

Southend-on-Sea Borough Council

Agenda
Item

Report of the Corporate Director of Place
To
Development Control Committee
On
11th November 2015

Report(s) on Pre-Meeting Site Visits

A Part 1 Agenda Item

WARD & TIME	APP/REF NO.	ADDRESS	PAGE
Southchurch	15/01066/FULH	2 Barnstaple Close Thorpe Bay	3
Kursaal	15/01458/FUL	Homeless Action Resource Project Bradbury Centre 103 - 107 York Road	13

Depart Civic Centre at: 11.15am

DEVELOPMENT CONTROL COMMITTEE

SITE VISIT PROTOCOL

Purpose of Visits

- (i)** The purpose of the site visits is to enable Members to inspect sites of proposed developments or development which has already been carried out and to enable Members to better understand the impact of that development.
- (ii)** It is not the function of the visit to receive representations or debate issues.
- (iii)** There will be an annual site visit to review a variety of types and scales of development already carried out to assess the quality of previous decisions.

Selecting Site Visits

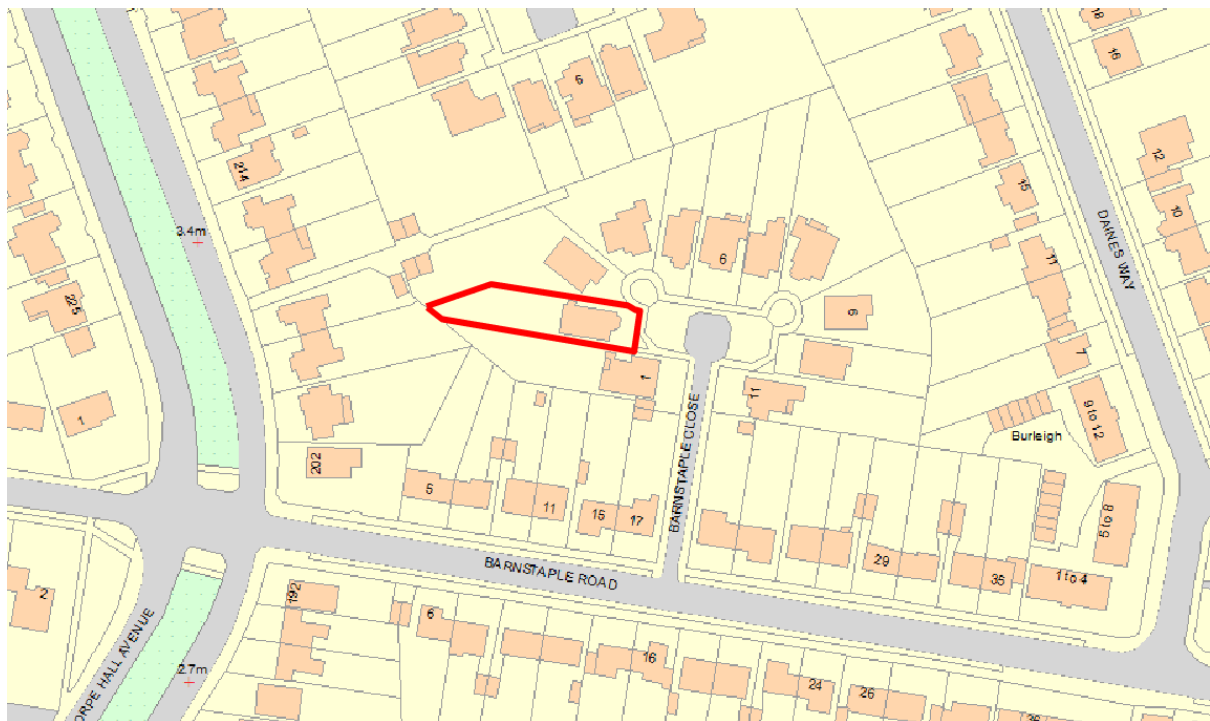
- (i)** Visits will normally be selected (a) by the Corporate Director of Enterprise, Tourism & the Environment and the reasons for selecting a visit will be set out in his written report or (b) by their duly nominated deputy; or (c) by a majority decision of Development Control Committee, whose reasons for making the visit should be clear.
- (ii)** Site visits will only be selected where there is a clear, substantial benefit to be gained.
- (iii)** Arrangements for visits will not normally be publicised or made known to applicants or agents except where permission is needed to go on land.
- (iv)** Members will be accompanied by at least one Planning Officer.

Procedures on Site Visits

- (i)** The site will be inspected from the viewpoint of both applicant(s) and other persons making representations and will normally be unaccompanied by applicant or other persons making representations.
- ii)** The site will normally be viewed from a public place, such as a road or footpath.
- (iii)** Where it is necessary to enter a building to carry out a visit, representatives of both the applicant(s) and any other persons making representations will normally be given the opportunity to be present. If either party is not present or declines to accept the presence of the other, Members will consider whether to proceed with the visit.
- (iv)** Where applicant(s) and/or other persons making representations are present, the Chairman may invite them to point out matters or features which are relevant to the matter being considered but will first advise them that it is not the function of the visit to receive representations or debate issues. After leaving the site, Members will make a reasoned recommendation to the Development Control Committee.

Version: 6 March 2007

Reference:	15/01066/FULH
Ward:	Southchurch
Proposal:	Extend roof to rear, erect dormers to north and south elevations, erect single storey rear extension (amended proposal)
Address:	2 Barnstaple Close, Thorpe Bay, SS1 3PD
Applicant:	Mr & Mrs C. Mint
Agent:	Metson Architects Ltd
Consultation Expiry:	28.07.15
Expiry Date:	20.08.15
Case Officer:	Louise Cook
Plan No's:	TP-201A, TP-10, TP-11
Recommendation:	GRANT PLANNING PERMISSION



The application was deferred from the October Development Control Committee for Members to carry out a site visit. An additional condition (condition 06 below) has been imposed regarding details of the balustrade to be agreed with the Local Planning Authority prior to the commencement of development.

1 The Proposal

1.1 Planning permission is sought to extend the roof at the rear, erect dormers to the north and south (side) elevations and to erect a single storey rear extension.

1.2 The application is an amended application following the refusal of permission ref. 15/00423/FULH for a similar application to raise the height and extend the roof, erect dormers to the north and south elevations and to erect a single storey rear extension. The application was refused permission on 15th May 2015 for the following reasons:

“01. The proposed development by reason of its increase in roof height and pitch, design, size, scale and bulk would result in an uncharacteristic roof form and dominant, bulky extensions, to the detriment of the character and appearance of this modest bungalow and the wider streetscene. This is contrary to the National Planning Policy Framework, Policies KP2 and CP4 of the Core Strategy, Policies C11 and H5 of the Borough Local Plan, the Design and Townscape Guide and Policy DM1 of the Emerging Development Management Document.

02. The proposed development by reason of its height, scale, design and excessive bulk would be detrimental to the amenities of neighbouring occupiers at 1 and 3 Barnstaple Close, contrary to the National Planning Policy Framework, Policies KP2 and CP4 of the Core Strategy, Policy H5 of the Borough Local Plan, the Design and Townscape Guide and Policy DM1 of the Emerging Development Management Document.”

1.3 Since the refused application, the following amendments have been made to the design of the proposal:

- No increase in the height of the existing main roof or the roof over the bay window to the front of the property.
- Alterations to the siting of the proposed northern dormer and the design of both north and south dormers.
- Reduction in depth of the proposed single storey rear extension from a maximum of 7.7m to 7.4m.

