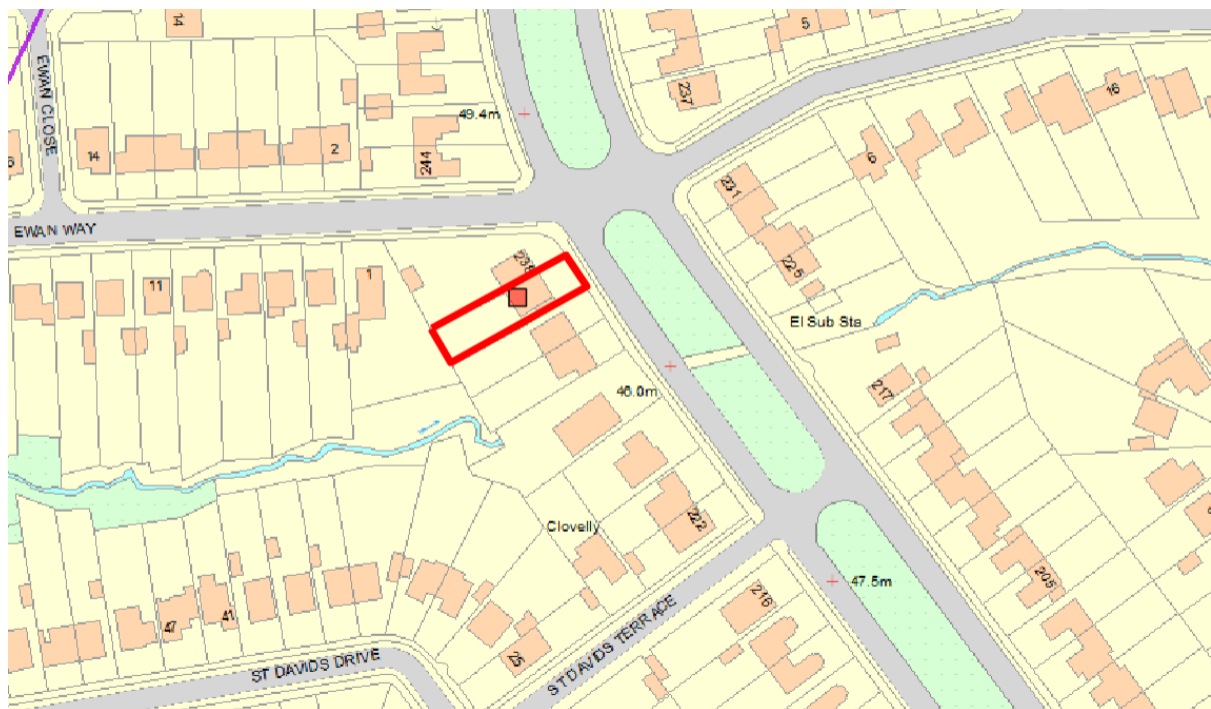


Reference:	17/00364/FULH	
Ward:	West Leigh	
Proposal:	Demolish existing conservatory to rear and erect single storey rear extension	
Address:	236 Highlands Boulevard, Leigh-On-Sea, Essex, SS9 3QY	
Applicant:	Mrs Sara Procter	
Agent:	N/A	
Consultation Expiry:	28 th March 2017	
Expiry Date:	1 st May 2017	
Case Officer:	Anna Tastsoglou	
Plan Nos:	1036/2; Existing ground floor layout & Location Plan	
Recommendation:	GRANT PLANNING PERMISSION	



1 The Proposal

- 1.1 Planning permission is sought to demolish the existing conservatory to the rear and erect a single storey flat roof rear extension. Materials to be used would include white UPVC windows, bi-folding aluminium doors and the external walls would be finished in render to match existing.
- 1.2 The proposed single storey extension would measure a maximum of 7.2m wide x 3.9m deep, with a maximum height of 3m. The extension would enlarge an existing kitchen/dining room.
- 1.3 It is noted that the proposal was amended during the course of the application to reduce the depth of the extension by 400mm.
- 1.4 The applicant is a member of the Council's staff and therefore, the application falls to be considered by Development Control Committee.

2 Site and Surroundings

- 2.1 The site is occupied by a semi-detached two storey dwelling, located on the western side of Highlands Boulevard south of Ewan Way. The property is finished in white render, it has typical double storey front bay windows and a roof that has been enlarged to a gable to form habitable accommodation in the roof. The property has a mono-pitched side extension and a conservatory to the rear. The front curtilage is predominantly hard surfaced and used for parking.
- 2.2 The area is residential in character. This section of Highlands Boulevard is characterised by two storey semi-detached dwellinghouses, which although not uniform in terms of style and design, they are of similar size and they all have traditional characteristics. The front building line is well established and the area topographically slopes downwards to the south.

3 Planning Considerations

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

4 Appraisal

Principle of Development

NPPF; DPD 1 (Core Strategy) Policies KP2 and CP4; Development Management DPD2 Policies DM1 and DM3.

- 4.1 The dwelling is located within a residential area and an extension to the property is considered acceptable in principle. Other material planning considerations are discussed below.

