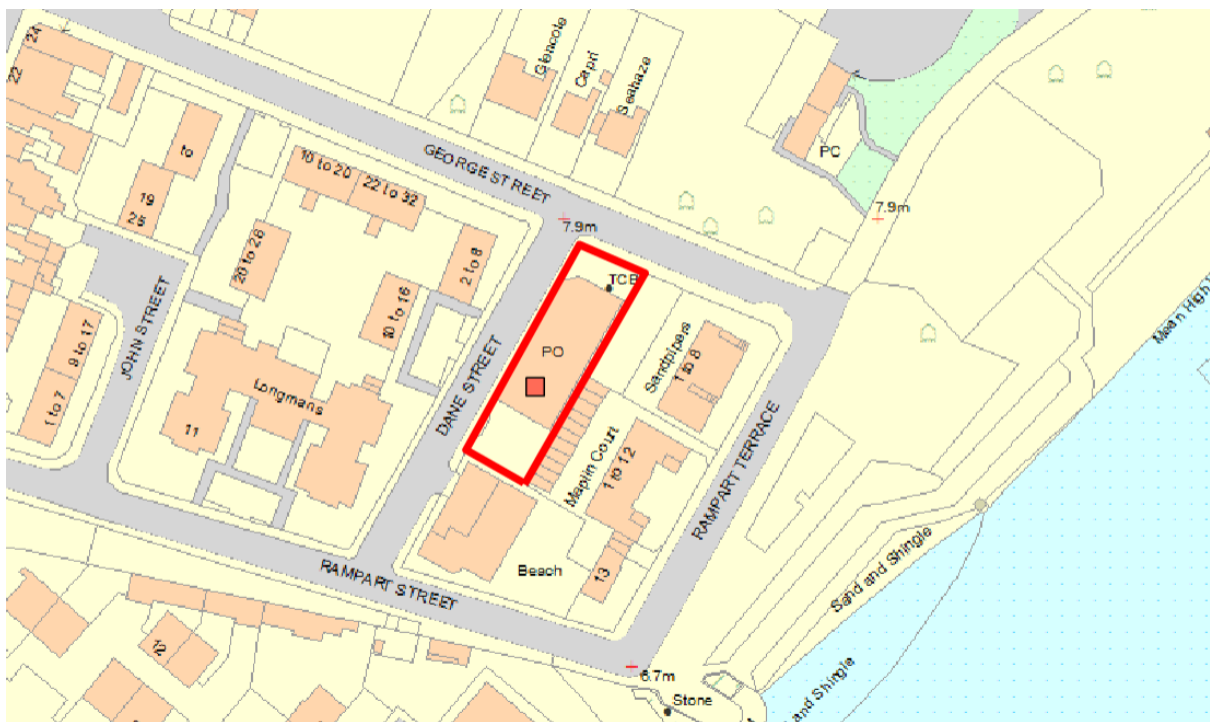


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|-----------------------------|---|--|
| Reference: | 17/00297/OUT | |
| Ward: | Shoeburyness | |
| Proposal: | Demolish existing building and erect block of 9 self-contained flats (Outline) | |
| Address: | Shoeburyness Sorting Office, George Street, Shoeburyness, Southend on Sea, Essex | |
| Applicant: | Telereal Trillium | |
| Agent: | Liam Russell Architects Limited | |
| Consultation Expiry: | 24.03.2017 | |
| Expiry Date: | 25.04.2017 | |
| Case Officer: | Janine Rowley | |
| Plan Nos: | 1278-PA-001 Revision A-Existing site plans; 1278-PA-014 Elevations-East Elevation; 1278-PA-010 Proposed site plan | |
| Recommendation: | GRANT OUTLINE PLANNING PERMISSION | |



