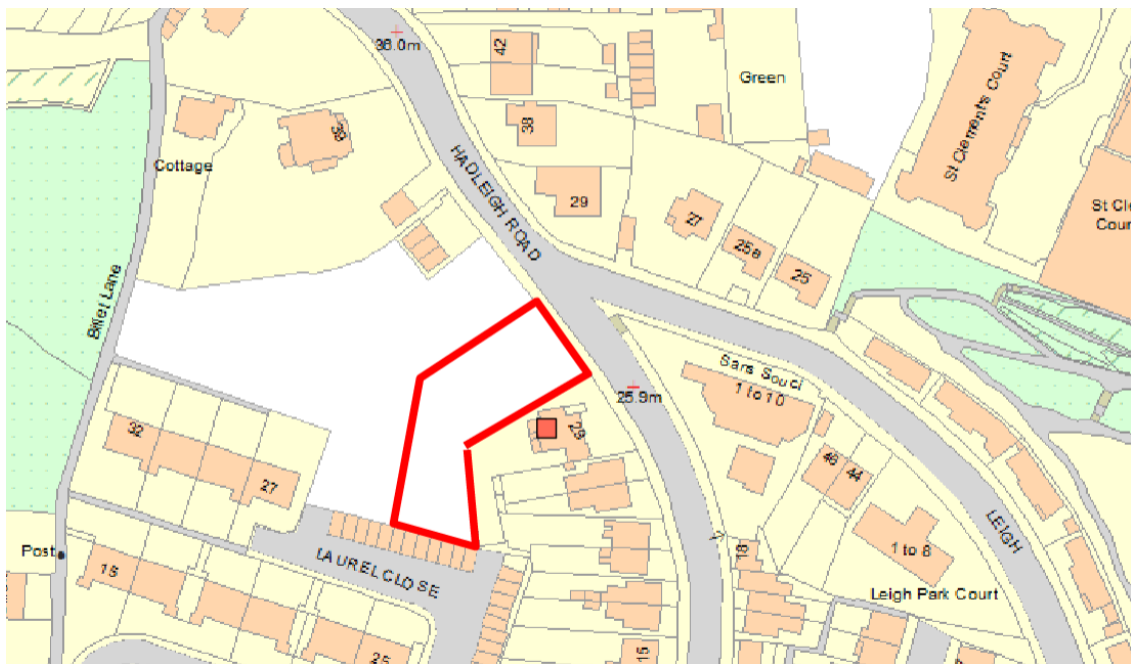


<b>Reference:</b>	17/01460/FULH	
<b>Ward:</b>	Leigh	
<b>Proposal:</b>	Erect single storey side extension and extend existing balcony, install door to side elevation, removal of 2 Yew Trees (subject to tree preservation order) and erect detached outbuilding with decking area with associated landscaping and boundary treatment	
<b>Address:</b>	29 Hadleigh Road, Leigh-on-Sea, Essex, SS9 2DY	
<b>Applicant:</b>	Mr & Mrs Jeremy and Amanda Holmes	
<b>Agent:</b>	Mosley Thorold Architects	
<b>Consultation Expiry:</b>	24 <sup>th</sup> October 2017	
<b>Expiry Date:</b>	13 <sup>th</sup> November 2017	
<b>Case Officer:</b>	Abbie Greenwood	
<b>Plan No's:</b>	A1000C, A1001C, A1002C, A1010F, A1011C, A1020F, A1021C, A1022C, A1030C, A3000C, A3001D, A3002C, A3003E, A3010E, A3011E, PJC-0649-003	
<b>Recommendation:</b>	<b>Members are recommended to GRANT PLANNING PERMISSION subject to conditions</b>	