1.4 Dormer windows are proposed to be installed to both north and south (side) elevations. The proposed dormers are both of contemporary appearance and triangular in shape with gable ends. Each dormer will measure a maximum of 5.7m wide x 2.5m high and have triangular shape glazing.

1.5 The roof will also be extended at the rear to form a part gable roof with a Juliet balcony.

- 1.6 The proposed single storey rear extension which will measure a maximum of 7.4m deep x 7.3m wide x 4.2m high and have a part pitched and part flat roof with rooflights.
- 1.7 The proposed extensions will be finished in render, clay plain tiles, aluminium windows and timber doors.
- 1.8 The proposal benefits from Minor Development Exemption and therefore is not CIL liable.

2 Site and Surroundings

- 2.1 The site relates to a detached bungalow located on the western side of Barnstaple Close which is a small and attractive cul-de-sac of 11 detached bungalows, some of which have extended into the roofspace.
- 2.2 This is a residential area and the site has a medium sized west facing rear garden.
- 2.3 All the bungalows are relatively similar in terms of their character and appearance and have a similar 'arts and crafts' style design. The bungalows are Goldsworthy bungalows.

3 Planning Considerations

- 3.1 The main planning considerations for this application are the principle of development, design, impact on the streetscene, potential impact on neighbouring occupiers and whether the previous reasons for refusal have been overcome.
- 3.2 It is important to note that since the previous refusal, the Council has adopted the Development Management Document.

4 Appraisal

Principle of Development

National Planning Policy Framework, Policies KP2 and CP4 of the Core Strategy, Policies DM1 and DM3 of the Development Management Document

- 4.1 Policy DM3 of the Development Management Document states in respect of the conversion or redevelopment of single storey dwellings (bungalows) that this will generally be resisted. Exceptions will be considered where the proposal:

(i) Does not create an unacceptable juxtaposition in the streetscene that would harm the character and appearance of the area; and

(ii) Will not result in the net loss of housing accommodation suitable for the needs of Southend's older residents having regard to Lifetime Homes Standards.

- 4.2 The impact on the character and appearance of the area will be discussed in more detail in the 'Design and Impact on the Streetscene' section of this report below.
- 4.3 Lifetime Homes Standards as referred to in the previous report and as set out in Policy DM3 have been superseded by The Building Regulations 2010 Volume 1: Dwellings, M4(2). These standards will be met and therefore, the principle of development is considered to be acceptable and meets the requirements of Policy DM3 of the Development Management Document

Design and Impact on the Streetscene

National Planning Policy Framework, Policies KP2 and CP4 of the Core Strategy, Policies DM1 and DM3 of the Development Management Document

- 4.4 Policy DM1 of the Development Management Document states:

"The Council will support good quality, innovative design that contributes positively to the creation of successful places. All development should draw reference from the design principles set out in the Design and Townscape Guide SPD, where applicable, and where a Design and Access Statement is required demonstrate how this guidance has been addressed to achieve high quality design. In order to reinforce local distinctiveness all development should:

- (i) Add to the overall quality of an 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 giving appropriate weight to the preservation of a heritage asset based on its significance in accordance with Policy DM5 where applicable;*
- (ii) Provide appropriate detailing that contributes to and enhances the distinctiveness of place;*
- (iii) Contribute positively to the space between buildings and their relationship to the public realm;*
- (iv) 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..."*

- 4.5 Paragraph 46 of the Design and Townscape Guide states:

"The character of all immediate neighbours and the immediate townscape should inform the layout, scale and design of any new development."

- 4.6 Paragraph 366 of the Design and Townscape Guide relates specifically to roof extensions and dormer windows and states:

"Proposals for additional roof accommodation within existing properties must respect the style, scale and form of the existing roof design and the character of the wider townscape..."

4.7 The previous application (15/00423/FULH) was refused for the following reasons:

“01. The proposed development by reason of its increase in roof height and pitch, design, size, scale and bulk would result in an uncharacteristic roof form and dominant, bulky extensions, to the detriment of the character and appearance of this modest bungalow and the wider streetscene. This is contrary to the National Planning Policy Framework, Policies KP2 and CP4 of the Core Strategy, Policies C11 and H5 of the Borough Local Plan, the Design and Townscape Guide and Policy DM1 of the Emerging Development Management Document.”

4.8 Since the previously refused application, the following amendments have been made to the design of the proposal:

- *No increase in the height of the existing main roof or the roof over the bay window to the front of the property.*
- *Alterations to the siting of the proposed northern dormer and the design of both dormers.*
- *Reduction in depth of the proposed single storey rear extension from a maximum of 7.7m to 7.4m.*

4.9 Barnstaple Close has a relatively uniform appearance with properties of similar scale and height. There is another property in the close which has dormer windows within its roofspace (no. 6 Barnstaple Close) and regard must be had to permitted development rights which allow householders to extend into the roofspace and to erect dormer windows without the need for planning permission.

4.10 Amended plans have been received during the application process which have altered the design of the proposed dormers to a triangular contemporary appearance. It is considered that the proposed dormers would not appear overly dominant in the streetscene given their design and siting at least 5m from the front of the main dwellinghouse (excluding the existing single storey front bay of the existing building). The design of the proposed dormers is considered to be acceptable and no objections have been raised by the Council's Design Officer, subject to the use of matching materials which can be dealt with by condition should permission be granted.

4.11 Given the reductions in the depth of the proposed single storey rear extension, it is not considered that it would be over-scaled and given its siting to the rear of the property, it would not have any significant impact in the streetscene.

- 4.12 Therefore, in light of the above, it is considered that the proposed development satisfies the National Planning Policy Framework, Policies KP2 and CP4 of the Core Strategy, Policy DM1 of the Development Management Document and the Design and Townscape Guide, 2009 (SPD1).

Impact on Neighbouring Occupiers

National Planning Policy Framework, Policies KP2 and CP4 of the Core Strategy and Policy DM1 of the Development Management Document

- 4.13 Policy DM1 of the Development Management Document states:

“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...”

- 4.14 With regard to the impact on no. 1 Barnstaple Close (the immediate neighbour located to the south of the application site), it is important to note that the application property due to its siting is set significantly further back than this neighbouring property by some 14m.
- 4.15 Whilst the proposed southern dormer window would be visible from the rear of the neighbouring property at no. 1, given the improvements made to its design, it is not considered that the proposed dormer would be overly dominant to the neighbour and that a minimum separation distance of 6.5m will be retained between the rear of the neighbour’s property and this dormer.
- 4.16 It is not considered that the proposed single storey rear extension would be overbearing upon the neighbour at no. 1 or result in an undue sense of enclosure given its limited scale, reduced depth and siting in excess of 10m from the rear of the neighbouring property.
- 4.17 It is not considered that there would be any material loss of daylight to the neighbouring property given the orientation of the application property to the north of the neighbour.
- 4.18 It is not considered that the proposed development would result in overlooking to this neighbour as the southern dormer window will be obscure glazed and a condition could be imposed if permission granted to ensure that this takes place along with restricting window openings.
- 4.19 With regard to the impact on the other immediate neighbouring occupier, no. 3 Barnstaple Close, this neighbour is located to the north of the application site and at an angle facing towards the front of the application property with increased separation at the rear. This neighbour has several habitable room windows located on the southern elevation which face the application site. It is not considered that the central bay window on the side elevation would be materially affected by the proposed extension given its relationship with the application property and separation distance of 5.2m.

