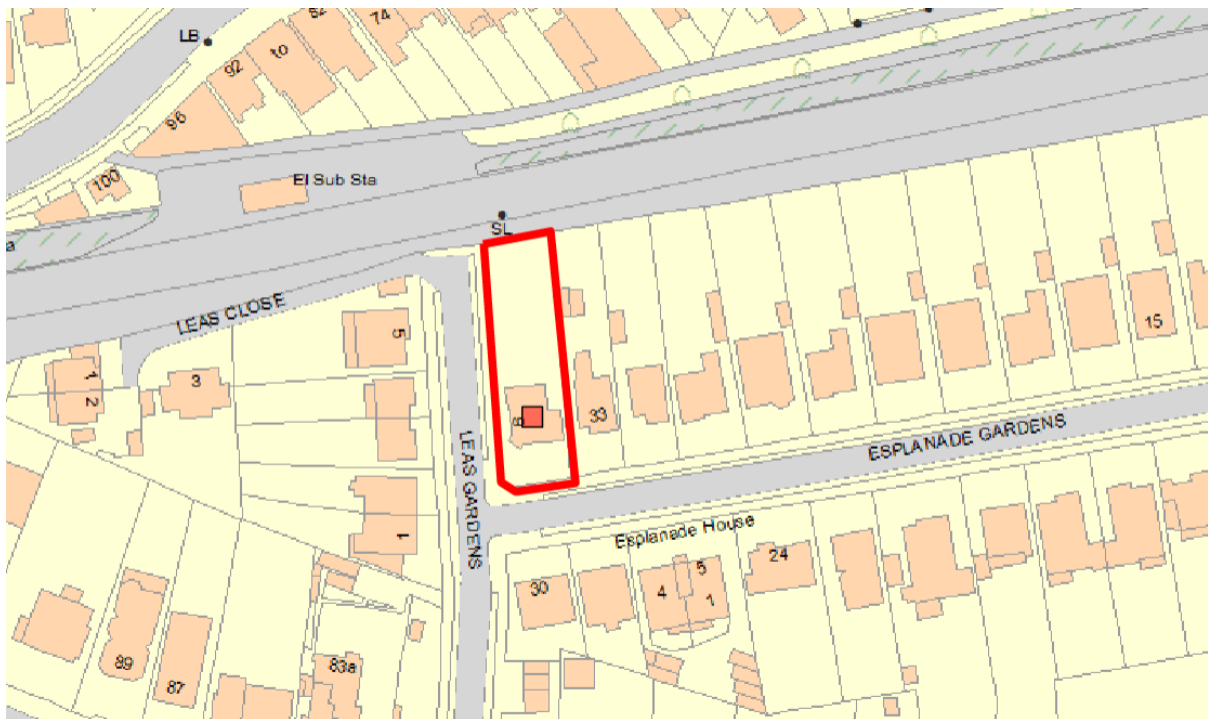


Reference:	17/01019/FULH	
Ward:	Chalkwell	
Proposal:	Raise ridge height and alterations to roof to form habitable accommodation, install dormers, Juliette balcony with terrace area and alter elevations	
Address:	6 Leas Gardens, Westcliff-on-Sea, Essex, SS0 8JL	
Applicant:	Mr S Habermel	
Agent:	SKArchitects	
Consultation Expiry:	31.07.2017	
Expiry Date:	14.09.2017	
Case Officer:	Kara Elliott	
Plan Nos:	353P01, 353P02	
Recommendation:	GRANT PLANNING PERMISSION subject to conditions	



1 The Proposal

- 1.1 Permission is sought to raise the height of the dwelling and alter the existing roof to form second storey habitable accommodation, install 4 no. dormers, a Juliette balcony and second storey terrace area. Two chimneys will be removed to accommodate the proposed development.
- 1.2 The overall height of the dwelling will be increased by 0.5 metres, reaching a ridge height of 9.5 metres. The main hipped roof element of the dwelling will be half-hipped at the rear (north) of the dwelling, accommodating the second storey accommodation and providing a gable-end featuring a Juliet balcony. Two pitched roof dormers would feature on the west side elevation facing Leas Gardens. A pitched roof would be provided to the south-west facing front/side elevation at second floor, enclosing a balcony/terrace area. A pitched roof dormer in the roof to the front (south) facing elevation would contain a set of doors to access this balcony/terrace area. A single pitched roof dormer and two rooflights are proposed to the east side elevation. The plans also show minor alterations to the fenestration.
- 1.3 The development will be finished in pebble-dash to the walls with clay a tiled roof and black painted timber windows, all to match existing. The rooflights are proposed to be 'Velux' windows of a grey colour.
- 1.4 The proposed alterations would provide a fifth bedroom including en-suite and terrace area within the second floor of the dwelling.
- 1.5 The application falls to be considered by the Development Control Committee as the applicant is a member of the Council.