# 1 The Proposal

- 1.1 Planning permission is sought to erect a single storey side extension with an extension to the existing balcony above, install a new door to the existing utility room and erect a detached outbuilding in the garden. The outbuilding will require the removal of 2 preserved yew trees which are proposed to be replaced with 3 new trees. The proposal also includes associated landscaping works including changing levels within the garden.
- 1.2 The proposed side extension is located on the northern side of the property. It is proposed as 2.7m wide; 12.3m deep; is 5.4m to the eaves and has a mono-pitched roof with a maximum height of 3.5m for the sloping section towards the front and 3.8m for the parapetted section towards the rear which forms the enclosure to the balcony extension. It is set back 1.1m from the front building line and 2.8m behind the line of the veranda. The extension will be white render with a slate roof to match the existing building and has a single timber sash window facing to the front and a large roof light to the side. Matching timber framed bi-fold doors are proposed to the rear elevation. The majority of the extension is set behind the boundary fence to the side.
- 1.3 The outbuilding is proposed in the lower section of the garden which is located to the rear of the neighbouring properties (21-27 Hadleigh Road) on an area of land facing onto Laurel Close. The land here is set at a higher level than Laurel Close with the land level being roughly in line with the top of the adjacent garages. The building is proposed as 4.5m wide and 9m deep with a shallow angled mono-pitched roof measuring 2.7m to its lowest eave and with a maximum roof height of 3.2m and a log burner flue of 3.7m. The building will be set a minimum of 1.6m to the rear boundaries of nearest neighbours in Hadleigh Road, is a minimum of 2.3m to the southern boundary facing Laurel Close and a minimum of 3.3m to the west boundary with the adjacent development site at 33 Hadleigh Road.
- 1.4 The proposed outbuilding will be clad with feather edged painted timber weatherboarding with a timber fascia and a wildflower blanket green roof. Windows are proposed to the south and west elevations only. The building will be set on a timber decked area which sits 160mm above the existing ground level on the western side of the building.
- 1.5 The outbuilding is sited such that it will require the removal of the two preserved yew trees in this location which are covered by TPO 1/2017. To mitigate for this loss the applicant is proposing to plant 3 new trees in the lower section of the garden including a Swedish whitebeam (*Sorbus intermedia* 'Brouwers') a Scots pine (*pinus sylvestris*) and a bird cherry (*prunus padus*). All the replacement trees are proposed as extra heavy standards to give instant impact. The works in the garden will also include some minor levelling and terracing of the land which forms part of the Leigh cliffs. The largest level change equates to an excavation in the lower section of around 800mm to facilitate a level area for the proposed outbuilding.

## **2 Site and Surroundings**

- 2.1 The application property is an early twentieth century detached house set half way up the hillside on the west side of Hadleigh Road. It is an attractive well detailed property with a feature timbered gable, timber veranda and shaped chimney. The property has a parking area to the front which is screened by a tall laurel hedge. To the rear the property has an existing modern single storey extension and balcony which overlooks the estuary. The garden to the rear slopes sharply down the hillside, extends behind the rear gardens of the neighbouring properties and includes an area of land which is elevated above the garages in Laurel Close to the south.
- 2.2 Hadleigh Road is an eclectic mix of historic properties of various designs and eras. This variety of house design is part of its character. The area falls within Leigh Conservation Area and is subject to Leigh Conservation Area Article 4 Direction.
- 2.3 Adjacent to the site to the north is the large vacant site of 33 Hadleigh Road. This area includes a number of preserved trees mostly within the adjacent site but including a sycamore which is located within the boundary of the application site. There are also two preserved yew trees within the lower garden area of the application site adjacent to the rear boundary of 21-23 Hadleigh Road.
- 2.4 To the south of the lower garden are the garages within Laurel Close which are set at a lower level than the application site. Laurel Close is within the conservation area boundary but is characterised by 1960s two storey terraced apartments. The site for the outbuilding can clearly be seen from Laurel Close. At present the view of the site from Laurel Close includes long rows of utilitarian modern garage blocks and the sheds in the rear gardens of properties in Hadleigh Road, although the impact of these structures is mitigated by the trees within the adjacent site at 33 Hadleigh Road which provide some greening of the cliff in this location.
- 2.5 The wider area is residential in character and colonises the cliff between the old town and the commercial centre of Leigh-on-Sea.