- 4.20 It is not considered that the proposed roof extension at the rear of the site would be overbearing upon, result in undue loss of light or amenity to the neighbour at no. 3 given the separation distance between the two properties, siting of the rear of no. 3 away from the application property, and that no increase in height of the roof is now being proposed.
- 4.21 A dormer window is proposed on the northern (side) elevation of the building which faces the neighbour at no. 3. This window is proposed to be obscure glazed and this can be dealt with by condition should permission be granted to ensure that there is no overlooking or loss of privacy to the neighbour.
- 4.22 In respect of the proposed Juliet balcony at the rear, it is not considered that this would give rise to overlooking of neighbouring properties as there is no platform to step out onto. There are significant back to back distances of over 55m to those neighbouring properties to the rear of the site in Thorpe Hall Avenue to mitigate overlooking or loss of privacy.
- 4.23 Therefore, for the reasons detailed above, it is considered that the proposed development satisfies Policy DM1 of the Development Management Document in respect of the impact on the amenities of neighbouring occupiers.

5 Planning Policy Summary

- 5.1 National Planning Policy Framework, 2012.
- 5.2 Development Plan Document 1: Core Strategy Policies KP2 (Development Principles) and CP4 (The Environment and Urban Renaissance).
- 5.3 Development Management Document Policies DM1 (Design Quality) and DM3 (Efficient and Effective use of Land).
- 5.4 Design & Townscape Guide, 2009 (SPD1).
- 5.5 The Building Regulations, 2010, Access and the Use of Buildings, Approved Document M Volume 1, 2015 edition.

6 Representation Summary

Design

- 6.1 The amended proposal is a significant improvement. No objections, subject to matching materials.

Public Consultation

6.2 Neighbours notified – 10 letters of representation have been received which object to the proposed development on the following grounds:

- Out of keeping with the Close, to the detriment of its character and appearance.
- Detrimental to neighbouring properties.
- Overbearing and overly dominant design of dormers
- Loss of light to neighbouring properties.
- Loss of the chimney.
- Overdevelopment.
- Increased parking problems and additional traffic generation.
- Concern regarding the potential use of the flat roof despite this being shown on the plans as a Juliet balcony.

6.3 The application has been called into committee by Cllr D. Garston.

7 Relevant Planning History

7.1 15/00423/FULH: Raise height of roof and extend roof, erect dormers to north and south elevations, erect single storey rear extension – Refused for the following reasons:

“01. The proposed development by reason of its increase in roof height and pitch, design, size, scale and bulk would result in an uncharacteristic roof form and dominant, bulky extensions, to the detriment of the character and appearance of this modest bungalow and the wider streetscene. This is contrary to the National Planning Policy Framework, Policies KP2 and CP4 of the Core Strategy, Policies C11 and H5 of the Borough Local Plan, the Design and Townscape Guide and Policy DM1 of the Emerging Development Management Document.

02. The proposed development by reason of its height, scale, design and excessive bulk would be detrimental to the amenities of neighbouring occupiers at 1 and 3 Barnstaple Close, contrary to the National Planning Policy Framework, Policies KP2 and CP4 of the Core Strategy, Policy H5 of the Borough Local Plan, the Design and Townscape Guide and Policy DM1 of the Emerging Development Management Document.”

8 Recommendation

Members are recommended to GRANT PLANNING PERMISSION subject to the following conditions:

01. The development hereby permitted shall begin no later than 3 (three) years from the date of this decision. (C01A)

Reason: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990. (R01A)

02. The development hereby permitted shall be carried out in accordance with the approved plans: TP-201A, TP-10, TP-11.

Reason: To ensure that the development is carried out in accordance with provisions of the Development Plan.

03. The colour, type and texture of any materials used on the external elevations of the extensions shall match those of the existing dwellinghouse, unless otherwise first agreed in writing by the Local Planning Authority. Such agreed details shall be permanently retained.

Reason: To safeguard the visual amenities of the area, in accordance with Policy DM1 of the Development Management Document.

04. Both dormer windows shall only be glazed in obscure glass (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 lights 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.

Reason: To protect the privacy and environment of people in neighbouring residential properties, in accordance with the National Planning Policy Framework, Policies KP2 and CP4 of the Core Strategy and Policy DM1 of the Development Management Document.

05. The roof of the single storey 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, Policies KP2 and CP4 of the Core Strategy and Policy DM1 of the Development Management Document.

06. Prior to the commencement of development, details of the balustrade/railing to the first floor rear elevation shall be submitted to and agreed in writing with the Local Planning Authority. The balustrade/railing shall be permanently retained in accordance with the agreed details and shall prevent any access out onto the single storey rear extension roof below.

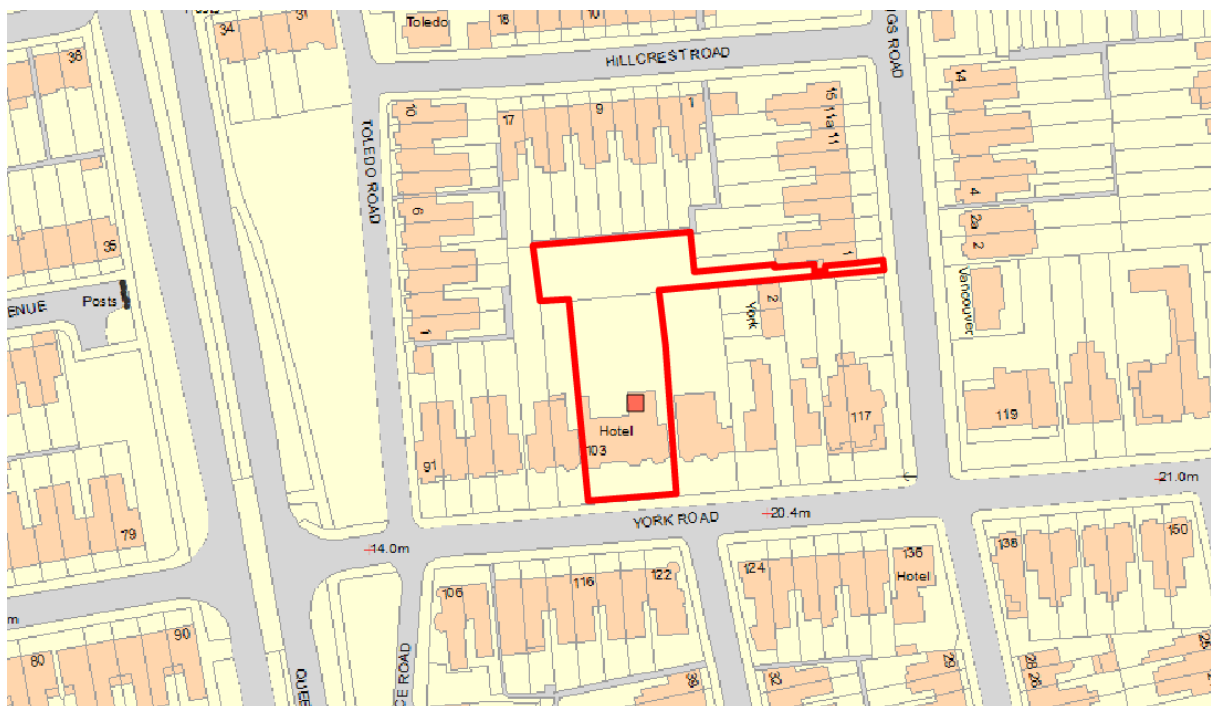
Reason: To protect the privacy and environment of people in neighbouring residential properties, in accordance with the National Planning Policy Framework, Policies KP2 and CP4 of the Core Strategy and Policy DM1 of the Development Management Document.

