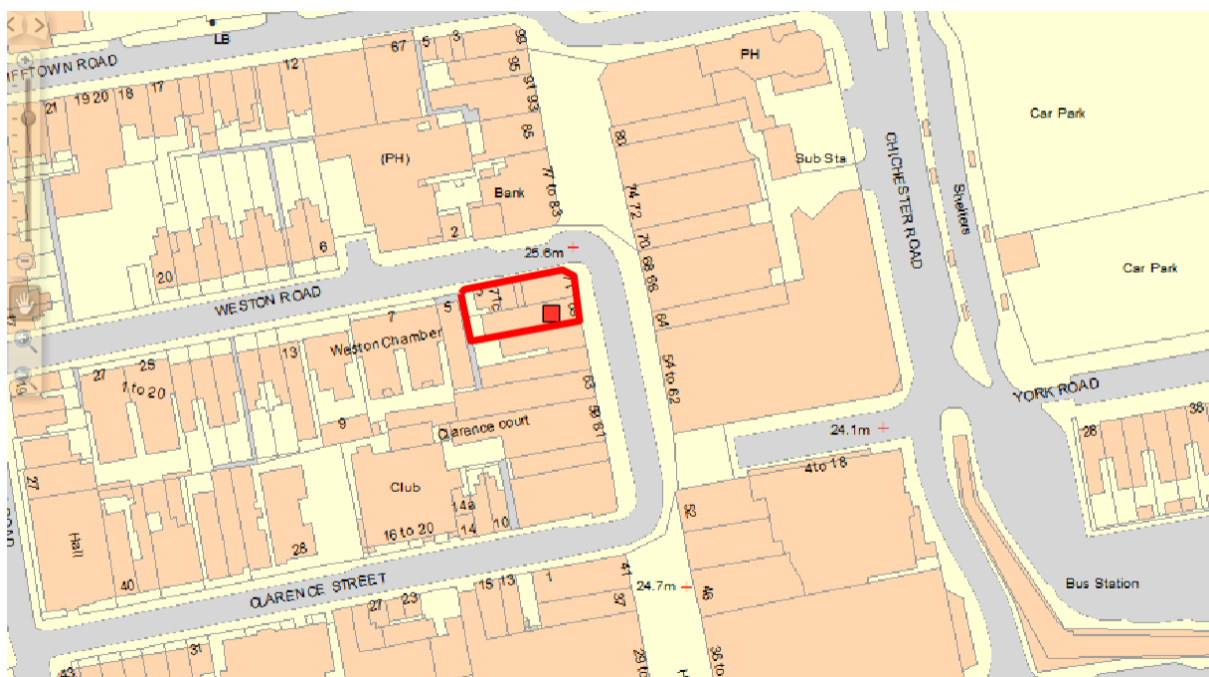


Reference:	17/01663/FULM	
Ward:	Milton	
Proposal:	Change of use from retail (Class A1) at first and second floors to form ten self-contained flats, convert existing basement to form retail and residential storage space, erect second floor and roof extension, alter elevations, layout cycle and bin storage and install external staircase (Amended Proposal)	
Address:	69 - 71 High Street, Southend-On-Sea, Essex	
Applicant:	Locker and Riley Ltd	
Agent:	Architectural Services Ltd	
Consultation Expiry:	11.12.2018	
Expiry Date:	08.02.2018	
Case Officer:	Janine Rowley	
Plan Nos:	Location Plan; Site Location Plan; AS2102 21; AS2102 22; AS2102 23; AS2102 24; AS2102 25B; AS2102 26E; AS2102 27G; AS2102 28D; AS2102 31A	
Recommendation:	GRANT PLANNING PERMISSION	