## **3 Planning Considerations**

- 3.1 The main considerations in relation to this application are the principle of the development, design and impact on the character of the conservation area, impact on neighbouring properties, any traffic and transport issues, impact on preserved trees and CIL.

## **4 Appraisal**

### **Principle of Development**

**National Planning Policy Framework (2012); Core Strategy (2007) Policies KP2 and CP4 Policies DM1, DM3, DM5, and DM15 of the Development Management DPD (2015) and the Southend Design and Townscape Guide (2009)**

- 4.1 This proposal is considered in the context of the Core Strategy DPD Policies KP2 and CP4 and Policies DM1, DM3 and DM5 of the Development Management Document. These policies and guidance support extensions and alterations to properties in most cases but require that they respect the existing character and appearance of the building, preserve and enhance the character of the wider conservation area and respect the amenity of neighbours. Although the principle of extensions in this location is acceptable, the detailed design considerations need to be carefully considered and are discussed in detail below.

### **Design and Impact on the Character of Leigh Conservation Area**

#### **National Planning Policy Framework (2012); Core Strategy (2007) Policies KP2 and CP4; Policies DM1, DM3 and DM5 of the Development Management DPD (2015) and the Southend Design and Townscape Guide (2009)**

- 4.2 The National Planning Policy Framework (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.”* (Paragraph 56 – ‘Requiring good design’).
- 4.3 Policy KP2 of the Core Strategy advocates the need for all new development to *“respect the character and scale of the existing neighbourhood where appropriate and secure improvements to the urban environment through quality design”*.
- 4.4 Policy CP4 of the Core Strategy states *“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 by maintaining and enhancing the amenities, appeal and character of residential areas, securing good relationships with existing development, and respecting the scale and nature of that development.”*
- 4.5 Policy DM1 of the Development Management Document advocates the need for good quality design that contributes positively to the creation of successful places. All developments should respect the character of the site, its local context and surroundings in terms of its architectural approach, height, scale, form and proportions.
- 4.6 Policy DM5 of the Development Management Document states that all development proposals that affect a heritage asset will be required to demonstrate the proposal will continue to conserve and enhance its historic and architectural character, setting and townscape value.
- 4.7 In relation to development within Conservation Areas in particular Policy DM5 (Historic Buildings) states that *“Development proposals that are demonstrated to result in less than substantial harm to a designated heritage asset will be weighed against the impact on the significance of the asset and the public benefits of the proposal and will be resisted where there is no clear and convincing justification for this.”*

### *Proposed side extension and alterations to existing property*

- 4.8 In relation to the design and impact of side extension the Design and Townscape Guide para 351 states that *'side extensions can easily become overbearing and dominate the original property. In order to avoid this, 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 integrated with the existing property.'*
- 4.9 The proposed single storey side extension is located to the north side of the house and will provide a utility area, shower room, and enlarged living area. This extension also incorporates an extension to the existing rear balcony on its roof to the rear. In addition to this extension it is also proposed to install a door to the existing southern utility room to facilitate access to the driveway.
- 4.10 The proposed side extension has a simple mono-pitched profile to the front section which is similar to the profile of the existing single storey addition on the southern side of the building. The proposed extension is set back behind the front building line and well behind the front veranda feature which should ensure that it appears as a subservient addition to the property. The design has been amended to include a timber sash window to the front to break up what was previously a blank frontage. This has added interest to the proposal and is welcomed. The matching window design, wall and roof materials help to integrate the extension with the existing dwelling.
- 4.11 The extension is currently screened behind a tall laurel hedge to the front boundary of the property so cannot be seen from the street, however, if this were to be removed it is considered that the design of the front section would appear subservient and complementary with the existing property and no objection is raised to this element of the proposal.
- 4.12 To the rear the roof profile of the extension changes from a mono-pitched design to a flat roof with tall parapet. This has been done to integrate the proposal with the existing rear extension which includes a tall parapet that forms the balustrade to a small balcony from the first floor bedroom. The proposal matches in with this existing addition and at roof level the extension includes an enlargement of the existing balcony with matching parapet balustrade detail. The transition between the two forms of the extension is relatively simply resolved and on balance is far enough to the rear of the site so that it will not be apparent from the street. At the rear the proposed extension integrates adequately with the design and profile of the existing addition and with the use of matching materials and glazing. Overall no objection is therefore raised to the design of the proposed side extension and balcony enlargement.
- 4.13 The only other alteration to the property itself is the proposal to add a new door to the existing single storey addition on the southern side of the property. This addition is visible from the street as it faces the driveway access. The front elevation is currently blank so the proposal to install a door here would add interest to the extension and is welcomed subject to the use of traditional materials such as painted timber.

