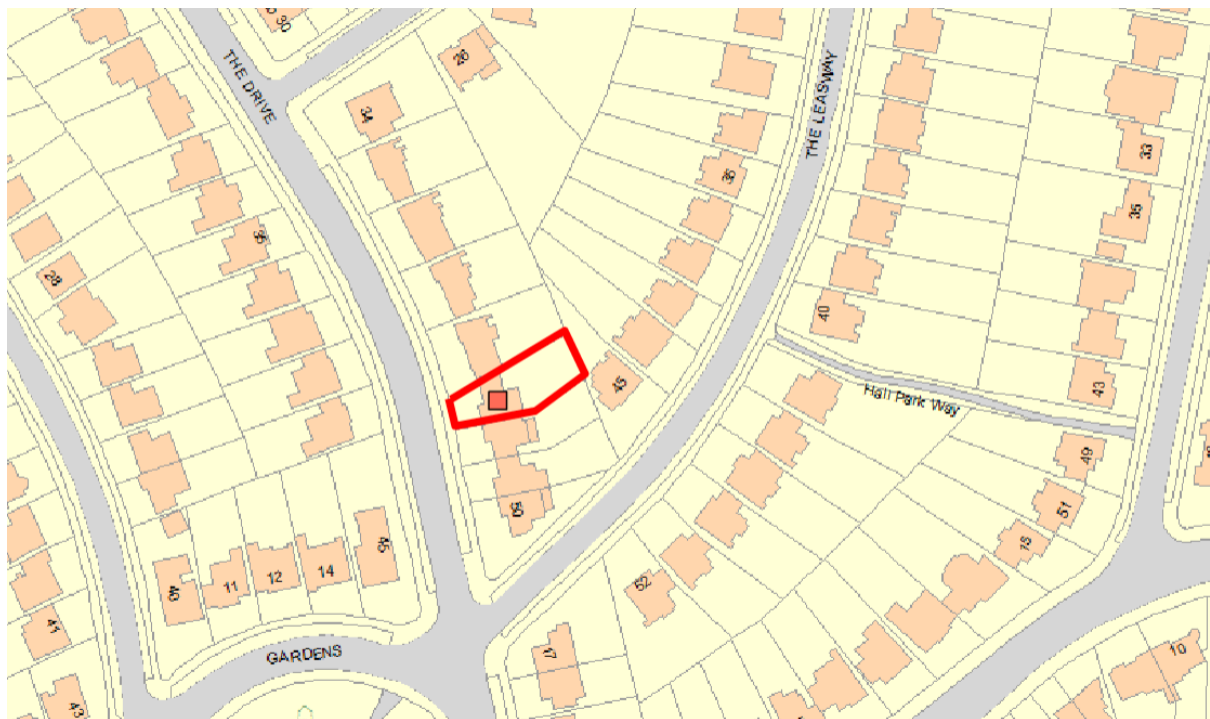


Reference:	17/00435/FULH	
Ward:	Chalkwell	
Proposal:	Erect single storey side extension	
Address:	44 The Drive, Westcliff-On-Sea, Essex, SS0 8PN	
Applicant:	Meryl Harry and Nicholas Harry Carrigan	
Agent:	Mr Mark Hipsey	
Consultation Expiry:	5 th April 2017	
Expiry Date:	30 th June 2017	
Case Officer:	Anna Tastsoglou	
Plan Nos:	28620 06	
6Recommendation:	GRANT PLANNING PERMISSION	



1 The Proposal

- 1.1 Planning permission is sought to erect a flat roof single storey side extension. Materials to be used would include UPVC windows and doors, single ply GRP roofing and the external walls would be finished in render to match existing.
- 1.2 The proposed side extension would have an L-shape, it would be sited to the rear of the existing single storey store to the side of the dwelling and it would measure a maximum of 6.1m deep x 3.1m wide, with a maximum height of 3 metres. The proposed extension would accommodate a kitchen and a wet room.
- 1.3 The application is required to be considered by to the Development Control Committee as the applicant is a member of the Council's staff.

2 Site and Surroundings

- 2.1 The application site is located on the eastern side of The Drive to the north of its junction with The Leasway and it is occupied by a two storey semi-detached dwelling, with a front gable projection, finished in render and red hanging tiles. The front garden is mainly planted incorporating a pavement crossing and on drive parking.
- 2.2 The surrounding area is residential, characterised by a consistent streetscene of two storey, semi-detached, 1930s, hipped roofed dwellinghouses. Mature trees and grass verges are planted along the public highway.