1 The Proposal

- 1.1 The application seeks outline planning permission, with all matters reserved, for the demolition of the existing building and erection of a block of 9 self-contained flats. As all matters are reserved, all that is able to be considered is the principle of the proposed development and the plans that have been submitted should be considered to be indicative.
- 1.2 The site currently contains a single storey building previously used as a Royal Mail sorting office. The existing building measures 13.3m wide x 32m deep x 4.7m-7.2m high. The vehicle access to the site is via a Dane Street.
- 1.3 The indicative proposed dwelling mix would be 3 x 1 bedroom units and 6 x 2 bedroom units.
- 1.4 Indicative plans show that the development would provide amenity space and landscaping to the north, west and south of the building. A parking area for 9 cars is shown to the south of the site utilising the existing vehicle access from Dane Street.
- 1.5 It should be noted a previous application 16/00930/FUL was sought to demolish the existing building and erect a three storey block of 9 flats. The application was refused for the following reasons:
 1. *“The proposed development by reason of the quantum and position of the built form and detailed design would result in a development out of keeping within the streetscene to the detriment of the appearance and character and appearance of the area contrary to the National Planning Policy Framework; Policies KP2 and CP4 of the Core Strategy; Policy DM1 of the Development Management Document DPD2 and advice contained within the adopted Design and Townscape Guide (SPD1)”.*
 2. *“The proposed development due to its height and position in relation to Maplin Court to the east of the site would result in an overbearing dominant form resulting in loss of light contrary to the National Planning Policy Framework, Policy CP4 of the Core Strategy, Policy DM1 of the Development Management Document and the Design and Townscape Guide”.*
 3. *“The proposal, by reason of the limited internal size of the unit of the 1 bedroom unit in Block ‘A’, would result in cramped living conditions, all bedrooms serving the 9 flats would be high level resulting in a contrived window arrangement resulting in poor outlook and limited daylight and lack of amenity space for all future occupants. This is indicative of overdevelopment of the site. This is contrary to the NPPF, policies KP2 and CP4 of the Core Strategy, policy DM8 of the Development Management DPD2 and National Housing Standards 2015”.*

- 1.6 The main difference from the previously refused application is this application is now outline, whereby all matters including access, layout, landscaping, appearance and scale are reserved for future consideration. Notwithstanding the reasons above, this application solely relates to whether the principle of 9 flats in this location is acceptable and the drawings submitted should be considered to be indicative.

2 Site and Surroundings

- 2.1 The site is located on the corner off George Street and Dane Street including a single storey building. The streetscene is characterised by two storey residential properties to the north and west of the site. To the east and south of the site are three storey flatted properties with undercroft parking.
- 2.2 The site is not designated within the Development Management Document 2015 and lies adjacent to flood risk zone 3 (to the east of the site).

3 Planning Considerations

- 3.1 The key considerations are the principle of the development, design and impact on the character of the area, the amenities of neighbouring and proposed residents, highway implications, sustainable construction matters and Community Infrastructure Levy considerations.

4 Appraisal

Principle of the Development

The National Planning Policy Framework, DPD1 (Core Strategy) policies KP1, KP2, CP1, CP2, CP4 and CP8; DPD2 (Development Management) policies DM1, DM3, DM7, DM8, DM10, DM11.

- 4.1 The site is located on land that has been previously developed. 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”*
- 4.2 The existing site is currently vacant and previously used as a postal sorting office and has been vacant since August 2014. The site is not designated by the Development Management Document for any specific use.
- 4.3 Policy CP1 of the Core Strategy states that permission will not normally granted for development proposals that involve the loss of existing employment land unless it can be clearly demonstrated that the proposals will contribute to the objective of regeneration of the local economy in other ways, including significant enhancement of the environment, amenity and condition of the local area.

4.4 Part 5 of policy DM11 of the Development Management Document DPD2 goes on to state:

“Outside the Employment Areas (Policy Table 8), proposals for alternative uses on sites used (or last used) for employment purposes, including sites for sui-generis uses of an employment nature, will only be permitted where it can be demonstrated that:

- (i) it will no longer be effective or viable to accommodate the continued use of the site for employment purposes***; or*
- (ii) Use of the site for B2 or B8 purposes gives rise to unacceptable environmental problems.*

It will need to be demonstrated that an alternative use or mix of uses will give greater potential benefits to the community and environment than continued employment use”.

4.5 Appendix 4 part c of the Development Management Document states:

“The appraisal will set out an analysis identifying the advantages and limitations of the site or premises in question to accommodate employment uses. For each limitation that is identified, a justification should be provided as to why it could not be overcome having regard to the introduction of alternative employment uses, general investment or improvements, or through competitive rental levels.

