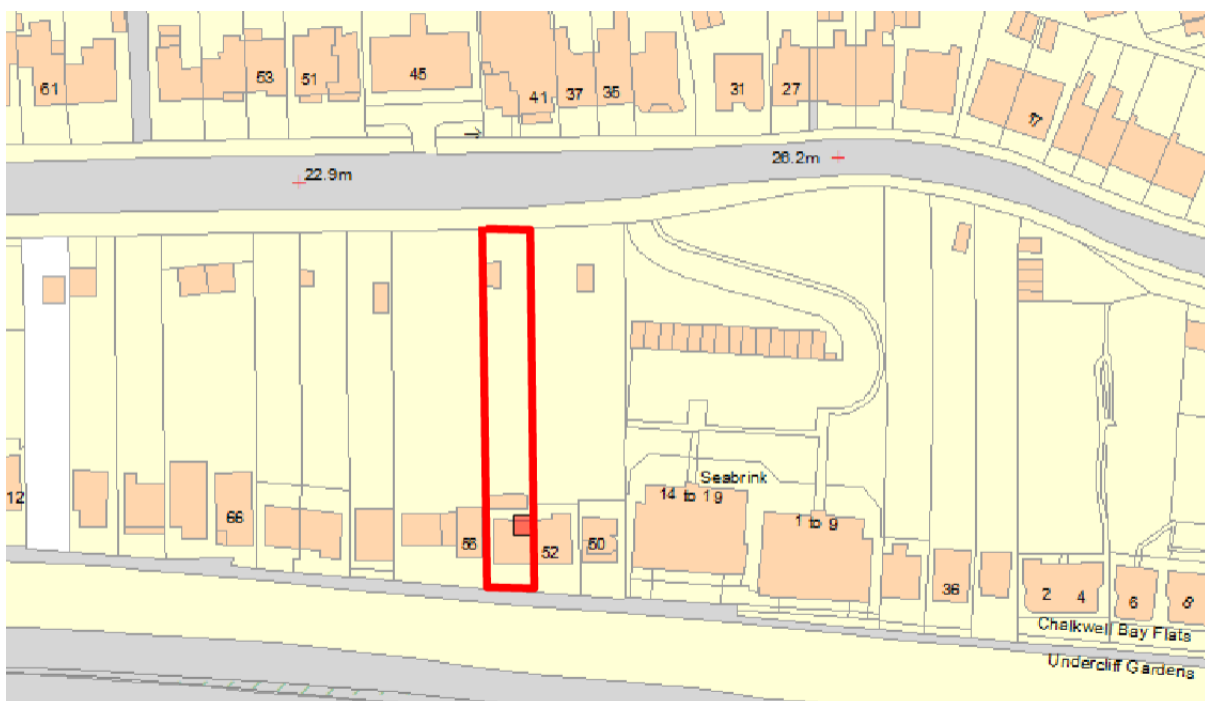


Reference:	17/01049/FULH	
Ward:	Leigh	
Proposal:	Raise ridge height and form hip to gable roof extension, erect dormers to front and rear to form habitable accommodation in roof, erect first floor front extension including enlargement of roof, replacement front balcony, new walkway to rear, relocate main entrance door and alter elevations.	
Address:	54 Undercliff Gardens, Leigh-on-Sea	
Applicant:	Mr Rupert Cousins	
Agent:	THS Concepts LTD	
Consultation Expiry:	06.11.2017	
Expiry Date:	10.11.2017	
Case Officer:	Kara Elliott	
Plan Nos:	PA-001/F	
Recommendation:	GRANT PLANNING PERMISSION subject to conditions	



1 The Proposal

- 1.1 Permission is sought to raise ridge height and form hip to gable roof extension, erect dormers to front and rear to form habitable accommodation in roof, erect first floor front extension including enlargement of roof, replacement front balcony, new walkway to rear leading to Grand Parade, relocate main entrance door and alter elevations.
- 1.2 The overall ridge height of the dwelling will be increased by approximately one metre, reaching the height of adjacent dwelling, no.52. The existing hipped roof of the dwelling will be extended to form a gable and would accommodate dormers to the front (one) and rear (two). The pitched roof dormer to the front would measure 2.75m wide, 2.1m high and would project a total of 3.2 metres. The rear dormers would also be pitched roof in design and would measure 2.8m wide x 2.7m high x 4.1m deep. The rear dormers would be set symmetrically on the rear roof slope. Bay windows would be inserted into the front elevation at ground floor with a balcony above one bay window serving a first floor bedroom. A new walkway will be constructed at the rear providing access from the rear off Grand Parade to a new entrance at first floor.
- 1.3 The proposed development also includes the insertion of various new windows and doors which are to be in white Upvc. The external walls of the dwelling will be finished in a 'HardiePlank' cladding. The roof would be finished in tiles to match the adjacent dwelling at no.52. The proposed timber post and balustrades to the new walkway and balcony will be painted white timber.
- 1.4 The proposed alterations would provide habitable accommodation in the roof with an additional two bedrooms to the second storey; both with en suite bathrooms. The dwelling would go from a four bedroom dwelling to a six bedroom dwelling.
- 1.5 The application falls to be considered by the Development Control Committee at the request of Councillor Arscott.