2 Site and Surroundings

- 2.1 The application site currently contains a large two-storey dwelling situated at the north of the junction between Leas Gardens and Esplanade Gardens. The application site measures approximately 650m² and is approximately 80 metres north of Chalkwell Esplanade. The London, Tilbury and Southend Railway line runs immediately north of the application site.
- 2.2 The surrounding area is predominately made up of large, detached dwellings which in most instances are subject to alterations and extensions; including roof alterations and rooms in the roof.
- 2.3 The site is not the subject of any site specific policy designations and is not located within a Conservation Area.

3 Planning Considerations

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

4 Appraisal

Principle of Development

NPPF; Core Strategy (2007) Policies KP2, CP3 and CP4; Development Management Document (2015) Policies DM1, DM3 and DM15.

- 4.1 The principle of extending the dwelling to provide facilities in association with residential accommodation is considered acceptable. Other material planning considerations are discussed below.

Design and Impact on the Character of the Area

NPPF; Core Strategy (2007) Policies KP2 and CP4; Development Management Document (2015) 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 (National Planning Policy Framework), in 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 Paragraph 375 of SPD1 states that *“In a few cases it may be possible to extend a property upward by adding an additional storey however this will only be appropriate where it does not conflict with the character of the street. For example adding another storey to a bungalow will not be considered appropriate where the street comprises predominately of single storey dwellings or where there is a regular pattern of bungalows and other style of properties which is part of the local character.”* Paragraph 366 of SPD1 states that *“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.”*
- 4.6 It is noted that the character of the wider area is mixed, containing two storey dwellings, chalet style dwellings, single storey bungalows and a block of three storey flats. With the exception of the flats, a common feature of the two storey dwellings is that they feature subordinate front projections, with the main roofs of the dwelling raking away from the highway. Due to the corner location of the dwelling, it adopts a prominent position within the streetscene.

- 4.7 It is considered that its prominent position allows for a degree of flexibility in design, scale and bulk. This flexibility is supported by to the lack of directly neighbouring properties, with just one immediate neighbouring property to the east; 33 Esplanade Gardens. Currently, 33 Esplanade Gardens measures 9.15m in height. As a result of the proposed development, the dwelling would be 0.35 metres higher than this neighbouring dwelling. It is noted that three storey accommodation is an established feature of the surrounding area, with the exception of the nearby flats, this accommodation is provided in such a way that it is subservient to the floors below and not overly dominant of the character of the dwellings. The proposed increase in height of 0.5 metres is not considered to result in demonstrable harm to the character and appearance of the dwelling or the wider area. Similarly, planning permission was granted in 2015 at 33 Esplanade Gardens for a number of alterations and additions, including an increase in the overall height of the dwelling, to nearly 10.4 metres.
- 4.8 Dormer windows, where appropriate, should appear incidental in the roof slope (i.e. set in from both side walls, set well below the ridgeline and well above the eaves). The size of any new dormer windows, particularly on the front and side elevations, should be smaller to those on lower floors and the materials should be sympathetic to the existing property. A number of pitched roof dormers are proposed to the roof of the dwelling. These are a common feature within the area and would not appear out of keeping in this setting. Furthermore, the dormers are of a subservient size, would not dominate the roofscape and do not result in a negative appearance cumulatively as they are set proportionally apart and reflect the existing pattern of fenestration.
- 4.9 The gable-end rear element of the proposed development with Juliet balcony feature would provide interest to the rear elevation. This part of the dwelling would not be visible from the public vista and therefore has no impact upon the character and appearance of the area.
- 4.10 Balconies, particularly on front elevations are a traditional feature of seaside towns such as Southend. Similarly, roof terraces can be a good way of adding visual interest and layering to a building whilst also providing additional private outdoor space. The proposed terrace area to the second storey would be enclosed from the public vista; with the exception of a second storey balcony, enclosed by a pitched roof, to the front/side south/west elevation. This is a clear characteristic of the surrounding area and would not appear out of keeping.
- 4.11 The resulting dwelling, whilst of an increase size, height, scale and bulk, would not appear overly dominant and would not result in demonstrable harm to the character and appearance of the dwelling or the wider area, in accordance with relevant location and national policies and guidance.