In addition, the appraisal should include, but is not limited to, the following analysis:

- 1. The relevant national, regional, local planning and economic policy context;*
- 2. The quality of the buildings/ site;*
- 3. The accessibility of the site and its ability to serve a range of employment uses having regard to private and public transport; and*
- 4. Any constraints that will limit the future use of the site or premises for employment uses.*

Additional marketing and market demand information, reflecting Part A and/ or Part B as set out above, may be used to support the appraisal.

Comparison with other employment sites or areas within the locality should discuss issues that are relevant to the site or premises”.

4.6 This application is accompanied by a planning statement, which provides an overview of the historic records relating to this site. The previous use of the building was a post office sorting office. The applicant states the Royal Mail delivery office was vacated in February 2014 (4130sq ft) and a post office was run in the remainder of the building (520sqft). The applicant contends the site is not currently in use as the commercial viability of the site is limited given the predominantly residential location. The delivery office has been marketed on behalf of Royal Mail via BNP Paribas.

4.7 Paragraph 22 of the NPPF states that alternative uses should be encouraged on non-viable employment sites and states that:

“Planning policies should avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose. Land allocations should be regularly reviewed. Where there is no reasonable prospect of a site being used for the allocated employment use, applications for alternative uses of land or buildings should be treated on their merits having regard to market signals and the relative need for different land uses to support sustainable local communities”.

4.8 The applicant contends 4130sqft of the building has been vacant since February 2014 and the 520sqft of the floorspace was run as a post office until 30th April 2016. A supporting letter from Savills has been submitted for consideration stating the site has been marketed for rent. Their letter confirms there have been limited enquiries to convert the building. It is suggested that the vehicle movements and noise generated would not have been acceptable in relation to the surrounding residents. In addition, the location of the site in Shoebury and links to the area together with the site configuration is unacceptable. In terms of marketing, the letter goes on to state the to let boards have been erected on the premises together with appearing on their website, rightmove and EGI providing both local, national and international advertising. The marketing agent confirms that the property does not suit modern day industrial purposes; access is a problem and unloading is challenging. The letter goes on to state that there are an abundance of sites of similar size available locally, which would be more cost effective and attractive to commercial operators within central Southend or other industrial estate areas.

4.9 In light of the above, officers are satisfied that the applicant has demonstrated that the site has no realistic prospect being used for commercial use in the medium term and therefore satisfies (i) part 5 of policy DM11 Development Management Document and the principle of demolishing the existing building is considered acceptable, indeed this was previously accepted under application 16/00930/FUL.

4.10 In relation to part 5 (ii) of policy DM11 of Development Management the supporting statement states the buildings on site are poor quality and a number of extensive works would be required to enhance the attraction of potential future occupiers. There is also at present an area of servicing and parking to the rear of the building accessed from Dane Street, which is of poor quality. The applicant contends the site is bounded by residential development and therefore and that the proposed development would be more compatible with the surrounding area more appropriate. It is considered that in this instance, the applicant has demonstrated that in terms of the condition of the buildings on site and their impact on the character and appearance of the area an alternative use for residential dwellings would give greater potential benefits to the community and environment through the reduction of noise and disturbance and a introduction of use more akin to the surrounding area.

4.11 The identified need for residential units in this location is also a material consideration in reaching this view as set out by the Core Strategy policy CP8 promotes new homes in Shoeburyness.

- 4.12 Taking the above into account, subject to the detailed considerations that will be undertaken below or under the terms of reserved matters applications, it is considered that no objection should be raised to the principle of residential development at this site.

Design and Impact on the Character of the Area:

The National Planning Policy Framework; DPD1 (Core Strategy) policies KP2 and CP4; DPD2 (Development Management) policies DM1 and DM3 and the Design and Townscape Guide.

