Southend-on-Sea Borough Council

Development Control Committee 14th June 2017

SUPPLEMENTARY INFORMATION

Reports on Pre-Meeting Site Visits

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17/00234/FUL Haydon House, 10 Underwood Square

Councillor Phillips has requested this letter be reported to members of Development Control Committee:

"Dear Planning committee,

I write as ward councillor for this road, having been inundated with residents ' concerns as to the overdevelopment of this site.

Unfortunately I am out of the country till tomorrow, Weds, but would be glad to have my thoughts known.

I myself am against this application for the following reasons:

It has been made very clear to me that the residents are very uncomfortable with the overall appearance of this proposed development. They have a right to have their say on new development appearance.

On inspection, this development is oversized in form, overbearing in height and will close in an area which currently is a gem in our local streetscene, being one of the few residential squares left in the borough.

This development will overcrowd this road due to the increased mass of the houses, compared to neighbouring properties and by closing in the open aspect, will alter the character of the whole area.

The houses seem to be very tightly spaced on the plot, with the eight spaces leaving little room for any extra parking being feasible, so this implies that on street parking will suffer in an area with narrow roads (4.6 metres) and a large senior school entrance /exit just yards away to the west.

Neighbouring house number eleven seems to be hemmed in with a ten metre high wall very near to their entrance door. This is not acceptable to the occupants of this property.

To summarise, this application seems to be a classic case of overdevelopment and I would be grateful to the committee if they could take into account the views of both myself and my residents in respect of this application.

As a footnote I would also ask the committee to ensure that all measures have been taken to protect the badger sett on the property, evidence of which is well documented and which has the been shown to me and also monitored by a badger trust very recently. I feel further assessment may be needed to check the well-being of the badgers.

I once again apologise for being out of the country on your meeting day but trust you will give all due consideration to my comments on overdevelopment in this case".

Public Consultation

6.7 One additional letter of objection has been received from a resident, this includes a presentation which is attached as Appendix 1 to this agenda.

8. Recommendation

Please note the following revision to Condition 02

02. The development shall be carried out in accordance with the approved plans: 03-385 006-P01 Existing and Site/Block Plans Revision C; 03-385P02 Revision B Proposed Ground and First Floor Plans; 03-385P03 Revision B Proposed Second floor and roof plans; 03-385P04 Revision D Proposed Elevations; 03-385 P07 Revision B; 03-385 P05 Details.

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

Reports on Main Plans List

Page 99
17/00715/FUL **70 Burdett Avenue, Westcliff-on-Sea,**

7.3 Public Consultation

Three additional letters of representation have been received stating:

- Development would create rubbish
- Noise
- Overlooking
- Enough multiple units in the road
- Property values would be affected
- There are already 3 properties as HMO's **[Officer Comment: The existing HMO's within the road are "small" HMOs and have been carried out as permitted development]**
- Condition of the property is constantly in decline

Two proforma letters have been received with a total of 41 signatures,

raising the following concerns:

- Transience of residents which diminishes strong social identities and responsibilities for social behaviour;
- Parking;
- Rubbish;
- Condition of property and front/back gardens;
- Access walkways;
- Local and national perception of the road as a desirable residential road;
- Property values

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17/00444/FUL **79 Orchard Grove, Eastwood, Leigh-on-Sea.**

8. Recommendation

Please note the following amendment to condition 09 and an additional condition 13.

Condition 09:

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

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

Additional condition 13:

13 Prior to the commencement of the development hereby approved, details shall be submitted of the existing and proposed ground levels at the application site and the finished floor level of the proposed dwelling. The development shall subsequently be undertaken only in accordance with the approved details.

Reason: To ensure the protection of the amenities of neighbouring residents in accordance with policies DM1 and DM3 of the Southend-on-Sea Development Management Document 2015.