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

01. 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.

Reference:	15/01458/FUL
Ward:	Kursaal
Proposal:	Erect three sheltered housing units (Class C2) with ancillary offices, storage units and staff shelter and lay out landscaping
Address:	Homeless Action Resource Project, Bradbury Centre, 103 - 107 York Road, Southend-On-Sea, Essex, SS1 2DL
Applicant:	HARP
Agent:	SKArchitects
Consultation Expiry:	23.10.2015
Expiry Date:	04.11.2015
Case Officer:	Janine Rowley
Plan No's:	Site and Block Plan P01 Revision E; Proposed site plan P06 Revision A; Proposed elevations and floorplans P03 Revision C
Recommendation:	GRANT PLANNING PERMISSION



1 The Proposal

- 1.1 Planning permission is sought to erect three sheltered housing units (Class C2) with ancillary offices, storage units and staff shelter and lay out landscaping. The three buildings would be located to the rear of the existing Homeless Action Resources Project (HARP) at the Bradbury Centre.
- 1.2 The three buildings proposed are 8.8m wide x 7.4m deep x 5.9m high (4.6m high to the eaves), with gabled roofs. All three buildings would have an internal floorspace of 110sqm. Visitors/occupiers will access the buildings from York Road, the existing Bradbury Centre. The pedestrian access onto Hastings Road will only be used in emergencies. Two additional members of staff are proposed and 19 residents can be potentially housed within the sheltered accommodation.
- 1.3 The three buildings have varying layouts including:
 - Building 'A': 4 bedrooms and ensuite bathrooms to the ground floor and 4 bedrooms and ensuite bathrooms to the first floor
 - Building 'B': a living room, toilet and office space to the ground floor and 4 bedrooms with ensuite bathrooms to the first floorBuilding 'C': 3 bedrooms and ensuite bathrooms together with a kitchen area to the ground floor and 4 bedrooms with ensuite bathrooms to the first floor.
- 1.4 The proposed materials include colour stained timber cladding, powder coated aluminium glazing, the roof form will be clad in coloured timber cladding to match the external walls.
- 1.5 Soft landscaping is proposed to the rear of the buildings and along the proposed emergency access from Hastings Road. The hardstanding to be installed will be constructed from small granular stones set in resin to provide a permeable surface.
- 1.6 The proposal also includes the construction of four storage sheds 10.4m wide x 3.4m deep x 3.1m high with pitched roofs.
- 1.7 The planning statement accompanying this application states Homeless Action Resource Project (HARP) is seeking to develop the land to provide a female only training and accommodation unit to complement existing services. The application contends HARP statistics demonstrate that 23% of clients are female and there is a need for single sex housing. The proposed complex will provide a safe and supportive environment for women.
- 1.8 The supporting information states that HARP is committed to the Southend-on-Sea Homelessness Prevention Strategy 2014 – 2017, of which the creation of suitable accommodation is a key element to support the training and multi-agency case conferencing of individuals to tackle the homelessness more effectively.

- 1.9 The potential residents in the female complex will be known to HARP services and will be referred from emergency hostel or other HARP supported housing depending on the individual needs. HARP has a tried and tested monitoring process for Service Users, which includes House meetings, one to one meetings with key workers, peer groups in communal area and peer mentoring. The mix of accommodation that can be offered in the proposed complex with 12 bedsits, communal lounges, on-site staff offices and interview rooms and 7 bedrooms in a shared house arrangement lends itself ideally to this method of working and enables individuals to move more quickly through supported housing into independent living. A typical stay at the emergency hostel can range from a couple of night to a few months, rarely are residents accommodated there for longer than 3 months as the objective is for people to be moved on to more suitable accommodation. This accommodation is emergency and the referrals come directly through the adjacent Day Centre.
- 1.10 The applicant states that HARP have bid for funding from the Homes and Communities Agency (HCA) for this project.
- 1.11 The existing centre has the following numbers of visitors and members of staff:
- Bradbury Day Centre homeless people between 45-60: (0900-1000: 15, then 30-45 visiting during the rest of the day)
 - Bradbury Night Hostel: 18 residents
 - Bradbury Day Centre Staff:
 - 11 staff on rota basis, 8 on duty at peak times plus 2 volunteers
 - Bradbury Night Hostel: 2 staff at peak times, 1 overnight
 - Current parking provision includes 6 spaces at no. 106 York Road, 6 spaces at 117 York Road, 3 at Vancouver House and 4 cycle's spaces.

HARP have confirmed that no visitors/residents of the centre using the day centre or hostels residents have cars, only some staff. Two additional staff is proposed for the new hostel and will be present outside of daily operation hours and therefore utilise existing car parking spaces.

1.12 It should be noted there is an extensive history relating to this site to the rear of the Bradbury Centre accessed from Hasting Road.

- Application 08/01253/FUL- Erect pair of two storey semi-detached dwellings. The proposal was refused for in relation to the pattern of development, impact on surrounding residential properties, passage of vehicles down the proposed access way from Hastings Road and unsatisfactory waste arrangements. The dwellings proposed had a width of 10.8m, height of 7.7m and depth of 9.9m.
- Application 09/00657/FUL to erect a pair of semi-detached bungalows and was refused in relation to vehicular and pedestrian movements. The proposed dwellings were 5.6m high x 10.9m wide x 16.5m deep.
- Applications 09/02215/FUL and 12/01464/EXT to erect a detached single storey bungalow, granted planning permission 10m wide x 5.6m high x 12.8m deep. Granted. Application 12/01464/EXT is extant.

2 Site and Surroundings

2.1 The application premises comprise of a terrace of 3, two storey Victorian style properties situated on the northern side of York Road close to its junction with Queensway to the west and opposite St Leonards Road. The property is used as a training, resource and accommodation centre for HARP. The frontage of the premises is currently hard surfaced and provides off street parking.

2.2 To the east of the application site is 109 York Road which contains residential flats. Immediately to the west of the site is 101 York Road which is a two storey semi-detached residential property. The surrounding area is characterised by mixed uses including residential dwellings and HMO's. Parking in this part of York Road is restricted by double lines.

2.3 The site is not the subject of any site-specific policy designations.

3 Planning Considerations

3.1 The main considerations in relation to this application are the principle of the development, design, impact on neighbouring properties, living conditions for existing/future occupiers, traffic and parking issues, sustainability, CIL/S106.

4 Appraisal

Principle

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

4.1 Policy DM3 of the Development Management Document states:

“All development on land that constitutes backland and infill development will be considered on a site-by-site basis. Development within these locations will be resisted where the proposals:

- (i) Create a detrimental impact upon the living conditions and amenity of existing and future residents or neighbouring residents; or*
- (ii) Conflict with the character and grain of the local area; or*
- (iii) Result in unusable garden space for the existing and proposed dwellings in line with Policy DM8; or*
- (iv) Result in the loss of local ecological assets including wildlife habitats and significant or protected trees”.*

4.2 The grain of the area is characterised by plots with large gardens to the rear. The proposal is to erect three buildings; two would be positioned within a backland site to the rear of no. 1 and 3 Hastings Road and one building to the rear of the Bradbury Centre. The principle of backland development to the rear of nos. 1 and 3 Hastings Road for residential use has been previously accepted under application 12/01464/EXT to erect a single storey detached bungalow with vehicle access from Hastings Road and can still be implemented until 2nd January 2016.

4.3 Each of the points detailed in Policy DM3 of the Development Management Document DPD2 and the other relevant planning policies are discussed below.