- 4.13 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 DM1 and DM3 of the Development Management DPD 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.
- 4.14 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.
- 4.15 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”*.
- 4.16 The application seeks outline planning permission with all matters reserved and as such the plans that have been submitted with regards to the scale, layout and appearance of the proposed development are indicative. However, if it is clear that it would be entirely unfeasible or impossible to undertake a development in any form due to its visual impact, it is considered reasonable to establish this (and refuse permission) under the terms of an outline application.
- 4.17 The original post office building at the junction of George Street and Dane Street is a simple red brick building with arched windows and a mansard style roof. It has been extended significantly to the rear facing Dane Street. It is not an unattractive building but is rather understated in the streetscene and its character has been eroded by the large extension at the rear. It is not considered that this proposal has sufficient heritage value to warrant its retention and therefore there is no objection in principle to the loss of thus building and redevelopment of this site. It is noted that the principle of demolition was considered acceptable under application 16/00930/FUL.

- 4.18 The character of the surrounding area along Dane Street is characterised by two storey flatted blocks to the west of the site and a three storey flatted block to the south both with undercroft parking. To the northwest of the site along George Street are two storey dwellinghouses and the character to the east of the site is three storey flatted blocks fronting Rampart Terrace including Sandpipers and Maplin Court. The flatted block indicatively shown on the submitted plans would be of a height and form that would not be materially at odds with the three storey flatted blocks to the south and east of the site. Therefore, it is considered that the broad principle of forming a three storey building, could be found acceptable under the terms of reserved matters application. The proposed development would not be so out-of-keeping with the character of the surrounding area that it would be reasonable to refuse an outline planning application where the matters of scale, layout and appearance are reserved for future consideration. This should not be interpreted as support for the scale, layout or appearance of the development that is shown on the indicative plans, but as an acknowledgement that there is a chance that a development could be proposed in a visually acceptable manner.
- 4.19 Based on the indicative plans, it is considered that there would be a number of matters that will require further attention when an application for reserved matters is submitted. This includes the need for provision of replacement landscaping at the frontage of the site with particular reference to the north and west of the site along George Street and Dane Street, the provision of suitable boundary enclosures and the design of the proposed building itself. The building line has been respected, which is welcomed and to the ensure the development does not appear unduly prominent the inclusion of balconies and porches will need to be carefully considered as this could lead to undue prominence in the streetscene. However, whilst it is appropriate to note flag these potential concerns to the applicant through the use of an informative, it is considered that the application for outline planning permission should not be refused on those grounds as these matters should be given full consideration under the terms of an application for Reserved Matters approval.

Traffic and Transport Issues

The National Planning Policy Framework; DPD1 (Core Strategy) policies KP2, CP4; DPD2 (Development Management) Policies DM1, DM3 and DM15

- 4.20 Policy DM15 states that each flat should be served by one parking space which would therefore require the total provision of at least nine parking spaces at the site. The indicative plans demonstrate that this standard can be met by the proposed development which is shown as being served by nine parking spaces. In terms of parking space provision, the proposal shown on the submitted plans would accord with the abovementioned standards and as such no objection should be raised to the proposal on the grounds of parking provision.
- 4.21 The existing vehicle access point will be maintained and it is therefore considered that there is reasonable prospect that an application relating to the Reserved Matter of access will be acceptable.
- 4.22 Cycle parking at the site will be secured through the imposition of a condition.

Impact on Residential Amenity:

The National Planning Policy Framework; DPD1 (Core Strategy) Policies KP2 and CP4, DPD2 (Development Management) Policies DM1 and DM3 and the Design and Townscape Guide.

- 4.23 Policies DM1 and DM3 of the Development Management DPD and CP4 of the Core Strategy refer to the impact of development on surrounding occupiers. High quality development, by definition, should provide a positive living environment for its occupiers whilst not having an adverse impact on the amenity of neighbours. Protection and enhancement of amenity is essential to maintaining people's quality of life and ensuring the successful integration of proposed development into existing neighbourhoods. Amenity refers to well-being and takes account of factors such as privacy, overlooking, outlook, noise and disturbance, the sense of overbearing, pollution and daylight and sunlight. A proposed development will need to consider its potential impact upon neighbouring properties and the surrounding area. DM DPD1, policy DM1 requires that all development should (inter alia):

“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;”