### *Proposed outbuilding*

- 4.14 A detached single storey outbuilding is proposed to the southern section of the site overlooking Laurel Close. This has an internal area of 35 sqm and will provide ancillary accommodation for the dwelling and shall be used as a garden outbuilding. The outbuilding is proposed to be clad in timber feather edged boarding with a green roof and extended eave feature to the western side to provide a veranda.
- 4.15 The building will be set on a raised land level which roughly equates to the top of the existing garages in Laurel Close which are directly to the south of the site. This element of the proposal will therefore be visible from Laurel Close to the south but would not be visible from other parts of the conservation area. It was noted on the site visit there were a number of other outbuildings/shed in the rear gardens of the properties in Hadleigh Road which were also visible above the garage blocks in Laurel Close and therefore it is considered that the principle of a timber outbuilding in this location would not be out of character with the streetscene in this location.
- 4.16 The building itself appears to be well detailed and the use of traditional natural materials, feature windows and veranda add interest and help to break up the mass of the building. It is noted that the proposal will be larger than the neighbouring sheds but this is mitigated by the orientation of the building which has its narrow profile facing the public view. It is also proposed to install a vertical timber post screen, which consists of individual timber posts of 1.6m in height spaced at intervals of 300mm, and substantial planting along the southern boundary of the site which will offer some screening of the building and provide a more attractive boundary treatment than the usual timber fence seen on adjacent properties.
- 4.17 Overall it is considered that, given the character and context of Laurel Close and the existing outbuildings and garages in this area, the proposal would not appear out of character in this location or have a harmful impact on the historic character of the wider conservation area.

### **Impact on Preserved Trees**

- 4.18 Whilst no objection is raised to the design detail of the proposed outbuilding it is noted that the applicant is seeking to remove the two preserved yew trees in this location to facilitate its construction. To mitigate for the loss of these trees the applicant is proposing to plant 3 replacement trees in this section of the site, one of which will be close to the position of the yews and two behind the proposed outbuilding but which will still be visible from Laurel Close given that the land rises up in this area. The proposed trees will be heavy standards (1 x whitebeam, 1 x scots pine and 1 x Cherry) and therefore be of 5-6m at the time of planting.
- 4.19 The applicant has submitted a tree report with the application which states that the yew trees are semi mature category C2 trees and describes them as low quality specimens because of their poor and unnatural form and lack of foliage on the east side which has arisen as the result of heavy unbalanced pruning. As such the report concludes that they make a very limited contribution to the landscape in this area.

