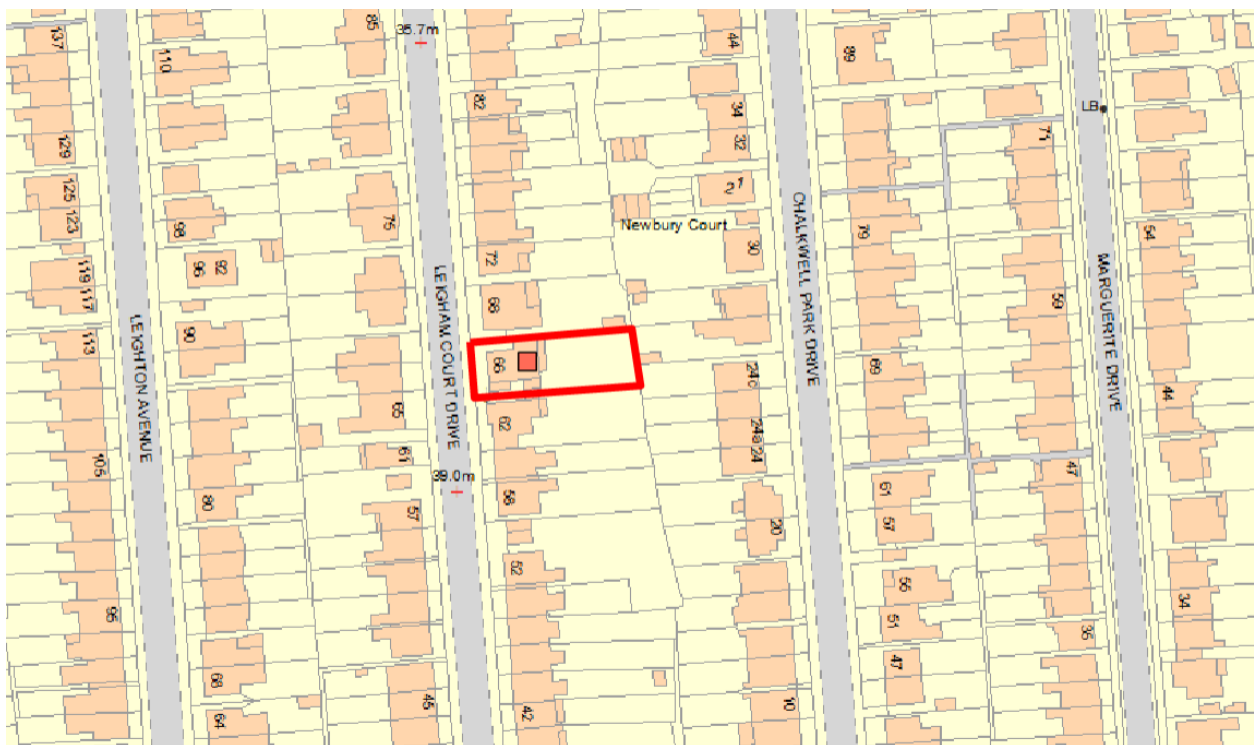


Reference:	17/01008/FULH	
Ward:	Leigh	
Proposal:	Erect single storey side extension, alter side roof to form pitched roof with dormer to front and alter elevations	
Address:	66 Leigham Court Drive Leigh-On-Sea Essex SS9 1PU	
Applicant:	Mr and Mrs Ian Brown (Council employee)	
Agent:	Trudy's Architectural Consultants	
Consultation Expiry:	12 th July 2017	
Expiry Date:	27 th July 2017	
Case Officer:	Julie Ramsey	
Plan Nos:	Location Plan, 60/17/A, 60/17/B, 60/17/C	
Recommendation:	GRANT PLANNING PERMISSION	



1 The Proposal

- 1.1 Planning permission is sought to erect a single storey side extension, to form a pitched roof over side flat roof with front dormer and demolish rear conservatory and side outbuildings. The materials proposed are rendered external walls, cladding to dormer and white uPVC windows and grey slate tiles which would match existing.
- 1.2 The proposed side extension would measure 2.4m wide, 4m deep with an eaves height of 3.4m. The pitched roof over the existing side flat roof would increase the height of the side projection by some 1.3m and slopes down to join the eaves of the new side extension. The pitched roof dormer measures 2m wide, 5.5m deep and 3.5m high to the top of the pitched roof.
- 1.3 The proposal would provide a shower room and hall extension at ground floor and an additional bedroom at first floor.