- 4.24 The neighbouring property to the south is a three storey flatted development named 'Beach Court'. It is not considered the proposed development will have an adverse impact on the amenities of existing occupiers to an extent that would warrant a refusal of planning permission taking into account the separation distance and windows to the flank elevation of Beach Court appear to serve non-habitable rooms. There is also sufficient separation distance from the amenities of the flats to the west of the site, which are located in excess of 18m to ensure that the amenities of occupiers are not adversely affected to a degree which would justify a refusal of planning permission.
- 4.25 To the east of the boundary the indicative drawings show the building will be located between 2m x 3.7m due to projections away from the boundary abutting Sandpipers and Maplin Court. There is an overall separation of 16.6m to the rear of Sandpipers and 14.1m to Maplin Court. It is not considered the proposal will be overbearing, result in loss of light, nor overlooking to the amenities enjoyed by existing occupiers at Sandpipers or Maplin Court given the overall separation distance. This should not be interpreted as a determination that the proposal shown is acceptable, but that there is a reasonable prospect that a development could be undertaken without causing material harm to residential amenity.
- 4.26 Taking into account the existing opening hours and associated servicing and deliveries to the existing post office unit, the 9 flats will result in less noise and disturbance and traffic movements, than the existing use.

Living Conditions for Future Occupiers

National Planning Policy Framework 2012, Technical Housing Standards 2015, DPD1 (Core Strategy) Policies KP2 and CP4, DPD2 (Development Management) Policies DM1, DM3 and DM8 and SPD1

4.27 Paragraph 17 of the NPPF states that “*planning should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings*”. It is considered that most weight should be given to the Technical Housing Standards that have been published by the government which are set out as per the below table:

- Minimum property size for a 1 bedroom (2 bed space) flat shall be 50 square metres and 2 bedrooms (3 bed spaces) 61 square metres and 2 bedrooms (4 bed spaces) 70 square metres
- Bedroom Sizes : The minimum floor area for bedrooms to be no less than 7.5m² for a single bedroom with a minimum width of 2.15m² ; and 11.5m² for a double/twin bedroom with a minimum width of 2.75m or 2.55m in the case of a second double/twin bedroom.
- Floorspace with a head height of less than 1.5 metres should not be counted in the above calculations unless it is solely used for storage in which case 50% of that floorspace shall be counted.
- A minimum ceiling height of 2.3 metres shall be provided for at least 75% of the Gross Internal Area.

Weight should also be given to the content of policy DM8 which states the following standards in addition to the national standards.

- Provision of a storage cupboard with a minimum floor area of 1.25m² should be provided for 1-2 person dwellings. A minimum of 0.5m² storage area should be provided for each additional bed space.
- Amenity: Suitable space should be provided for a washing machine and for drying clothes, as well as private outdoor amenity, where feasible and appropriate to the scheme.
- Storage: Suitable, safe cycle storage with convenient access to the street frontage.
- Refuse Facilities: Non-recyclable waste storage facilities should be provided in new residential development in accordance with the Code for Sustainable Homes Technical Guide and any local standards. Suitable space should be provided for and recycling bins within the home. Refuse stores should be located to limit the nuisance caused by noise and smells and should be provided with a means for cleaning, such as a water supply.

- Working: Provide suitable space which provides occupiers with the opportunity to work from home. This space must be able to accommodate a desk and filing/storage cupboards.

- 4.28 This matter would be fully assessed under the terms of the reserved matter of 'layout' and therefore this application for outline planning permission should not be refused on that ground.
- 4.29 An area of amenity space has been indicatively shown to the east and south of the site, which would be able to serve the proposed flats. Although not detailed at this stage, it is considered that there is scope for adequate communal amenity space to be provided to serve the proposed flats taken together with the inclusion of balconies.
- 4.30 Policy DM8 states that developments should meet the Lifetime Homes Standards unless it can be clearly demonstrated that it is not viable and feasible to do so. Lifetime Homes Standards have been dissolved, but their content has been incorporated into Part M of the Building Regulations and it is considered that these standards should now provide the basis for the determination of this application. If approved, a condition should be added to require that it would be necessary to comply with these standards.