Design and impact on the character of the area

National Planning Policy Framework; DPD1 (Core Strategy) policies KP2, CP4; DPD2 (Development Management Document) policies DM1 and DM3 and Design and Townscape Guide SPD1.

4.4 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”.

4.5 Paragraph 60 of the NPPF states:

“Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles”.

- 4.6 Policy KP2 of the Core Strategy requires all new developments to 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.
- 4.7 Policy DM1 and DM3 and the Design and Townscape Guide advocate the need for any new development to respect the character of the area and complement the local character.
- 4.8 The surrounding streets are characterised by two storey terraced and semi-detached properties. The overall impact on the character and appearance of the area is likely to be minimal from Hastings Road and limited glimpses from York Road to the south, north Hillcrest Road and Toledo Road to the west. There are no objections to the overall scale of the three buildings. The three buildings will have an overall height of 5.9m, 0.3m higher than the detached bungalow granted permission under application 12/01464/EXT.
- 4.9 With respect to the layout, two buildings are proposed within the rectangular site to the rear of the Bradbury Centre which is currently fenced off and one building within the existing garden to the rear of the Bradbury Centre. The area will include hard and soft landscaping providing a courtyard to the front of the three buildings and footpaths to the Bradbury Centre to the south and Hastings Road to the east of the site, only for emergency purposes.
- 4.10 In terms of the overall appearance of the three buildings proposed, the architectural approach is for simple gabled, singular forms including stained timber cladding of the walls and the roof. The proposal will create a distinctive character.
- 4.11 Overall the proposed development in terms of its scale and external design is distinctive and well considered and should provide for an interesting and cohesive development. The success of such a simple design approach will ultimately depend on the quality of materials and detailing and these will need to be well considered and should be conditioned including colours.

Living Conditions for Future Occupiers

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

- 4.12 The Development Management Document and National Housing Standards refer to residential standards for the creation of new dwellings. The proposed development provides temporary accommodation creating living accommodation in the form of 12 bed sits and 7 bedrooms in a shared house arrangement. Any occupiers will be housed there on a temporary basis for 3 months, before individuals move into independent living. The occupiers of the sheltered housing will also be able to use the facilities within the main Bradbury Centre including, washing, dayroom, counselling rooms, visitor room and all the other services the centre already offers. All rooms benefit from outlook and daylight although it is noted the first floor bedrooms to the rear of the building will only have a large rooflight as the main source of light. On balance, given the nature of the use for occupiers on a three month temporary basis before being moved to independent housing no objection is raised.
- 4.13 The provision of amenity space is proposed, including a courtyard and soft landscaping to the rear of the buildings, which is considered useable for potential future occupiers and is fenced off from the main Bradbury Centre. Further details on the level of planting and any furniture i.e. benches to be installed will be dealt with by condition. The existing Bradbury Centre will have 232sqm of amenity space available for existing users.

Impact on Neighbouring Properties

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

- 4.14 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.

- 4.15 The buildings have been positioned in such a manner to mitigate against any potential harm to nearby residential occupiers. The overall heights of the buildings are 5.9m (0.3m higher than the extant permission 12/01464/EXT) at the highest point, 4.6m to the eaves due to the sloping roofs. The building to the east of the site will be sited 7m to the rear boundary of no. 1 Hastings Road (19.7m to the rear elevation of no. 1 Hastings Road) and 2m abutting the alleyway to the rear of properties to the north in Hillcrest Road (17m to the rear elevations of the properties). The building to the west is sited 5m away from the boundary to the west and a further 19m to the rear of properties in Toledo Road. The building to the south is sited 7m from the boundary to the east and 4m to the boundary to the west. Taking into account the separation distances and overall height of the buildings proposed, it is not considered the proposal will result in an overbearing impact on the residential amenities enjoyed by existing occupiers to the north, east, south and west of the site.
- 4.16 Overlooking to surrounding neighbours will also be mitigated against by the detailed design. No windows are proposed to the rear elevations of the buildings at first floor, with large rooflights instead to be installed in the roof. Windows are proposed to the first floor overlooking the courtyard, however taking into account the layout and siting of the buildings and the separation distance from surrounding residential properties the proposal will not result in overlooking or loss of privacy in this instance.
- 4.17 In relation to noise and disturbance, all visitors to the centre will enter via the Bradbury Centre to the south of the site. The access being formed to the east from Hastings Road is only to be used in emergency purposes for pedestrians. Whilst the proposed development will accommodate up to 19 residents, on balance taking into account the separation distances from the nearest residential properties and subject to appropriate conditions in relation to hours of accessing the site it is not considered the development will have a harmful impact on surrounding residents.

4.18 The applicant has submitted a management statement detailing the measures that will be employed if this development is deemed acceptable. The measures include the following:

- *A panic alarm to all residents of the female hostel;*
- *Cameras to all perimeters and communal areas to deter and minimise high risk activity;*
- *Cameras monitored 24hrs per day via the Bradbury Centre;*
- *Curfew to all residents to be in by 2300 and no one is allowed in or out after this time. This is controlled by a security guard on duty between 2100-0900 and monitoring both sites;*
- *The entry and exit point is via the Bradbury Centre, which is controlled by a security guard.*
- *A security guard is on duty 2100-0900 and they are required to call in hourly.*
- *Management staff are on an emergency rota system 17.00 to 0900. CCTV Cameras are remotely available to Managers laptop.*
- *Extension of existing Roving Security Guards service (2200– 0200) to check the building is safe at random and regular intervals. Roving Patrols are tailored to the centres requirements and are used to carry out periodic checks on specific premises. The service provides early crime detection, and deters uninvited people, would be criminals and vandals from attempting to gain access to premises. Typically, the pattern of calls is kept random to prevent observers working out a predictable routine.*
- *Staff Support within the hostel between the hours of 0900 to 2200.*
- *Emergency Intruder Protocol in place for both residents of the Hostel and immediate surrounding gardens, with additional CCTV cameras on perimeters if required.*
- *Additional health and safety information;*

- a. *Access control system for door entry (and barring)*
- b. *Intercom system for staff and residents linked to the main office for swift communication;*
- c. *Attendance of the ARK residents group to receive feedback on whether there are any issues or not as the case may be in relation to this property once operational;*
- d. *A visible staff presence who are easily identifiable through branded work wear;*
- e. *All guards are professional in their job and are trained in customer greeting services to ensure good relations and positive response from clients and tenants;*
- f. *Purchase of a Town Link Radio scheme which is direct link to the Police.*

4.19 The day to day operations are considered acceptable, subject to appropriate conditions in relation to hours of access and further details to be submitted and agreed as part of a management plan.