- 4.20 It is noted that the Committee have previously objected to the removal of these trees and were instrumental in their protection with a tree preservation order, however, in this instance there is an opportunity to require they be replaced with new potentially better specimens which will ensure that the tree cover in this area, which is an important part of its character, is maintained. This has not been an option previously and this makes this proposal materially different to the previous application to fell these trees which had no mechanism to require replacements to be planted.
- 4.21 The Council's Arboricultural Officer has made another site visit to inspect these trees and comments that the assessment of the trees category as C is reasonable because the trees are poor examples of their species with misshapen crowns. He notes that they have limited public impact on the character of the conservation area although they do contribute to the general 'green' appearance of the area. He considered that the proposed replacement with 3 heavy standard trees of the species suggested would be a reasonable compensation for the loss of greenery in this location.
- 4.22 On balance therefore it is recommended that the loss of the yews be accepted provided their replacement with a heavy standard whitebeam, scots pine and cherry as proposed is secured by condition.
- 4.23 It is also noted that the applicants statements comment that heavy machinery will be required at the southern end of the site to facilitate piling to secure the southern boundary. This will require tree protection measures for the preserved sycamore tree at the top of the site adjacent to the street as the only access to the site is from Hadleigh Road adjacent to this tree. The Council's Arboricultural Officer has reviewed the protection measures as set out in the applicants Tree Report and considers them to be suitable for this purpose. It is therefore proposed that these measures be conditioned to be implemented prior and during construction.
- 4.24 It is also proposed to remove a bay laurel and pittosporum in the garden but these are noted by the Council's Arboricultural Officer as being insignificant specimens. Therefore no objection is raised to the loss of these trees, indeed it should be noted that no objection has been raised previously to the loss of the bay laurel tree in a previous application.
- 4.25 Overall therefore it is considered that the proposed replanting scheme, including the tree removals and their replacement with three new heavy standard trees, is acceptable

### **Landscaping**

- 4.26 In addition to the tree planting the applicant is also proposing to re-landscape the garden area including the introduction of small terraces, an area of decking to the west of the proposed outbuilding and replacement boundary treatments. The boundary to the street will remain unchanged as a laurel hedge, a hedged boundary is also proposed to the neighbouring site 33 Hadleigh Road, the aforementioned timber posts are proposed to the southern boundary overlooking Laurel Close and a 1.8m timber boarded fence is proposed to the rear gardens of properties in Hadleigh Road

- 4.27 A large area of decking is proposed to the west of the outbuilding and the plans show that this will be raised out of the ground by up to 160mm to provide a level surface, however, this will not be visible from public areas and will have no impact on the streetscene or wider conservation area.
- 4.28 The landscape plan also shows that substantial planting is proposed to the edges of the site to soften the impact of the new development and the existing building. No objections are raised to the proposal for the landscaping and boundaries of the site.
- 4.30 Overall therefore it is considered that the scale, form, layout and detailed design of the proposed extensions, alterations and the proposed outbuilding and associated tree works is compatible with the character of the existing property and the surrounding conservation area and no objections are raised to this proposal in relation to design, character and impact on the conservation area.

### **Impact on Neighbouring Properties**

#### **NPPF; Core Strategy Policies KP2 and CP4; Development Management DPD Policies DM1 and DM3; SPD 1 (Design & Townscape Guide (2009))**

- 4.31 The Design and Townscape Guide (SPD1) 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 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.”*

#### *Impact on properties to the south on Hadleigh Road (21-27 Hadleigh Road)*

- 4.32 The proposed extension is set on the north side of the application property and the proposed balcony is an extension of an existing feature on the north western corner of the property furthest away from these neighbours so it is considered that this element of the proposal will have no material or detrimental impact on the properties in Hadleigh Road to the south. These properties do, however, back onto the lower garden area where the outbuilding is proposed. The outbuilding is set a minimum of 1.6m to their rear boundaries and is a minimum of 16.8m from the rear elevation of these properties. On this elevation the proposed outbuilding would measure 2.7m in height and is screened from the properties by a 1.8m fence.
- 4.33 Given the separation distance and its limited height it is considered that the proposed outbuilding would not have a detrimental impact on the amenities of these neighbours.