Sustainable Construction

NPPF, Core Strategy Policy KP2, Development Management Document policy DM2 and SPD1

- 4.31 Policy KP2 of the DPD1 and the SPD1 require that 10% of the energy needs of a new development should come from onsite renewable resources, and also promotes the minimisation of consumption of resources. Policy DM2 of the Development Management Document states that all new development should contribute to minimising energy demand and carbon dioxide emissions. The Design and Townscape Guide advises that options for renewable power must be considered at the beginning of the design process so that they are an integral part of the design scheme. Given this application is outline, this can be dealt with by condition to ensure the proposal complies with policy KP2 of the Core Strategy DPD1 and policy DM2 of the Development Management DPD2.
- 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 (lppd) (1110 lppd) 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 given the application is all matters reserved for future consideration, officers are satisfied this can be dealt with by condition if the application is deemed acceptable.

Community Infrastructure Levy

- 4.33 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. As the application is in outline, the level of contribution cannot be clarified with certainty at this stage, however it would be appropriate to use an informative to highlight that the proposed development would be CIL liable.

5 Conclusion

- 5.1 There is no objection to the loss of the existing use and principle of residential development on this site as it is considered that the residential use of the site accords with the general content of policy CP8.
- 5.2 The matters of scale, layout, appearance, access and landscaping have been reserved and therefore the development that is shown on the submitted plans must be considered as an indicative proposal only. For the reasons set out above, it is considered that there is a reasonable prospect that a reserved matters application could accord with the content of the development plan and therefore no objection should be raised to the outline application on any of those grounds. The proposal is found to have overcome the reasons for refusing this previous application at the site.

6 Planning Policy Summary

- 6.1 National Planning Policy Framework.
- 6.2 Development Plan Document 1: Core Strategy (2007) Policies KP1 (Spatial Strategy), KP2 (Development Principles), CP1 (Employment Generating Development), CP2 (Town Centre and Retail Development), CP3 (Transport and Accessibility), CP4 (The Environment and Urban Renaissance), and CP8 (Dwelling Provision).
- 6.3 Development Plan Document 2: Development Management (2015) policies DM1 (Design Quality), DM2 (Low carbon development and efficient use resources), DM3 (The Efficient and Effective Use of Land), DM7 (Dwelling Mix), DM8 (Residential Standards), DM10 (Employment Sectors), DM11 (Employment Areas) and DM15 (Sustainable Transport Management).
- 6.4 Supplementary Planning Document 1: Design & Townscape Guide (2009)
- 6.5 CIL Charging Schedule
- 6.6 Technical Housing Standards Transitional Policy Statement (October 2015)

7 Representation Summary

Highway Authority

7.1 No objections.

Public Consultation

7.2 51 neighbouring properties were notified of the application and a site notice was posted at the site. Two letters of representation have been received stating:

- Adverse impact on trees;
- Development too close to existing occupiers of Maplin Court;
- The height and size would restrict daylight;
- Too close to garage blocks;
- Overlooking and loss of privacy;
- Require additional parking and permits;
- Demolition of the land mark building is not acceptable and should be used as a community hall;
- The overall height will affect the amenities of Sandpipers;
- Too close to garage blocks;
- Not overcome previous reasons for refusal

These concerns are noted and they have been taken into account in the assessment of the application. However, they are not found to represent a reasonable basis to refuse planning permission in the circumstances of this case.

7.3 This application has been called in by Councillor Assenheim.

8 Relevant Planning History

8.1 Demolish existing building and erect three, 3 storey blocks comprising of 9 self-contained flats, layout parking, cycle storage and form vehicle crossover onto George Street – Refused (16/00930/FUL). Reasons included:

1. *“The proposed development by reason of the quantum and position of the built form and detailed design would result in a development out of keeping within the streetscene to the detriment of the appearance and character and appearance of the area contrary to the National Planning Policy Framework; Policies KP2 and CP4 of the Core Strategy; Policy DM1 of the Development Management Document DPD2 and advice contained within the adopted Design and Townscape Guide (SPD1)”.*
1. *“The proposed development by reason of the quantum and position of the built form and detailed design would result in a development out of keeping within the streetscene to the detriment of the appearance and character and appearance of the area contrary to the National Planning Policy Framework; Policies KP2 and CP4 of the Core Strategy; Policy DM1 of the Development Management Document DPD2 and advice contained within the adopted Design and Townscape Guide (SPD1)”.*
2. *“The proposal, by reason of the limited internal size of the unit of the 1 bedroom unit in Block 'A', would result in cramped living conditions, all*

bedrooms serving the 9 flats would be high level resulting in a contrived window arrangement resulting in poor outlook and limited daylight and lack of amenity space for all future occupants. This is indicative of overdevelopment of the site. This is contrary to the NPPF, policies KP2 and CP4 of the Core Strategy, policy DM8 of the Development Management DPD2 and National Housing Standards 2015”.