Design and Impact on the Character of the Area

NPPF; DPD 1 (Core Strategy) Policies KP2 and CP4; Development Management DPD Policies DM1 and DM3; SPD 1 (Design & Townscape Guide (2009))

- 4.2 It should be noted that good design is a fundamental requirement of new development to achieve high quality living environments. Its importance is reflected in the NPPF, in the Policies KP2 and CP4 of the Core Strategy and also in Policy DM1 of the Development Management DPD. The Design and Townscape Guide (SPD1) also states that *“the Borough Council is committed to good design and will seek to create attractive, high-quality living environments.”*
- 4.3 Paragraph 56 of the NPPF states that *“good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.”*
- 4.4 Policy DM1 of the Development Management DPD states that all development 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 and/or landscape setting, use, and detailed design features”*.
- 4.5 According to Policy KP2 of Core Strategy (CS) new development should *“respect the character and scale of the existing neighbourhood where appropriate”*. Policy CP4 of CS requires that development proposals should *“maintain and enhance the amenities, appeal and character of residential areas, securing good relationships with existing development, and respecting the scale and nature of that development”*.
- 4.6 Paragraph 348 of The Design and Townscape Guide (SPD1) states that *“whether or not there are any public views, the design of the rear extensions is still important and every effort should be made to integrate them with the character of the parent building, particularly in terms of scale, materials and the relationship with existing fenestration and roof form.”*
- 4.7 The proposed rear extension would be larger in width from the existing conservatory; however, on balance, it would be acceptable in relation to scale of the existing property. Although the flat roof of the proposed extension would not fully integrate with the roof design of the existing property, given that it has been reduced in depth and its maximum height would be limited, on balance, it is considered that its impact on the visual amenity of the dwelling itself and the wider area is acceptable.

Traffic and Transport Issues

NPPF; Development Management DPD Policy DM15; DPD 1 (Core Strategy) Policy CP3; SPD 1 (Design & Townscape Guide (2009))

- 4.8 Policy DM15 of the Development Management DPD requires all development to meet the minimum off-street parking standards. The proposal would not result in the loss of existing parking spaces and therefore, no objection is raised in relation to car parking space provision.

Impact on Residential Amenity:

NPPF; Development Management DPD Policy DM1; SPD 1 (Design & Townscape Guide (2009))

- 4.9 It should be noted that good design is a fundamental requirement of new development to achieve high quality living environments. Its importance is reflected in the NPPF, in the Policies KP2 and CP4 of the Core Strategy and also in Policy DM1 of the Development Management DPD. The Design and Townscape Guide (SPD1) also states that *“the Borough Council is committed to good design and will seek to create attractive, high-quality living environments.”*
- 4.10 With regard to the impact on the neighbouring property to the north No. 238 Highlands Boulevard, the rear extension would be sited up to the shared boundary and it would project approximately 3.9m beyond the rear wall of the adjacent dwelling. Given the limited height of the proposed development and the fact that the extension would be of similar depth to the existing conservatory, which is also taller from the proposed extension, on balance, it is considered that the relationship between the properties would be acceptable and not materially harmful, in terms of loss of light or domination. The neighbouring site is a corner plot and therefore, it is open to the north. Therefore, it is not considered that the proposed development would result in an undue sense of enclosure. The development would not result in overlooking, given that no windows are proposed to be installed to the north elevation.
- 4.11 The proposed extension would be sited 1.1m off the southern boundary and approximately 3.2m away from the neighbouring dwelling to the south. Although it is accepted that the proposed development would have some impact on the neighbours to the south, given that the dwelling to the south is set lower from the application site, on balance, taking into account the separation distance and the limited height of the development, it is not considered that the impact caused would result in material harm to the occupants. The proposal would not result in a material loss of light, given the orientation of the site and it would not compromise the neighbours' privacy, given that the windows proposed to the south elevation would be high level windows (around 2m from the ground).
- 4.12 An approximate 14.3 metres separation distance would be maintained between the proposed extension and the rear boundary. As such, the rear extension would have no impact on the nearby neighbours to the west, by way of overshadowing or domination.

Community Infrastructure Levy

CIL Charging Schedule 2015

- 4.13 The new floor space created by the proposal would be less than 100m². Therefore, the proposed development is not CIL liable.

5 Conclusion

- 5.1 Having taken all material planning considerations into account, it is found that subject to compliance with the attached conditions, the proposed development would be acceptable and compliant with the objectives of the relevant development plan policies and guidance. On balance, the proposal would have an acceptable impact on the amenities of neighbouring occupiers and the character and appearance of the application site, the streetscene and the locality more widely. The proposal would not result in any adverse impact on parking provision or highways safety. This application is therefore recommended for approval subject to conditions.

6 Planning Policy Summary

- 6.1 The National Planning Policy Framework (2012) : Section 7 (Requiring Good design)
- 6.2 Development Plan Document 1: Core Strategy, KP2 (Development Principles), CP3(Transport and Accessibility) and CP4 (Environment & Urban Renaissance)
- 6.3 Development Management DPD 2015: DM1 (Design Quality), DM3 (Efficient and Effective Use of Land) and DM15 (Sustainable Transport Management)
- 6.4 Supplementary Planning Document 1: Design & Townscape Guide (2009)
- 6.5 CIL Charging Schedule 2015

7 Representation Summary

Public Notification

- 7.1 Six neighbours were consulted and no letters of objection have been received.

8 Relevant Planning History

- 8.1 05/00330/FUL - Alter hipped roof to form gable end and erect single storey side extension. Planning permission granted.
- 8.2 16/01987/GPDE - Erect single storey rear extension, projecting 4.3m beyond the existing rear wall of the dwelling, 3m high to eaves and with a maximum height of 4m. Prior approval refused.

9 GRANT PLANNING PERMISSION subject to the following conditions:

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

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

- 02 The development hereby permitted shall be carried out in accordance with the following approved plans: 1036/2 & Location Plan.**

Reason: To ensure that the development is carried out in accordance with the 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: 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 (2012), Southend Core Strategy (2007) policy KP2 and CP4, Development Management Document (2015) Policies DM1 and DM3, and Design and Townscape Guide (2009).

- 04 The flat roof of the rear extension 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 (2012), Southend Core Strategy (2007) policy CP4, Development Management Document (2015) Policy DM1, and Design and Townscape Guide (2009).

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 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.**