Traffic and Parking

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

- 4.20 The site is located on York Road within walking distance to the High Street, the main bus station and Southend Central Station.
- 4.21 Policy DM15 of the Development Management Document requires Class C2 uses to provide 1 space per full time member of staff and spaces based upon bed spaces. The policy goes on to state that vehicle parking standards may be applied flexibly where it can be demonstrated that the development proposed is in a sustainable location with frequent and extensive links to public transport or where rigid application of these standards would have a clear detrimental impact on the local character and context.
- 4.22 The existing site has 11 staff on a rota basis and 8 on duty at peak times plus 2 volunteers and 45-60 homeless people to the day centre (15 between 0900-1000 and 30-45 visiting during the rest of the day until the evening). The Bradbury Night Hostel has 18 residents and 2 members of staff at peak times including 1 overnight. The proposal will provide temporary accommodation for up to 19 females on a temporary basis for three months with 12 bedsits and 7 bedrooms in a shared house arrangement. Although the accommodation is temporary for residents it, in itself will be permanent. The proposal will result in an increase of 2 members of staff. In terms of parking, 6 spaces are available at 106 York Road, 6 spaces at 117 York Road and 3 at Vancouver House on Hastings Road. Current cycle provision includes 4 spaces at the Bradbury Centre.
- 4.23 Given the nature of the users of the site, they are unlikely to have cars or bicycles and it is considered that exceptional circumstances should be applied in this instance in terms of greater flexibility in relation to the parking standards. On balance, taking into account the sustainable location of the site and proximity to the High Street with access to bus and rail services together with the nature of users of the facility no objection is raised. To ensure that staff are encouraged to use sustainable forms of transport a condition will be imposed to ensure 10 additional cycle spaces are provided in accordance with Policy DM15 of the Development Management Document.
- 4.24 No details of waste storage have been submitted with the application, however it is anticipated the waste would be stored in a similar location to the existing centre. Further details will be dealt with by condition, to ensure a waste management plan and storage details are submitted to the local planning authority for consideration.

Renewable Energy

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

- 4.25 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. The planning statement accompanying this application states that the external fabric of the buildings will include a high U value external skin in the form of insulated timber framing and high performance glazing. The roof form will also include high thermal properties. Photo voltaics will be mounted to the south facing planes to provide renewable energy in accordance with current planning policy. Whilst no details have been provided at this stage a suitable condition can be imposed.
- 4.26 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.

Community Infrastructure Levy (CIL) Charging Schedule.

- 4.27 Although this application is CIL liable given the floorspace is 330sqm, in this instance the chargeable amount has been calculated as a zero rate as applicable as HARP is registered as a charity.

Conclusion

- 4.28 It is not considered the proposed development by reason of design and scale will have a detrimental impact on the character and appearance of the surrounding area. Subject to appropriate conditions any potential harm to nearby neighbours will be mitigated against.

5 **Planning policies**

- 5.1 National Planning Policy Framework 2012.
- 5.2 Development Plan Document 1: Core Strategy Policies KP1 (Spatial Strategy), KP2 (Development Principles), KP3 (Implementation and Resources) CP3 (Transport and Accessibility) CP4 (The Environment and Urban Renaissance), and CP8 (Housing).
- 5.3 Development Plan Document 2: Development Management emerging policies DM1 (Design Quality), DM2 (Low Carbon Development and Efficient Use of Resources), DM3 (Efficient and Effective Use of Land), DM8 (Residential Standards), DM14 (Environmental Management), DM15 (Sustainable Transport Management)
- 5.4 Supplementary Planning Document 1: Design & Townscape Guide, 2009.
- 5.5 Waste Management Guide

6 **Representation Summary**

Design and Regeneration

- 6.1 The proposal seeks to build a series of three 2 storey buildings and 2 smaller ancillary single storey buildings in the land to the rear of the form Banbury Hotel now transformed onto the HARP homeless shelter. The buildings are to provide safe refuge for women.

This is a sizeable backland area which is surrounded by residential gardens and has no street frontage. Glimpses of the site are possible between the properties and across rear gardens but these are not prominent in the streetscene.

There is no objection in principle to development on this land which is currently underused. The proposal has broken down the scale of the development into 5 small buildings of simple gabled forms. It is proposed to extend the stained timber cladding of the walls onto roof. This will give them a singular form and a more sculptural appearance which will be reinforced by the grouping of similar shapes thought the development and creating a distinctive character. It will be important to carefully consider the integration of rainwater goods and fascia's to ensure the simplicity of the form is maintained. The windows are mostly placed to the front of the buildings facing onto the landscaped communal courtyard garden and have been carefully proportioned and positioned to add interest to the buildings. Fenestration to the rear is sparse which is assumed to be a response to concerns about overlooking of the neighbouring gardens. This will result in some inactive elevations but this is mitigated to some extent by the building form and materials adding interest to the development.

The roof pitch of the buildings proposed is shallow and it is assumed that this is in response to concerns that this location is more sensitive with regard to neighbour amenity.

Overall the external design of the proposal is distinctive and well considered and should provide for an interesting and cohesive development. The success of such a simple design approach will ultimately depend on the quality of materials and detailing and these will need to be well considered and should be conditioned including colours.

Internal layouts and quality of accommodation

It is unclear from the information submitted how the units will be used. If they are to be self-sufficient independent to the main facility on York Road then there is a concern that the development overall lacks living space for the occupants. The bedrooms themselves appear modest single rooms, many at first floor only having rooflights to provide daylight and no outlook. This is a concern especially if there is an under provision of alternative living space. Kitchen facilities appear to be lacking. The lack of room for storage is also apparent. This arrangement gives rise to concerns that the quality of the living standards which will be achieved may be less than would normally be expected however if the residents had access to additional communal living and dining areas in the main hostel and if the lets are short term emergency accommodation rather than long term addresses this may be less of an issue. Further details of the operations of the facility should be clarified **[Officer Comment: The applicant has confirmed proposal is for short term emergency accommodation and the facilities at the Bradbury Centre will be available for all future occupiers].**

If these are proposed to be self-sufficient then it may be that the internal arrangement should be revised to offer more space to the needs of everyday living and provide a better outlook to the habitable areas.

It is unclear how this should be assessed against the space standards and whether a case for special circumstances can be made. Further information on operations should be sought to justify this aspect of the proposal. It may be that a case could be made for this level of internal space if the rooms were short term emergency / safe care only and there is access to additional communal living and dining facilities in the main unit.

Sustainability

Overall the development concept in terms of materials, insulation, green roofs etc. would seem to be quite sustainable. It is also noted that pvs are proposed to the 'south facing roof planes of the two other buildings' it is assumed that this is the storage and the small office but these do not seem to have south facing roofs. There is no objection to pvs in principle but it will need to be demonstrated that the 10% requirement will be met.

Traffic and Highways

- 6.2 Having reviewed the application for additional 3 sheltered housing units consideration has been given to the site location and the proximity to transport infrastructure. The site is within a short walking distance of the travel centre, central rail station and public car parking facilities.

The Bradbury Centre employs 11 members of staff on a rota basis across the centre there are 15 car parking spaces which are available for staff to use. Cycle parking should be provided in accordance with DM policy and be contained within the site.

There is a pedestrian and vehicle access from the site onto Hasting Road. Pedestrian and vehicle access should only be used in emergencies; this will help limit the impact to local residents.

Given the above information there are no highway objections to this proposal.

Housing

- 6.3 HARP are a key partner for the Council in meeting our homeless responsibilities and the Bradbury Centre is an excellent facility for single homeless households. We are also experiencing the highest levels of homeless people in temporary accommodation throughout the Borough with our own homeless hostels full to capacity as well as the Bradbury Centre being full too. So there is very much a need.

HARP have bid for funding from the Homes and Communities Agency (HCA) for this project and in terms of meeting their requirements should their bid be successful then they have to have planning consent as a condition of any funding offer.

It is not clear how the new building will be managed and whether it's going to be part of the Bradbury Centre or managed as a separate stand-alone facility. There are some concerns in relation to the proposal being limited to female only buildings in terms of limiting the use of homeless accommodation.

There are concerns with the Police regarding the proposals from a "saturation" perspective in this part of the town and the problems associated with the number of people congregating at the front of the Bradbury Centre which HARP have made strenuous efforts to resolve.

There is a pressing need for more housing for homeless people in the town but I do think we need to consider the wider impact on the community of a particular location and the size and scale of the proposals and how it relates to the Bradbury Centre itself. We would still support the need which the scheme would meet if it's built.