9 Recommendation

9.1 It is recommended that OUTLINE PLANNING PERMISSION IS GRANTED subject to the following conditions:

- 01. Details of the appearance, layout, scale, landscaping, access (hereinafter called the "Reserved Matters") of the development shall be submitted to and approved in writing by the Local Planning Authority before any development begins and the development shall be carried out as approved. Application for approval of the reserved matters shall be made to the Local Planning Authority not later than 3 (three) years from the date of this permission. The development hereby permitted shall begin not later than 2 (two) years from the date of approval of the last of the reserved matter to be approved.**

Reason: Required to be imposed pursuant to Section 92 of the Town and Country Planning Act 1990 (as amended) and because the application is for outline planning permission only and the particulars submitted are insufficient for consideration of details mentioned.

- 02. Details of the provision of not less than nine parking spaces to serve the development shall be submitted to the Local Planning Authority concurrently with the Reserved Matters application. The development shall be implemented in accordance with the approved details before it is occupied and the parking spaces retained for occupiers of the development in perpetuity thereafter.**

Reason: To ensure that satisfactory off-street parking is provided in accordance with Development Plan Document 1 Southend on Sea Core Strategy 2007 policies KP2, CP3 and CP4; Development Plan Document: Southend on Sea Development Management DPD policies DM1, DM3 and DM15, and SPD1 (Design and Townscape Guide).

- 03. Details of the external materials to be used in the construction of the development hereby approved shall be submitted to the Local Planning Authority concurrently with the Reserved Matters application. The development shall only be implemented in accordance with the approved materials 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), Development Plan Document 1 Southend on Sea Core Strategy 2007 policy KP2 and CP4; Development Plan Document 2 Southend on Sea Development Management 2015 policy DM1, and SPD1 (Design and Townscape Guide) 2009.

- 04.** Details of waste and cycle storage to be provided at the site shall be submitted to the Local Planning Authority concurrently with the Reserved Matters application. The waste and cycle storage shall be implemented in accordance with the approved details before the development is occupied and shall be retained in perpetuity thereafter.

Reason: To ensure that satisfactory secure off-street bicycle parking is provided to promote sustainable transport and to protect the environment and provide suitable storage for waste and materials for recycling in accordance with Development Plan Document: Southend on Sea Core Strategy 2007 policies KP2, CP3 and CP4: Southend on Sea Development Plan Document 2 Development Management 2015 policies DM1 and DM15, and Supplementary Planning Document 1 (Design and Townscape Guide) 2009.

- 05.** 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 concurrently with the Reserved Matters application and be implemented in full in accordance with the approved details prior to the first occupation of the flats. This provision shall be made for the lifetime of the development.

Reason: In the interests of providing sustainable development in accordance with Development Plan Document 1 Southend on Sea Core Strategy 2007 Policy KP2; Development Plan Document 2 Southend on Sea Development Management Document Policy DM2 (2015).

- 06.** 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 (lppd) (110 lppd 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 prior to commencement of the development hereby approved. The approved details shall be 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, Development Plan Document 1: Southend on Sea Core Strategy policy KP2, Development Plan Document 2: Southend on Sea Development Management Document policy DM2 (2015) and SPD1 (Design and Townscape Guide) 2009.

07. The development hereby approved shall be carried out in a manner to ensure the flatted development complies with building regulation part 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).

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 outline 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

1. Please note that the proposed development subject of this application is liable for a charge under the Community Infrastructure Levy Regulations 2010 (as amended). The amount of levy due will be calculated at the time the reserved matters application is submitted. Further information about CIL can be found on the Council's website at www.southend.gov.uk/cil

Please note that the details of the proposals indicatively shown on the submitted plans are unlikely to be found acceptable in the following regards:

2. Please also note that the permission hereby granted should not be taken as any form of support for the layout, scale or appearance of the proposed development, the access to the site or the landscaping of the site.