*Impact on neighbour to the north / west (site of 33 Hadleigh Road)*

- 4.34 The site is bounded on the northern and western sides by the land at 33 Hadleigh Road which is currently a vacant site. This area has planning permission until 2018 for 3 houses to be built on the site, one to the north of the application site and one to the west and one in the western section of the site which would not be impacted by the proposal (ref 15/01107/FUL) to a degree which would justify a refusal of planning permission. Although this consent has not been implemented, the dwelling could be built under the current permission therefore the impact on this proposal should be given consideration.
- 4.35 The proposed single storey side extension and balcony would be set a minimum of 4m from the boundary with this site, a minimum of 20.2m from the 'east house' and a minimum of 21.6m from the 'middle house'. The scale of the extension is such that it would not have an unacceptable impact on these properties if built. The proposed balcony extension is orientated towards the estuary, away from this area, however, views would be possible towards the north and north west over the adjacent site. It is noted that views in this direction are already possible from the existing balcony which has no screens and that the preserved trees on the adjacent site would and do offer significant screening in a northerly direction. It is therefore considered that the proposal would not result in a significantly harmful impact on any occupiers of this potential development.
- 4.36 It is noted that there is also a new application for this site which has been recently submitted and is pending consideration (ref 17/01737/FUL). This application is for a single house (2 storey plus basement) at the top of the site. There are windows proposed to the south facing number 29 but the proposed side extension and balcony would be at least 21m from the nearest part of this proposal and, as noted above, the existing balcony has unobstructed views in this direction which would not be made materially worse by the proposal. It is therefore considered that the proposed extension at number 29 Hadleigh Road would not have a detrimental impact on the development of the neighbouring site to a degree which would justify a refusal of planning permission.
- 4.37 There are no other properties affected by this proposal. The impact on neighbours is therefore considered to be acceptable.

**Traffic and Transport Issues**

**National Planning Policy Framework (2012); Core Strategy (2007) Policy CP3; Policy DM15 of the Development Management DPD (2015); The Southend Design and Townscape Guide (2009)**

- 4.38 The proposed developments would not impact on the current car parking arrangements or increase the requirements for car parking space in accordance with DM15. The proposal is therefore acceptable in terms of the impact on traffic, transportation and highway safety.

## **Community Infrastructure Levy**

### **CIL Charging Schedule 2015**

- 4.39 The proposal for 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.

## **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, on balance, would have an acceptable impact on the amenities of neighbouring occupiers and the character and appearance of the application site, the streetscene and the conservation area more widely. Members are therefore recommended to approve this application.

## **6 Planning Policy Summary**

- 6.1 National Planning Policy Framework (2012): Section 4 (Promoting sustainable transport), Section 7 (Requiring good design), 11 (Conserving and enhancing the natural environment) and 12 (Conserving and enhancing the historic environment)
- 6.2 Core Strategy (2007) Policies KP2 (Development Principles), (CP3 Transport and Accessibility), CP4 (Environment & Urban Renaissance)
- 6.3 Development Management DPD (2015) Policies DM1 (Design Quality), Policies DM3 (Efficient and Effective Use of Land), DM5 (Southend-on-Sea's Historic Environment) and DM15 (Sustainable Transport Management)
- 6.4 Supplementary Planning Document 1: Design & Townscape Guide (2009).
- 6.5 CIL Charging Schedule 2015
- 6.6 The Leigh Conservation Area Character Appraisal 2010

## **7 Representation Summary**

### **Transport & Highways**

- 7.1 No comments received.