Essex Police

6.4 No comments received.

Public Consultation

6.5 A site notice displayed on the 21st September 2015 and neighbours notified.

5 letters of objection have been received stating:

- Not the place spatially, practically, nor ethically to erect 3 sheltered housing units;
- Light pollution
- Noise
- Grounds of intrusion
- No parking
- No increase in security to the area
- Area saturated
- Affect quality of life as the access is directly behind no. 2 York Cottages with people walking past **[Officer Comment: The pedestrian access from Hastings Road is only in emergencies. All visitors will access the site from York Road via the existing Bradbury Centre].**
- Height unacceptable
- Negative impact on the area
- Only a bungalow allowed in this area

49 proforma letters have been received objecting on the following grounds:

- *Overdevelopment*- this type of premises is heavily over saturated in such a vulnerable ward. I agree with the cause but not the location. Harp will be increasing their number by 19 this could have serious repercussions on our area, families and children.
- *Noise and disturbance resulting from use*- the nature of the use will create additional noise and disturbance to the area, we are already facing issues with anti-social behaviour from the Bradbury Centre Development. Concerns have already been raised to HARP and will increase strain on the Southend Multi Agency Anti-Social Behaviour Response Team (SMAART) and Essex Police. Within the application one extra member of staff will be employed and this is an oversight and will have consequences on the safety and security of residents in York Road, Hastings Road Hillcrest Road and Toledo Road

- *Layout and density of building-* After several attempts planning permission was granted to erect one detached bungalow on the site. The proposed scheme by HARP is considerably larger than the previous approved application. The layout and density would not reflect the existing pattern of development in our local area, it would be highly intrusive by style, and it would erode the open character of this area and seriously harmful to the visual amenity enjoyed by residents in surrounding properties. Attention should be drawn to the previous applications 08/01253/FUL, 09/00657/FUL and 09/2215/FUL **[Officer Comment: Please refer to paragraph 7.1 to 7.6 below above detailed the planning history the principle of residential development in this location has been accepted].**
- *Design, appearance and materials-* the design and structures are out of keeping with the Edwardian and Georgian houses surrounding the site; it does not follow the existing pattern of the area. The proposed use of bright colour stained timber will be visually overbearing to residents **[Officer Comment: Condition 3 will ensure full details of materials including colour are submitted to and agreed with the Council prior to commencement of the development].**
- *Local parks & green spaces strategy 2015-* The Councils Parks and Green Spaces Strategy aims to recognise the important contribution made by green spaces to the economic, social, physical wellbeing of the town and its residents. This site is one of the very few green spaces within the Kursaal ward and should remain as an amenity green space for the pleasure of the Bradbury Centre residents and surrounding properties. The application states that the site is uncared for green space and the planning committee should be aware that it has not been maintained **[Officer Comment: The existing site to the rear of the Bradbury Centre is not designated as green space by the Core Strategy DPD1 or the Development Management Document DPD2. Planning permission can be implemented to the rectangular piece of land to the rear of the centre and nos. 1 – 3 Hastings Road until January 2016].**
- *Parking-* Within the application there is a lack of parking for 19 resident as, their visitors and additional HARP staff. This will put more strain on our serious parking issues.
- *Imperative stipulations if granted-* Should it be that this application was successful it is imperative that continuous supervision was made compulsory.

One letter of representation received with no objection to the development but lowering the ground level would improve the plan.

6.4 Councillor McMahon has requested this application be dealt with by Development Control Committee.

7 Relevant Planning History

7.1 Erect infill extension at side, use hotel (Class C1) as training, resource and accommodation centre (Sui Generis) and alter elevations- Granted (11/00750/FUL).

- 7.2 Erect single storey rear extension, install fire escape staircase to rear, erect infill extension at side, alter elevations and alter internal layout (Retrospective)- Granted (13/01421/FUL)
- 7.3 Extend existing vehicular access onto York Road-Refused (13/01661/FUL)
- 7.4 Erect one detached bungalow on land at rear of 1 Hastings Road and lay out parking, amenity area and form vehicular access onto Hastings Road- Granted (09/02215/FUL)
- 7.5 Erect pair of semi-detached bungalows on land at rear of 1 Hastings Road and lay out parking and amenity area- Refused (09/00657/FUL) for the following reason:

“The vehicular and pedestrian movements generated by the proposed development and associated noise and nuisance, including headlight glare, and the loss of privacy would seriously detract from the level of amenity the occupiers of 1 Hastings Road would expect to enjoy. The proposals would, therefore, be harmful to residential amenity, contrary to policies KP2 and CP4 of the Southend-on-Sea Core Strategy, to supplementary guidance contained in the Southend-on-Sea Design and Townscape Guide and to policies H5, H10 and C11 of the Southend-on-Sea Borough Local Plan”.

The subsequent application was dismissed at appeal A/09/2094201/WF.

- 7.6 Erect a pair of semi-detached two storey houses, lay out 4 car parking spaces, form amenity areas and vehicular access onto Hastings Road- Refused (08/01253/FUL) for the following reasons:
- 1. “The proposals would introduce substantial buildings into the open undeveloped rear garden environment in the middle part of the street-block. The buildings sought, which would not reflect the existing pattern of development in the local area, would be unduly intrusive in their setting, would erode the open character of this area and would be seriously harmful to the visual amenity enjoyed by occupiers of surrounding residential neighbouring properties. The proposals would, therefore, be contrary to policies KP2 and CP4 of the Southend-on-Sea Core Strategy, to supplementary guidance contained in the Southend-on-Sea Design and Townscape Guide and to policies H5, H10 and C11 of the Southend-on-Sea Borough Local Plan”.*
 - 2. “The passage of vehicles down the proposed access-way into the site would cause unacceptable noise disturbance and nuisance from headlamps due to the passage of vehicles down the side of no 1 Hastings Road. The proposals would, therefore, be harmful to residential amenity, contrary to policies KP2 and CP4 of the Southend-on-Sea Core Strategy, to supplementary guidance contained in the Southend-on-Sea Design and Townscape Guide and to policies H5, H10 and C11 of the Southend-on-Sea Borough Local Plan”.*

3. *“The application does not make satisfactory arrangements for the storage of waste awaiting collection, which needs to be located within 30m of the highway, which is the maximum permissible carry-distance. The proposals would, therefore, be contrary to policies KP2 and CP4 of the Southend-on-Sea Core Strategy, to supplementary guidance contained in the Southend-on-Sea Design and Townscape Guide, to policies H5 and U2 of the Southend-on-Sea Borough Local Plan and to the guidance contained in the Council’s Waste Management Guide”.*

The subsequent application was dismissed at appeal A/08/2093042/NWF.

8 Recommendation

8.1 Members are recommended to GRANT PLANNING PERMISSION subject to the following conditions:

- 1 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.

- 2 The development hereby permitted shall be carried out in accordance with the approved plans Site and Block Plan P01 Revision E; Proposed site plan P06 Revision A; Proposed elevations and floorplans P03 Revision C.

Reason:

To ensure that the development is carried out in accordance with the Development Plan.

- 3 The use hereby permitted shall be carried out only by HARP for sheltered accommodation and shall not be used as separate occupation from the Bradbury Centre in accordance with the details and particulars submitted with the application.

Reason: Permission has been granted taking into consideration the special circumstances of this case. The local planning authority needs to control future use of the premises to ensure compliance with DPD1 (Core Strategy) 2007 policies KP2 and CP4, DPD2 (Development Management Document) policy DM1, and SPD1 (Design and Townscape Guide).