3 Planning Considerations

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

4 Appraisal

Principle of Development

NPPF; DPD 1 (Core Strategy) Policies KP2 and CP4; Development Management DPD 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 Policy DM3 (5) also advises that *‘Alterations and additions to a building will be expected to make a positive contribution to the character of the original building and the surrounding area through:*
- (i) The use of materials and detailing that draws reference from, and where appropriate enhances, the original building, and ensures successful integration with it; and*
 - (ii) Adopting a scale that is respectful and subservient to that of the original building and surrounding area; and*
 - (iii) Where alternative materials and detailing to those of the prevailing character of the area are proposed, the Council will look favourably upon proposals that demonstrate high levels of innovative and sustainable design that positively enhances the character of the original building or surrounding area.’*
- 4.6 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”*.
- 4.7 Paragraph 351 of The Design and Townscape Guide (SPD1) states that *“side extensions should be designed to appear subservient to the parent building. This can generally be achieved by ensuring the extension is set back behind the existing building frontage line and that its design, in particular the roof, is fully integrate with the existing property.”* It is also added that *“extensions over one storey should be set off the boundary to provide an equivalent amount of contextual separation that reflects the prevailing local character and should always be continues on their form.”*

- 4.8 The property is a semi-detached dwellinghouse with a flat roof side extension which projects in line with the main front building line of the dwelling. It is proposed to erect a flat roof single storey side extension, which would be sited to the rear of the existing store. The proposed extension would have a marginally taller flat roof from the existing store (approximately 300mm higher); however, given its position around 2.7m back from the front building line and the existing extension, it is not considered that this marginal increase in height would not be readily visible from the public domain. The neighbouring dwelling to the north has an existing side extension with a front parapet and therefore, it is considered that the proposed extension would be largely hidden behind the neighbouring side extension when approaching the site from the north. No objection is raised regarding the finishing materials and the proposal is considered to have an acceptable impact on the visual amenity of the area and the host property.

Traffic and Transport Issues

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

- 4.9 Policy DM15 of the Development Management DPD requires all development to meet the minimum off-street parking standards. The proposal would result in partial loss of an existing store which cannot be used as parking and therefore, the proposal would not result in net loss of existing parking spaces. As such, no objection is raised in relation to car parking space provision.

Impact on Residential Amenity:

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

- 4.10 The Design and Townscape Guide (SPD1) states that *“extensions must respect the amenity of neighbouring buildings and ensure not to adversely affect light, outlook or privacy of the habitable rooms in adjacent properties.”* (Paragraph 343 - Alterations and Additions to Existing Residential Buildings). Policy DM1 of the Development Management DPD requires all development to be appropriate in its setting by respecting neighbouring development and existing residential amenities *“having regard to privacy, overlooking, outlook, noise and disturbance, sense of enclosure/overbearing relationship, pollution, daylight and sunlight.”*
- 4.11 The proposed single storey extension would be sited a minimum of 1m off the northern boundary with 42 The Drive and it would not project beyond the existing wall along the shared boundary. The neighbouring dwelling to the north has an existing garage abutting the boundary and the dwelling is located a further 2.2m away from the boundary. It is also noted that the application site sits lower from the adjacent dwelling to the north. Therefore, on the basis of the all the above, it is considered that the proposed single storey flat roof extension would not have a detrimental impact on the residential amenity of the neighbouring occupiers, in terms of loss of light, undue sense of enclosure or overbearing impact. The bathroom window to the north elevation is not considered to result in overlooking, given the existing retained wall between the two properties.

- 4.12 The proposed extension would not project beyond the existing rear elevation of the dwelling and therefore, it would not cause any greater impact on the amenities of the neighbours to the south, by way of overshadowing or domination.
- 4.13 An approximate 13.8 metres separation distance would be maintained to the rear boundary. Thus, the proposed side extension would not have any detrimental impact on the amenity of the neighbours to the east, in terms of loss of light, sense of enclosure or overlooking.

Community Infrastructure Levy

CIL Charging Schedule 2015

- 4.14 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. The proposal would have an acceptable impact on the amenities of neighbouring occupiers and the character and appearance of the application site, the street scene and the locality more widely. The proposal would not result in any unacceptable highways impacts or in an increase off-street parking demand. The application is 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 Consultation

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

8 Relevant Planning History

- 8.1 No relevant planning history.

9 Recommendation

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: 28620 06.**

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 side 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 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

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.