1 The Proposal

- 1.1 Planning permission is sought to change the use from retail (Class A1) at first and second floors to form ten self-contained flats, convert the existing basement to form retail and residential storage space, erect a second floor extension and a roof extension, alter elevations, layout cycle and bin storage and install an external staircase.
- 1.2 The proposed extension enlarging the second floor and creating a new larger third floor roofspace would be 3.2m deep by 6.2m wide at second floor and 6.5m deep at third floor x 11.3m wide with an overall height of 13.3m.
- 1.3 The proposed materials include a tiled roof to match existing, white Upvc windows to the west elevation replacing existing, white painted timber windows to the east, north and part of the west elevations, brickwork to match existing including banding detail, white render and Upvc door.
- 1.4 The internal floorspace of the proposed flats is as follows:
 - Flat 1-52.1sqm (one bedroom) 2 person)
 - Flat 2-73.6sqm (two bedroom, 3 person)
 - Flat 3-63sqm (one bedroom, 2 person)
 - Flat 4-54.9sqm (one bedrooms, 2 person)
 - Flat 5-75.5sqm (two bedroom, 3 person)
 - Flat 6-52.8sqm (one bedroom, 2 person)
 - Flat 7- 57.3sqm (one bedroom, 2 person)
 - Flat 8- 69sqm (two bedroom, 3 person)
 - Flat 9- 40sqm (one bedroom, 1 person)
 - Flat 10- 55.2sqm (one bedroom, 2 person)
- 1.5 A cycle store together with general storage facilities for the new flats is proposed in the basement. Enclosed refuse storage would be to the rear of the site. The entrance to the flats will be via Weston Road.

2 Site and Surroundings

- 2.1 The site contains a three storey building on the west side of the High Street and currently occupied by commercial premises. The streetscene in this part of the High Street is characterised by commercial premises to all three storeys. The site is on the corner of Weston Road.
- 2.2 The site is located within a Primary Shopping Frontage as designated by the Development Management Document and within the Southend Central Area. The frontage of the site is of Townscape Merit as designated by the Development Management Document and Southend Central Area Action Plan (SCAAP).

3 Planning Considerations

- 3.1 The main considerations for this application are the principle of the development, design, traffic and transportation and impact on residential amenity, future occupier amenity sustainable construction, CIL.

4 Appraisal

Principle of Development

National Planning Policy Framework (2012), Core Strategy (2007) Policies KP1, KP2, CP1, CP2, CP4 and CP8, Development Management Document (2015) Policies DM1, DM3, DM5, DM7, DM13 Design and Townscape Guide, Emerging Southend Central Area Action Plan (SCAAP),

- 4.1 This proposal is considered in the context of the Borough Council policies relating to design. Also of relevance are National Planning Policy Framework Sections 56 and 64 and Core Strategy Policies KP1, KP2, CP4 and CP8. The core planning principles of the NPPF state the need to:

“encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value”

- 4.2 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.”*

Paragraph 64 of the NPPF states; *“that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.”*

- 4.3 Policy DM3 of the Development Management Document states:

“Alterations and additions to a building will be expected to make a positive contribution to the character of the original building and the surrounding area through:

- (i) The use of materials and detailing that draws reference from, and where appropriate enhances, the original building and ensures successful integration with it; and*
- (ii) Adopting a scale that is respectful and subservient to that of the original building and surrounding area; and*
- (iii) Where alternative materials and detailing to those of the prevailing character of the area are proposed, the Council will look favourably upon proposals that demonstrate high levels of innovative and sustainable design that positively enhances the character of the original building or surrounding area.”*

- 4.4 Policy DM13 of the Development Management Document and Policy DP1 of the Southend Central Area Action Plan advocate the need for ground floors to be active with commercial premises and to remain active with residential uses located on upper floors. The proposal seeks to retain the existing commercial premises to part of the basement, ground and first floor and to extend the second floor and third floor to provide additional residential accommodation. No objection is raised to the principle of loss of commercial storage and offices to the upper floors. It should be noted the principle of residential accommodation to the first and second floors to form four self-contained flats has been considered acceptable under application 15/01160/FUL.

- 4.5 The existing building together with the properties to the north of the site have been designated as a 'Frontage of Townscape Merit' as designated by Policy DM5 of the Development Management Document and Policy DP1 of the Southend Central Area Action Plan. This element of the proposal will be discussed in further detail within the design appraisal below.
- 4.6 The provision of additional dwellings and extending the building to the upper floors is considered acceptable in principle, subject to compliance with other relevant planning policies and guidance. The dwelling mix proposed is also found to be adequate for this location.
- 4.7 There is therefore no objection in principle to the introduction of residential accommodation and extending the building, subject to the scheme satisfying each of the considerations detailed below.