- 4 The premises shall be used for the purpose hereby approved in accordance with Condition 03 of this permission or for a residential institution sheltered housing (Class C2) only and for no other purpose including any other purpose within Class D2 of the Schedule to the Town and Country Planning (Use Classes) Order 2005, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification.

Reason: To define the scope of this permission in light of protecting the character and appearance of the area and the surrounding residential occupiers in accordance with DPD1 (Core Strategy) 2007 policies KP2 and CP4, DPD2 (Development Management Document) policy DM1, and SPD1 (Design and Townscape Guide).

- 5 No development shall take place until details including samples of the materials and colour to be used on the external elevations including roofing, glazing, walls, windows and door, boundary treatments and hard surfaces have been submitted to and approved by the Local Planning Authority. The development shall only be carried out in accordance with the approved details unless otherwise agreed in writing with the Local Planning Authority.**

Reason: In interests of visual amenity to ensure that the appearance of the building makes a positive contribution to the character and appearance of the existing school building and surrounding area in accordance with the NPPF, policies KP2 and CP4 of the Core Strategy and policy DM1 of the Development Management Document and the Design and Townscape Guide.

- 6 The pedestrian access to the east exiting onto Hastings Road as shown on the 'Proposed Site and Block drawing P01 Revision E' shall only be used in an emergency and no other time.**

Reason: To protect the amenities of nearby residential occupiers in accordance with the NPPF, policies KP2 and CP4 of the Core Strategy and policy DM1 of the Development Management Document and the Design and Townscape Guide.

- 7 No development shall take place, until a detailed 'Management Plan' for the sheltered housing has been submitted to and approved in writing by the local planning authority. The approved statement shall be adhered to through the lifetime of the development. The statement shall provide for:**

- Details of the panic alarm system to be installed;**
- Siting of the CCTV cameras;**
- Emergency intruder protocol;**
- Access control system for door entry;**
- Intercom system;**
- Town link radio scheme, directly linked to the police;**
- Security guard rota**

Reason: To protect the amenities of nearby residential occupiers in accordance with the NPPF, policies KP2 and CP4 of the Core Strategy and policy DM1 of the Development Management Document and the Design and Townscape Guide.

- 8 Notwithstanding any provisions to the contrary, no additional windows or other openings, including any change in the height or size of the windows on the plans hereby approved, shall be inserted into the flank elevations of the extension hereby approved, without first obtaining the written permission of the Local Planning Authority.**

Reason: To protect the amenities of nearby residential occupiers in accordance with the NPPF, policies KP2 and CP4 of the Core Strategy and policy DM1 of the Development Management Document and the Design and Townscape Guide.

- 9 No development shall commence until full details of both hard and soft landscape works for the new development have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved unless otherwise agreed in writing by the Local Planning Authority. These details shall include, for example: proposed finished levels or contours; means of enclosure; pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (e.g. furniture, play equipment, refuse or storage units).**

Soft landscape works shall include details of existing trees and shrubs to be retained, together with measures for their protection in the course of development; details of the number, size and location of the trees and shrubs 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 and measures to enhance biodiversity within the site. If any trees are removed or found to be dying, severely damaged or diseased within 3 years; of planting them, they must be replaced with trees of a similar size and species.

Reason: To ensure that the development is satisfactory in terms of its appearance and that it makes a positive contribution to the Local environment and biodiversity in accordance with NPPF, DPD1 (Core Strategy) policy KP2 and CP4, DPD2 (Development Management Document) policy DM1 and SPD1 (Design and Townscape Guide).

- 10 All hard and soft landscape works shall be carried out in accordance with the approved details submitted in accordance with condition 09. The works relating to the proposed development shall be completed within the first planting season following completion of the development shall be carried out within the first planting season following first occupation of the development or in accordance with a programme submitted to and approved by the Local Planning Authority.**

Reason: To ensure that the development is satisfactory in terms of its appearance and that it makes a positive contribution to the Local environment and biodiversity in accordance with NPPF, DPD1 (Core Strategy) policy KP2 and CP4, DPD2 (Development Management Document) policy DM1 and SPD1 (Design and Townscape Guide).

- 11 Prior to installation of any external lighting, the proposed lighting, including design, siting, luminance, hours of illumination and an assessment using the Institution of Lighting Engineers Guidance Note for the Reduction of Obtrusive Light shall be submitted to and approved in writing by the Local Planning Authority. The lighting shall be installed only in accordance with the approved scheme.**

Reason: To protect the amenities of neighbouring properties and the and general environmental quality in accordance with, NPPF, DPD1 (Core Strategy) 2007 policy KP2 and CP4, and DPD2 (Development Management Document) 2015 policy DM1.

- 12 No part of the development shall be occupied until 10 bicycle secure and covered parking spaces have been provided in accordance with plans and details which shall have been previously submitted to and agreed by the Local Planning Authority and the bicycle parking spaces shall be permanently maintained thereafter in accordance with the approved details unless otherwise agreed in writing by the local planning authority.**

Reason: To ensure that satisfactory secure bicycle parking is provided in the interests of sustainability, amenity and highways efficiency and safety, in accordance with NPPF, DPD1 (Core Strategy) 2007 policy KP2, DPD2 (Development Management Document) 2015 and SPD1 (Design and Townscape Guide).

- 13 Prior to commencement of the use hereby approved, details of the storage of refuse and waste materials shall be submitted, including provision for separate recycling and clinical waste refuse stores. The development shall only be carried out in accordance with the approved details.**

Reason: To make satisfactory provision for refuse storage pursuant to Waste Management Guide and DPD2 (Development Management Document) Policy DM8.

- 14 No development hereby permitted shall commence until details of surface water attenuation for the site, based on SUDS principles, include 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 have been submitted to and approved by the Local Planning Authority. The works agreed shall be carried out in accordance with the approved details unless otherwise agreed in writing with the Local Planning Authority.**

Reason: To ensure surface water is adequately managed in the interests of flood prevention and pollution control, in accordance with DPD1 (Core Strategy) 2007 policy KP2.

- 15 Prior to the commencement of development a renewable energy assessment shall be submitted to and agreed in writing with the Council to demonstrate how at least 10% of the energy needs of the development will come from onsite renewable options (and/or decentralised renewable or low carbon energy sources should also be submitted and agreed with the local planning authority. The scheme as approved shall be implemented and brought into use on first occupation of the development unless otherwise agreed in writing with the Local Planning Authority.**

Reason: To minimise the environmental impact of the development through efficient use of resources and better use of sustainable and renewable resources in accordance with the National Planning Policy Framework, DPD1 (Core Strategy) policy KP2 and CP4, DPD2 (Development Management) emerging policy DM2 and SPD1 (Design and Townscape Guide).

- 16 No construction works in connection with the development hereby permitted shall take place outside the following times 07.30-1800 on Mondays to Fridays and 0800-1300 on Saturdays and no such works shall take place on Bank and public holidays.**

Reason: To protect the amenities of nearby residential occupiers in accordance with the NPPF, policies KP2 and CP4 of the Core Strategy and policy DM1 of the Development Management Document and the Design and Townscape Guide.

Informatives

You are advised that in this instance the chargeable amount for the Community Infrastructure Levy (CIL) has been calculated as zero due to the specific nature of the use.

You are advised that the development hereby approved is likely to require approval under Building Regulations. Our Building Control Service can be contacted on 01702 215004 or alternatively visit our website http://www.southend.gov.uk/info/200011/building_control for further information.

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.