## **Parks**

- 7.2 There are 2 shrubs and 2 trees proposed for removal to facilitate the development. The shrubs proposed for removal are T3 Pittosporum and T4 bay laurel, these are insignificant specimens. The trees proposed for removal are T1 and T2 yews. These trees have been assigned as C category with regard to BS 5837; by the Arboricultural Consultant, see section 3.4 of Arboricultural Impact Assessment or appendix for explanatory terms. I would agree this category is reasonable. My own opinion is at present these trees are poor examples of their species with misshapen crowns due to past pruning. They have limited visibility to the public generally as they can only be seen from Laurel Close, but they do add to the general 'green' appearance of the area. The proposed replacement planting to mitigate the loss of the trees is a Scots pine, bird cherry and whitebeam. The whitebeam and cherry are extra heavy standard planting stock and the Scots pine is to be semi mature, the trees would be between 4-6 metres in height at planting. These are acceptable replacements in my opinion as they are species of a reasonable eventual mature size for the location. The proposed methodology to protect T5 during the development is acceptable as specified in the Tree Protection Plan. If planning permission is granted the trees should be protected as specified in the tree protection plan and replacement planting carried out as in the Detailed Landscape Plan. A suitable aftercare programme will be required to ensure the successful establishment of the new planting.

### **The Leigh Society**

- 7.3 No comments received.

### **Leigh Town Council**

- 7.4 No objection.

### **Public Consultation**

- 7.5 22 neighbours were consulted and two site notices were posted. Three representations have been received supporting the proposal and one letter of objection from a neighbour concerned that the smoke from the log burner will cause a nuisance to their amenity area.

**[Officer Comment: the concern regarding the log burner fumes is noted, however, the burner is located over 6m from the east boundary and over 21m from the rear elevation of the neighbouring property. It is also noted that as the log burner is for an outbuilding, it is only likely to be used intermittently. It is therefore considered that this should not cause a significant nuisance to neighbours and would not be sufficient grounds to refuse the application.]**

- 7.6 Councillor Walker has requested that this planning application go before the Development Control Committee for consideration.

## **8 Relevant Planning History**

- 8.1 17/00067/TCA Fell one Bay tree (T4). two Yew Trees (T5 & T6), one Pear Tree (T7) and fell Leylandii between two Sycamore Trees (T27 and T28) at 29.-33 Hadleigh Road (Application for works to trees within a conservation area) – objection raised and TPO served
- 8.2 15/01107/FUL - Demolish existing garages and erect one 2/3 storey dwellinghouse and 2 no. two storey dwellinghouses with associated garages and amenity space, at 33 Hadleigh Road - granted 2015
- 8.3 14/00430/TPO - Prune large sycamore at 33 Hadleigh Road (Works To Trees Covered By A Tree Preservation Order) at 33 Hadleigh Road - granted 2014
- 8.4 14/00394/TCA - Fell one lime tree, one sycamore tree and prune one yew tree and one bay tree at 29 Hadleigh Road and fell two Leyland Cypress trees at 33 Hadleigh Road (works to trees in a conservation area) at 29 Hadleigh Road - no objection raised 2014
- 8.5 13/00360/TCA - Fell 10 trees and prune 27 various trees (Application For Works To Trees In a Conservation Area) at 33 Hadleigh Road - no objection raised 2013
- 8.6 13/00220/TPO - Fell 1 tree and prune 4 various trees (Works To Trees Covered By A Tree Preservation Order) at 33 Hadleigh Road - granted 2013
- 8.7 09/01338/TCA - Fell one apple tree, prune two bay trees and one pear tree (application for works to trees in a conservation area) at 29 Hadleigh Road - no objection raised 2009
- 8.8 09/01260/TPO - Fell one Cypress tree (Works to a tree covered by a Tree Preservation Order) at 33 Hadleigh Road – refused 2009
- 8.9 08/01372/TCA - Remove all trees with a trunk diameter less than 150mm DBH (works to trees in a conservation area) at 33 Hadleigh Road - no objection raised 2008
- 8.10 08/01072/TPO - Prune one beech tree and three sycamore trees (works to trees covered by a tree preservation order) at 33 Hadleigh Road - granted 2008
- 8.11 05/01138/TPO - Prune one Sycamore tree and group of Elders to rear (Works to trees covered by Tree Preservation Order) at 33 Hadleigh Road - granted 2005
- 8.12 04/00055/TCA - Prune 1 apple and 1 bay tree and fell 1 cherry tree to the rear (works to trees in a Conservation Area) at 29 Hadleigh Road - no objection raised 2004