2 Site and Surroundings

- 2.1 The application site is located on the eastern side of Leigham Court Drive, Leigh-on-Sea, north of the junction with Pall Mall. The property is distinctive within the streetscene and comprises of an unusual detached chalet with a side dormer to the southern flank elevation and various side features including two storey flat roofed element with a first floor bay window overhanging the boundary and a mono-pitched roof porch. The dwelling is located towards the northern boundary with an attached garage an outbuilding on the southern side which are proposed to be demolished as is the existing rear conservatory.
- 2.2 The surrounding area is residential in character, comprising predominantly two-storey detached dwellings of various designs, but with many common characteristics such as pitched roof front gables, Tudor cladding and bay windows. Although their design and size varies, they all maintain strong character, in terms of their detailed design. The adjoining neighbour at No 68 is the only bungalow in the immediate streetscene.

3 Planning Considerations

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

4 Appraisal

Principle of Development

NPPF (2012); Core Strategy (2007) Policies KP2 and CP4; Development Management Document 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 (2012); Core Strategy (2007) Policies KP2 and CP4; Development Management Document Policies DM1 and DM3; Design & Townscape Guide (2009)

- 4.2 It should be noted that good design is a fundamental requirement of new development to achieve high quality living environments. Its importance is reflected in the NPPF, in the Policies KP2 and CP4 of the Core Strategy and also in Policy DM1 of the Development Management DPD. The Design and Townscape Guide (SPD1) also states that *“the Borough Council is committed to good design and will seek to create attractive, high-quality living environments.”*
- 4.3 Paragraph 56 of the NPPF states that *“good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.”*
- 4.4 Policy DM1 of the Development Management DPD states that all development should *“add to the overall quality of the area and respect the character of the site, its local context and surroundings in terms of its architectural approach, height, size, scale, form, massing, density, layout, proportions, materials, townscape and/or landscape setting, use, and detailed design features”*.
- 4.5 According to Policy KP2 of Core Strategy (CS) new development should *“respect the character and scale of the existing neighbourhood where appropriate”*. Policy CP4 of CS requires that development proposals should *“maintain and enhance the amenities, appeal and character of residential areas, securing good relationships with existing development, and respecting the scale and nature of that development”*.
- 4.6 Paragraph 351 of The Design and Townscape Guide (SPD1) advises 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.”*
- 4.7 The existing property consists of a collection of disproportionate and poorly design additions to the northern side elevation. The proposal would remove the majority of these features including the rear lean to and provide a more uniform side extension with the formation of a pitched roof over the old and new side elements and forming a front dormer. The pitched roof is at ridge height and is of a simple gable design. The side dormer and mono-pitched roofed porch element is also removed. The proposal has endeavoured to reflect the character of the existing dwelling by retaining the side bay window and incorporating the same Tudor cladding pattern that appears on the front of the dwelling. The proposal is finished with new double doors to the side extension in a traditional design. The ridge of the new pitched roof is set back some 9m from the front wall of the property and although it adds bulk to the dwelling, it is considered that it would appear subservient to the main dwelling and integrate well with the existing dwelling. The dormer is position within the roof plane with adequate roof plane both above and below.

- 4.8 Therefore its overall design, including the proposed fenestration and roof form, would improve significantly the appearance of the dwelling within the streetscene and therefore, on balance, it is considered that the proposed development would not appear dominant or incongruous to the existing dwelling and it would not materially harm the character of the area.