2 Site and Surroundings

- 2.1 The application site currently contains a large semi-detached, two-storey dwelling situated adjacent to the footpath, known as the Cinder Path that runs to the north of the London to Shoeburyness railway line and to the south of Grand Parade.
- 2.2 The buildings of the surrounding area are in residential use and feature a mixture of two, three and four storey buildings that contain single dwellings as flats, with ground levels changing dramatically from higher ground to the north to lower ground to the south. Whilst the highway and main accesses to the dwellings are located to the rear, the principal elevations front the railway line to the south.
- 2.3 The application site is located within Seafront Character Zone 3 as designated by the Development Management Document 2015.

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 and CIL contributions.

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 and altering 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, DM3 and DM6; 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 The Design and Townscape Guide 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.”* Paragraph 366 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 Policy DM6 of the Development Management Document identifies a number of distinctive seafront character zones, with Table 1 to the policy identifying the principles that will be applied to development in each of the identified zones. The application site lies within the Cinder Path character zone. The properties on Undercliff Gardens line the northern side of the road at the base of the cliff, just behind the railway, with magnificent views over the estuary. The stated principles for this zone seek to protect the frontage and affirm that development will be considered acceptable where it retains the characteristics and form of the area and adds to the overall quality of the area. With the exception of the flats, a common feature of the dwellings is that they include subordinate front projections, with the main roofs of the dwelling raking away from the highway.

- 4.7 The buildings along Undercliff Gardens demonstrate a wide range of style, design and scale, including some three and four storey properties and some with flat roofs. The application site is a semi-detached, two-storey dwelling of a traditional appearance. As part of the proposed development, the ridge height of the dwelling would be raised by approximately one metre so it reaches the same height of the adjoining dwelling, no.52. A roof extension will go from a hipped roof design to a gable-end towards no.56. It is noted that three storey accommodation is an established feature of Undercliff Gardens. It is considered that the proposed roof accommodation, including the inclusion of the front and rear dormers, would be provided in such a way that it is subservient to the floors below and not overly dominant of the character of the dwelling or within the streetscene (north and south).
- 4.8 Policy DM6 seeks to protect important views from Grand Parade along the estuary in this location and therefore careful consideration is given towards development which involves an increase in built form, from height and bulk, which may impact upon such views. Whilst the proposed development involves an increase in height of the dwelling, due to its minor increase of one metre in line with no.52, it is not considered that the increase would result in demonstrable harm to views across the estuary to the detriment of the important character and appearance of the area. Furthermore, the proposed development would not result in an increase of the existing building lines of the main part of the dwelling, therefore mitigating any potential loss of outlook from an increase in size, scale and bulk.
- 4.9 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. One dormer is proposed to the front and two to the rear of the dwelling. These are common features 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. It is noted that similar dormers are present to the front and rear of no.52 and the applicant has taken the advice of the Council's Design officer in order to reflect this in order to provide a sympathetic form of development which would not result in demonstrable harm 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 front balcony is minor in size (approximately 2m²) and provides interest and depth to the front elevation. This is a clear characteristic of the surrounding area and would not appear out of keeping. Furthermore, the proposed walkway from the first floor to the rear linking to the rear access is a common feature and would be constructed in timber which appears in keeping with the traditional character of the dwelling.
- 4.11 The proposed use of timber-effect cladding for the external walls of the property is not currently observed at the application site. However, its use is a common feature of dwellings within Undercliff Gardens, for example immediately to the west at no.56 and would not appear incongruent in this location.

No objection is raised in relation to the proposed arrangement of fenestration or the new openings which are in proportion and have been designed in order to reflect those of the adjoining property as much as possible in order to provide balance and coordination within the streetscene.

- 4.12 The resulting dwelling, whilst of an increase of 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, especially in consideration of the designated seafront character zone, in accordance with relevant local 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)

- 4.13 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.”*
- 4.14 The adjacent dwelling to the west, 56 Undercliff Gardens, is located approximately 2.2 metres from the closest side elevation of the dwelling. As a result of the proposed development, the main building would not extend closer to the boundaries of the application site in any direction than the current building line. The increase in height and the addition of the dormers are considered acceptable on amenity grounds and would not result in perceived or actual levels of dominance or overbearing impacts. The proposed development would result in fewer openings to the west side elevation than currently observed. The side openings facing no.56 would serve non-habitable areas such as a bathroom and a landing and therefore there would be no loss of privacy through perceived or actual overlooking. Similarly, there are no dwellings to the south which users of the balcony would overlook.
- 4.15 Therefore, the proposed development would not result in demonstrable harm to the amenity of any neighbouring occupiers through loss of light, privacy, overbearing or dominant impacts or loss of outlook, in compliance with Development Management Document (2015) Policies DM1 and DM3; Core Strategy (2007) Policies KP2 and CP4; the guidance contained within the Design & Townscape Guide (2009) and national guidance within the NPPF.