## **9 Recommendation**

**Members are recommended to GRANT PLANNING 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: A1000C, A1001C, A1002C, A1010F, A1011C, A1020F, A1021C, A1022C, A1030C, A3000C, A3001D, A3002C, A3003E, A3010E, A3011E, PJC-0649-003**

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

- 03 The materials used for the external surfaces of the proposed side extension and balcony shall match those used on the existing dwelling unless differences are shown on the drawings hereby approved or are required by other conditions attached to this permission**

**Reason: To safeguard the visual amenities of the Leigh Conservation Area, in accordance with policies This is as set out in Core Strategy (2007) policies KP2 and CP4, Development Management DPD (2015) Policy DM1 and the Southend Design and Townscape Guide (2009).**

- 04 The proposed door to the existing utility area on the southern side of the property shall be constructed from timber in accordance with details previously submitted to and approved in writing by the Local Planning Authority.**

**Reason: To safeguard the visual amenities of the Leigh Conservation Area, in accordance with policies This is as set out in Core Strategy (2007) policies KP2 and CP4, Development Management DPD (2015) Policy DM1 and the Southend Design and Townscape Guide (2009).**

- 05 The materials used for the external surfaces of the proposed outbuilding shall be painted timber featheredged weather board, timber fascia, painted timber or aluminium windows and doors and a wildflower green roof unless otherwise agreed in writing with the Local Planning Authority.**

**Reason: To safeguard the visual amenities of the Leigh Conservation Area, in accordance with policies This is as set out in Core Strategy (2007) policies KP2 and CP4, Development Management DPD (2015) Policy DM1 and the Southend Design and Townscape Guide (2009).**

- 06** The boundaries treatments and means of enclosure installed at the application site in association with this permission shall be as set out on approved drawing No. PJC-0649-003 unless otherwise agreed in writing with the Local Planning Authority.

**Reason:** To safeguard the visual amenities of the Leigh Conservation Area, in accordance with policies This is as set out in Core Strategy (2007) policies KP2 and CP4, Development Management DPD (2015) Policy DM1 and the Southend Design and Townscape Guide (2009).

- 07** Three replacement trees shall be planted at the site by the end of the first planting season following completion of the development (end of March). The replacement trees shall comprise 1 x Swedish whitebeam (*Sorbus intermedia* 'Brouwers'), 1 x Scots pine (*pinus sylvestris*) and 1 x bird cherry (*prunus padus*) and shall be heavy standard (5-6m in height and 18-20cm girth) at time of planting and be planted in the locations shown on approved plan No PJC-0649-003. The trees shall be supplied, planted and maintained in accordance with 'BS 8545 2014 Trees: From Nursery to Independence in the Landscape Recommendations'. Any tree that fails within 3 years of planting shall be replaced with the same specification.

**Reason:** To mitigate for the loss of existing preserved trees and to safeguard the visual amenities of the Leigh Conservation Area, in accordance with policies. This is as set out in Core Strategy (2007) policies KP2 and CP4, Development Management DPD (2015) Policy DM1 and the Southend Design and Townscape Guide (2009).

- 08** No site clearance, preparatory work or development shall take place in association with this development until the protection measures set out in the submitted Arboricultural report titled 'Arboricultural Impact Assessment for 29 Hadleigh Road by PJC Consultancy dated 14<sup>th</sup> August 2017' have been implemented in full. These measures shall be maintained and the consent implemented in accordance with the approved protection measures for the extent construction period as associated with this consent.

**Reason:** To make sure that the trees on the site are adequately protected during building works in the interests of visual amenity and in accordance with the Core Strategy (2007) policies KP2 and CP4, policy DM1 of the Development Management Document (2015) and advice contained in the Design and Townscape Guide (2009).

#### **Informative**

- 01** You are advised that as the proposed development equates to less than 100 sqm of additional floorspace so 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](http://www.southend.gov.uk/cil) for further details about CIL.