Design and Impact on the Street Scene

National Planning Policy Framework (2012), Core Strategy (2007) Policies KP2 and CP4, Development Management Document (2015) Policies DM1, DM3, DM5 and the Design and Townscape Guide (2009), Emerging Southend Central Area Action Plan (SCAAP)

- 4.8 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 National Planning Policy Framework, in Policies KP2 and CP4 of the Core Strategy and in Policy DM1 of the Development Management Document. The Design and Townscape Guide also states that *"the Borough Council is committed to good design and will seek to create attractive, high-quality living environments."*
- 4.9 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."*
- 4.10 Policy DM1 of the Development Management Document 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"*.
- 4.11 According to Policy KP2 of Core Strategy new development should *"respect the character and scale of the existing neighbourhood where appropriate"*. Policy CP4 of Core Strategy 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"*.
- 4.12 Although interspersed with more modern development, this part of the High Street is characterised by decorative three storey buildings dating from the earlier part of the twentieth century. The existing building is a late Victorian end terrace property and forms part of a 'Frontage of Townscape Merit' that extends to the west along Weston Road. The buildings to the rear of the site are three and two storeys in height.

- 4.13 The proposed extensions by reason of their design, scale and architectural style would be sympathetic to the existing building. The overall scale appears subservient including the roof form. The detailing of the building include banding, window detailing and coining is proposed to be maintained into the new proposal. The proposed materials include stock brick to match the existing building and wooden windows to the north and part of the west elevation. Upvc windows will replace the existing windows to part of the west elevation. The existing windows here are Upvc so their replacement with wooden windows is not essential. The changes to the existing shop front including removing the existing fascia to the shopfront at the western section of the north elevation facing onto Weston Road replacing this with a more appropriately scaled shopfront, detailed in keeping with the existing building. This will provide enhancement to the character and appearance of this building.
- 4.14 The main entrance serving the ten flats is via Weston Road set within a refurbished stone surround and is a similar arrangement deemed acceptable under application 15/01160/FUL.
- 4.15 The proposed enclosed bin stores for the retail unit and residential flats would not be directly visible in the streetscene seen only from views directly down the rear passageway.
- 4.16 It is not considered that the proposed development would be detrimental to the character and appearance of the building or streetscene. It would reflect the architectural finesse and would achieve a suitable degree of subservience to the existing building in accordance with the National Planning Policy Framework, Policies KP2 and CP4 of the Core Strategy, Policies DM1, DM3 and DM5 of Development Management Document and the advice contained within the Design and Townscape Guide.
- 4.17 The proposal is therefore acceptable and policy compliant in these regards.

Standard of Accommodation:

National Planning Policy Framework (2012), Core Strategy (2007) Policies KP2 and CP4; Development Management Document (2015) Policies DM1, DM3 and DM8 and the Design and Townscape Guide (2009), National Technical Housing Standards (2015)

- 4.18 Paragraph 17 of the National Planning Policy Framework states that *“planning should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings”*. It is considered that most weight should be given to the Technical Housing Standards that have been published by the government which are set out follows:
- Minimum property size 1 bedroom (1 person) 37sqm to 39sqm with a shower room, 1 bedroom (2 persons) 50sqm, 2 bedroom (3 persons) 57sqm

- Bedroom Sizes: The minimum floor area for bedrooms to be no less than 7.5sqm for a single bedroom with a minimum width of 2.15m and 11.5sqm for a double/twin bedroom with a minimum width of 2.75m or 2.55m in the case of a second double/twin bedroom.
- Floorspace with a head height of less than 1.5 metres should not be counted in the above calculations unless it is solely used for storage in which case 50% of that floorspace shall be counted.
- A minimum ceiling height of 2.3 metres shall be provided for at least 75% of the Gross Internal Area.

Weight should also be given to the content of Policy DM8 which states the following standards in addition to the national standards.

- Provision of a storage cupboard with a minimum floor area of 1.25sqm should be provided for 1-2 person dwellings. A minimum of 0.5sqm storage area should be provided for each additional bed space.
- Amenity: Suitable space should be provided for a washing machine and for drying clothes, as well as private outdoor amenity, where feasible and appropriate to the scheme.
- Storage: Suitable, safe cycle storage with convenient access to the street frontage.
- Refuse Facilities: Non-recyclable waste storage facilities should be provided in new residential development in accordance with the Code for Sustainable Homes Technical Guide and any local standards. Suitable space should be provided for and recycling bins within the home. Refuse stores should be located to limit the nuisance caused by noise and smells and should be provided with a means for cleaning, such as a water supply.
- Working: Provide suitable space which provides occupiers with the opportunity to work from home. This space must be able to accommodate a desk and filing/storage cupboards.