Highways and Transport Issues

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

- 4.16 Policy DM15 of the Development Management Document 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.

- 4.17 The proposed development would result in a two additional bedrooms; an increase from four to six. 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 off Grand Parade and therefore no objection is raised on highway or parking grounds.

Community Infrastructure Levy

CIL Charging Schedule 2015

- 4.18 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), DM6 (The Seafront) and DM15 (Sustainable Transport Management)
- 6.4 Design & Townscape Guide (2009)
- 6.5 CIL Charging Schedule 2015

7 Representation Summary

Leigh Town Council

- 7.1 No objection

Design & Conservation

- 7.2 No objection

Transport & Highways

7.3 No objection

The Society for the Protection of Undercliff Gardens

7.4 Makes the following comments;

- The proposed new front bay extends 1000mm but the existing bay is 900mm. Clarification on which dimension is correct will be required.

Officer Comment: The existing bay window and conservatory at the ground floor front elevation projects 1.56 metres. The proposed bay windows at the ground floor front elevation would project 1 metre.

- Artificial timber cladding to all elevations is currently popular, but it does rely on a high standard of workmanship and attention to detail, especially at the joints, window surrounds and corners, all of which are an integral part of "good design".

Officer Comment: Comments noted.

- The colour of this proposed cladding is grey, but we suggest it would look better if there is a contrast with the neighbouring property on the west - which is also grey. Undercliff Gardens, when viewed from the cinder path, comprises a mixture of colours and materials and a contrast would more closely follow the local context and surroundings. In other words it would make a more acceptable contribution to the distinctiveness of place.

Officer Comment: A suitable condition would be attached to any positive decision in order to confirm materials prior to commencement of works.

- The style of sash windows proposed, with small panes in the upper half, is particularly welcome as they reflect the late Edwardian style prevalent when the original house was built in 1913. However they will require careful detailing, especially if each pane is to be double glazed in order to meet sustainability requirements. The preferred material is timber or aluminium where slim profiles may be achieved but the use of UPVC plastic profiles is certainly not welcome due to its "heavy" aesthetic appearance which we suggest would conflict with the design of the proposed windows.

Officer Comment: A suitable condition would be attached to any positive decision in order to confirm materials prior to commencement of works.

7.5 Two neighbours were notified of the original scheme and 2 letters of objection were received. These are summarised as follows;

- Plans do not correctly show neighbours;
- Lack of courtesy for 45 degree splays;
- 'Building line does not appear to be considered';
- Forward projection is out of keeping with no.52;
- Incorrect dimension of existing bay window projection;
- Incorrect house number on plan PA-001;
- Result in loss of sight, light and amenity to bay windows of no.52;

- Increased projection will overwhelm no.52;
- Loss of privacy and overlooking from balcony.

7.6 These concerns are noted and they have been taken into account in the assessment of the application. However, they are not found to represent a reasonable basis to refuse planning permission in the circumstances of this case.

7.7 Two neighbours were re-notified of the application following a revised proposal. No letters of representation have been received in relation to the revised scheme.

8 Relevant Planning History

8.1 99/01224/FUL - Erect garage fronting Grand Parade, 2m high brick wall and hardstanding – Approved 24.02.2000

9 Recommendation

Members are recommended to:

GRANT PERMISSION, subject to the following conditions:

- 1. 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.

- 2. The development hereby permitted shall be carried out in accordance with the following approved plans: PA-001/F**

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

- 3. No development shall take place until details and/or samples of the facing materials to be used in the construction of external elevations of the building hereby permitted, including the proposed windows, have been submitted to and approved in writing by the local planning authority. The works must then be carried out in accordance with the approved details unless otherwise agreed in writing by the local planning authority.**

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 DM6 and The Design and Townscape Guide (2009).

4. **The first floor windows in the west side elevation 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) and fixed shut, except for any top hung fan light which shall be a minimum of 1.7 metres above internal floor level unless otherwise agreed in writing by the local planning authority and shall be retained as such in perpetuity. 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: In order to protect the character and appearance of the area and the amenities of the future occupiers from loss of privacy, in accordance with of the Council's Policies KP2 and CP4 of the Core Strategy DPD1, Development Management DPD2 policies DM1 and DM3.

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.