Traffic and Transport Issues

NPPF (2012); Core Strategy (2007) Policies CP3; Development Management Document (2015) Policy DM15

- 4.9 Policy DM15 of the Development Management Document (2015) requires that all development should meet the minimum off-street parking standards. The proposal includes the removal of the existing garage and outbuilding to the side to facilitate the provision of two parking spaces along the southern boundary, therefore no objection is raised in relation to car parking space provision.

Impact on Residential Amenity:

NPPF (2012); Core Strategy (2007) Policies KP2 and CP4; Development Management Document (2015) Policy DM1; Design & Townscape Guide (2009)

- 4.10 The Design and Townscape Guide (2009) 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 Document (2015) 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 With regard to the impact on the neighbouring property to the north (No. 68 Leigham Court Drive), the development would be sited on the northern boundary; however this is an existing arrangement with the bay window of No.66 overhanging the boundary with No.68. The neighbouring property is set to an angle with the application site and has side windows to the ground floor, however these serve a utility room, W.C. office and front reception room, with the main living accommodation of the property towards its northern boundary. The rear lean to at No.66 is to be removed reducing the depth of the property and the slope of the pitched roof reduces the bulk of the addition to the roof on this boundary. Therefore, it is not considered that the proposed development would result in an overbearing or lead to any overshadowing on the occupants of No.68. The proposal would result in no overlooking or loss of privacy, given that there are no additional windows proposed on the northern boundary at either ground or first floor.

- 4.12 The impact on the neighbours to the south, front and rear would be limited based on the separation distance, which is considered sufficient to mitigate any impact on the amenity of the nearby neighbours, by way of overshadowing, domination or overlooking. The neighbour opposite at No. 69 Leigham Court Drive has raised a concern regarding the front dormer window would look directly into the property at first floor, however given the distance between the properties across the highway of some 20m this is not considered to have sufficient impact to warrant a refusal of the application.

Community Infrastructure Levy (CIL)

CIL Charging Schedule 2015

- 4.13 The proposed extension to the existing property equates to less than 100sqm of new floor space the development benefits from a Minor Development Exemption under the Community Infrastructure Levy Regulations 2010 (as amended) and as such no charge is payable.
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 streetscene and the locality more widely. The proposal would not result in any adverse impact on parking provision or highways safety. This application is therefore recommended for approval subject to conditions.

6 Planning Policy Summary

- 6.1 The National Planning Policy Framework (2012) : Section 7 (Requiring Good design)
- 6.2 Core Strategy (2007) Policies KP1 (Spatial Strategy), KP2 (Development Principles), CP3 (Transport and Accessibility) and CP4 (Environment & Urban Renaissance)
- 6.3 Development Management Document (2015): DM1 (Design Quality), DM3 (Efficient and Effective Use of Land) and DM15 (Sustainable Transport Management)
- 6.4 Design & Townscape Guide (2009)
- 6.5 CIL Charging Schedule 2015

7 Representation Summary

Consultation responses

7.1 Leigh Town Council - no objection

Public Consultation

7.2 10 neighbours were consulted and one letter of objection has been received.

Matters raised

- Will look into property at first floor

The relevant material planning considerations have been considered as part of the appraisal at Section 4 of the report.

8 Relevant Planning History

8.1 None

9 Recommendation

GRANT PERMISSION subject to the following conditions:

- 01 The development hereby permitted shall begin not later than 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 following approved plans: Location Plan, 60/17/A, 60/17/B, 60/17/C**

Reason: To ensure that the development is carried out in accordance with the provisions of the Development Plan. (R01D)

- 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. (C23D)**

Reason: In the interests of visual amenity and to ensure that the appearance of the building makes a positive contribution to the character and appearance of the area. This is as set out in the National Planning Policy Framework (NPPF), DPD1 (Core Strategy) 2007 policy KP2 and CP4, Development Management DPD policies DM1 and DM3, and SPD1 (Design and Townscape Guide).

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework. The detailed analysis is set out in a report on the application prepared by officers

Informative

- 1 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.**