Impact on Residential Amenity

NPPF; Development Management Document (2015) Policies DM1 and DM3; Core Strategy (2007) Policies KP2 and CP4; Design & Townscape Guide (2009)

- 4.12 Policy DM1 of the Development Management DPD requires all development to be appropriate in its setting by respecting neighbouring development and existing residential amenities *“having regard to privacy, overlooking, outlook, noise and disturbance, sense of enclosure/overbearing relationship, pollution, daylight and sunlight.”*

- 4.13 The adjacent dwelling to the west, 33 Esplanade Gardens, is located 3 metres from the closest side elevation of the dwelling. As a result of the proposed development, the building would not extend closer to the boundaries of the application site in any direction. The increase in height and the addition of the dormers and rooflights are considered acceptable on amenity grounds. Due to the separation distance of the main roof element to the neighbouring dwelling, of 5.3 metres, it is not considered that the proposed development would result in undue negative impact upon the amenities of the neighbouring occupiers through dominance. Furthermore, a small dormer and two Velux windows are proposed to the east elevation. The dormer window would serve a staircase and no views would be available to the rooflights and therefore there would be no loss of privacy through perceived or actual overlooking. Similarly, the proposed additions to the roof to the north, south and west elevations are located at considerable distances to neighbouring dwellings (20 metres to the dwellings on the west side of Leas Gardens) and therefore no objection is raised in relation to loss of amenity through loss of light, dominance or overlooking. This analysis includes the terraced area to the front of the dwelling.

Highways and Transport Issues

NPPF; Development Management (2015) Policy DM15; Core Strategy (2007) Policy CP3; Design & Townscape Guide (2009)

- 4.14 Policy DM15 of the Development Management DPD states that new development will only be permitted if it makes provision for off-street parking in accordance with the adopted vehicle parking standards. For a dwelling of 2+ bedrooms, a minimum of 2 off-street parking spaces should be available.
- 4.15 The proposed development would result in a fifth bedroom. The proposal would not result in the loss of existing parking spaces. Two off-street parking spaces would continue to be available within the curtilage of the property and therefore no objection is raised on highway or parking grounds.

Community Infrastructure Levy

CIL Charging Schedule 2015

- 4.16 The proposed development equates to less than 100sqm of new floorspace. As such, the development benefits from a Minor Development Exemption under the Community Infrastructure Levy Regulations 2010 (as amended) and no charge is payable.

5 Conclusion

- 5.1 Having regard to all material considerations assessed above, it is considered that subject to compliance with the attached conditions, the proposed development would be acceptable and compliant with the objectives of the relevant local development plan policies and guidance as well as those contained within the National Planning Policy Framework. Furthermore, the proposed development would have an acceptable impact on the amenities of neighbouring occupiers and the character and appearance of the application site 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)
- 6.2 Core Strategy (2007) Policies 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

Network Rail

- 7.1 No response received
- 7.2 Eight neighbours have been notified of the application. No letters of representation have been received.

8 Relevant Planning History

- 8.1 00/00879/FUL - Erect double garage with loft area in rear garden – APPROVED 24.10.2000;
- 8.2 02/00152/FUL - Erect detached double garage/incidental building at rear – APPROVED 15.03.2002.

9 Recommendation

Members are recommended to:

GRANT PERMISSION, subject to the following conditions:

- 01 The development hereby permitted shall begin no later than three years from the date of this decision.**

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

- 02 The development hereby permitted shall be carried out in accordance with the following approved plans: 353P01, 353P02**

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

- 03 All new work to the outside of the building must match existing original work in terms of the choice of materials, method of construction and finished appearance. This applies unless differences are shown on the drawings hereby approved or are required by conditions to this permission.**

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

Informative

- 1. You are advised that as the proposed development 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.**

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.