4.19 The internal floorspaces of the flats are as follows:

- Flat 1-52.1sqm (one bedroom, 2 person)
- Flat 2-73.6sqm (two bedroom, 3 person)
- Flat 3-63sqm (one bedroom, 2 person)
- Flat 4-54.9sqm (one bedrooms, 2 person)
- Flat 5-75.5sqm (two bedroom, 3 person)
- Flat 6-52.8sqm (one bedroom, 2 person)
- Flat 7- 57.3sqm (one bedroom, 2 person)
- Flat 8- 69sqm (two bedroom, 3 person)
- Flat 9- 40sqm (one bedroom, 1 person)
- Flat 10- 55.2sqm (one bedroom, 2 person)

4.20 All of the flats above comply with the relevant internal space standards.

- 4.21 All flats would benefit from sufficient daylight and outlook. Whilst it is noted that flat 9 to the third floor would benefit from windows only to the bedroom and kitchen/living room area, the applicant has sought to install large lantern rooflights to provide greater light and outlook, taking into account the flat is designed for one person and the overall size and extent of the rooflights proposed on balance no objection is raised.
- 4.22 Part M4 (2) of the Building Regulations adopted by the National Technical Housing Standards 1st October 2015 requires the need to provide accessible and adaptable dwellings. It is not considered reasonable to enforce building regulation M4 (2) given the proposal is for an extension to the existing building.
- 4.23 One of the core planning principles of the National Planning Policy Framework is that the planning system should *“Always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings”*.
- 4.24 Policy DM8 of the Development Management Document states that all new dwellings must make provision for useable private outdoor amenity space for the enjoyment of intended occupiers; for flatted schemes this can take the form of a balcony or semi-private communal amenity space.
- 4.25 Whilst the Council’s Design and Townscape Guide states:
- “Outdoor space significantly enhances the quality of life for residents and an attractive useable garden area is an essential element of any new residential development”*.
- 4.26 Flat 1 on the first floor will benefit from a balcony to the rear of the building, which has been previously accepted under application 15/01160/FUL. The remainder of the flats will not benefit from amenity space given the constraints of using the existing building and extending at upper levels with a roofscape design to complement the buildings historic character. Given the Town Centre location with a range of different amenities, the absence of amenity space for proposed development is not considered to be a justifiable reason for refusing the application in this instance. It should also be noted permission has been accepted under applications 15/01160/FUL to convert the upper floors at 69 High Street to four flats without amenity space and 71 High Street 14/00121/PA3COU to four flats. Therefore the principle of creating flats in these circumstances reliant on no amenity space has been accepted previously.
- 4.27 The applicant site fronts the High Street and Weston Road, no objections have been previously raised in relation to concerns of residential accommodation to the upper floors as referred to in the paragraph above, thus no objection is raised on this basis.
- 4.28 The proposal is therefore found to be acceptable and policy compliant in these regards.

Highways and Transport Issues

National Planning Policy Framework (2012), Policies KP2, CP3 and CP4 of the Core Strategy (2007), Development Management Document (2015) Policies DM1, DM3 and DM15 and the Design and Townscape Guide (2009).

- 4.29 The site falls within the town centre area as designated by the Development Management Plan. Policy DM15 of the Development Management Document requires at least one parking space per flat. The existing site does not currently benefit from off street parking. The proposal is to retain the existing commercial premises to the basement and ground floor and part of the first floor converting and extending the second and third floors and using the remainder of the first floor to form 10 flats.
- 4.30 Policy DM15 of Development Management Document states that more flexibility will be given dependant on how sustainably the site is located with access to public transport. Southend Central railway station to the west and the bus station to the south east are within reasonable walking distance of the site. Whilst the proposal will not provide off street parking, taking into account the highly sustainable location of the site together with the amenities available in the High Street, no objection is raised on parking grounds. Furthermore, reference should be made to a recent appeal decision at 3-5 High Street (APP/D1590/A/14/2212527) where the Inspector concluded no parking provision for 18 flats was acceptable taking into account the nearby car parks and level of accessibility to public transport which would constitute a satisfactory and convenient alternative provision to the car parking. Cycle storage for the new flats is proposed within the basement and can be secured by a planning condition.

Impact on Residential Amenity.

National Planning Policy Framework (2012), Policies KP2 and CP4 of the Core Strategy (2007), Development Management Document (2015) Policies DM1 and DM3 and Design and Townscape Guide (2009).

- 4.31 Policies DM1 and DM3 of the Development Management Document and CP4 of the Core Strategy refer to the impact of development on surrounding occupiers. High quality development, by definition, should provide a positive living environment for its occupiers whilst not having an adverse impact on the amenity of neighbours. Protection and enhancement of amenity is essential to maintaining people's quality of life and ensuring the successful integration of proposed development into existing neighbourhoods.
- 4.32 The adjacent property to the west No. 5 Weston Road has windows to the east elevation at first floor, which will be affected by the proposed development that appear to serve residential flats. Following a site visit it appears the windows to the flank elevation are secondary or serve non habitable rooms taking into account the windows to the front elevation along Weston Road. Furthermore, taking into account the scale of the extensions and the development would not breach the notional 45 degree rule taken from the bottom cill of the windows at first floor and extended vertically towards the application property no objection is raised.

- 4.33 It is not considered that the additional windows to be added to the north and west elevations would result in material levels of overlooking or loss of privacy taking into account the existing windows within these facades and the generally commercial environment in this locality.
- 4.34 It is not that considered the proposed development would be overbearing nor result in loss of light or unacceptable sense of enclosure to the amenities of adjacent properties taking into account the adjoining premises to the north and south of the site are commercial in nature and the siting of the extensions to the existing building. In all regards the proposal is found to be acceptable and compliant with development plan policy with respect to the protection of neighbouring occupiers amenities.

Community Infrastructure Levy (CIL) Charging Schedule.

- 4.35 This application is CIL liable and there will be a CIL charge payable. In accordance with Section 70 of the Town and Country Planning Act 1990 (as amended by Section 143 of the Localism Act 2011) and Section 155 of the Housing and Planning Act 2016, CIL is being reported as a material 'local finance consideration' for the purpose of planning decisions. The application site is located within Zone 2 therefore a CIL rate of £36.12 per sqm is required for the proposed development. The proposed development equates to 1124sqm of residential floorspace which may equate to a CIL charge of approximately £40,593.69 (subject to confirmation). Any existing floor area that is being retained/demolished that satisfies the "in-use building " test, as set out in CIL Regulation 40, may be deducted from the chargeable area thus resulting in a reduction in the chargeable amount.

Other Matters

- 4.36 Policy CP8 of the Core Strategy states all residential proposals between 10 to 49 dwellings require at least 20% of units to be affordable housing. However, national policy contained within the Planning Policy Guidance as set out within the Starter Homes written ministerial statement 2nd March 2015 states that contributions cannot be sought from developments of 10 units or less. In light of this, no contributions in respect of affordable housing or secondary education are applicable.

Conclusion

- 4.37 Having taken all material planning considerations into account, it is found that subject to compliance with the proposed conditions the development would be acceptable and compliant with development plan policies and guidance. The proposed development by reason of its design and scale, would provide an acceptable addition within the streetscene maintaining the overall character and appearance of the locality respecting the buildings contribution to a frontage of townscape merit, while providing adequate amenities for future occupiers, respecting the amenities of neighbouring properties and not resulting in any unacceptable parking or highways impacts. The application is therefore recommended for approval.

5 Planning Policy Summary

- 5.1 National Planning Policy Framework (2012)
- 5.2 Core Strategy (2007) Policies KP1 (Spatial Strategy), KP2 (Development Principles), CP3 (Transport and Accessibility), CP4 (The Environment and Urban Renaissance), CP8 (Dwelling Provision)
- 5.3 Development Management Document (2015) Policies DM1 (Design Quality), DM2 (Low carbon development and efficient use of resources), DM3 (The Efficient and effective use of land), DM5 (Historic Environment) DM7 (Dwelling Mix), DM8 (Residential Standards). DM15 (Sustainable Transport Management)
- 5.4 Design & Townscape Guide 2009
- 5.5 Emerging Southend Central Area Action Plan (SCAAP)

6 Representation Summary

Highways

- 6.1 There are no highway objections to this proposal. The site benefits from being in a town centre location with good links in close proximity. Cycle storage has been provided for each dwelling along with refuse storage. Future residents will not be eligible for any concessionary parking permits.

Design

- 6.2 The existing building is an attractive and well detailed late Victorian end terrace property situated in a key location on the High Street. The frontage is designated as Frontage of Townscape Merit and as such any proposal will need to ensure that the special historic character is maintained and enhanced. The proposed design and scale of the extensions proposed was extensively discussed during the pre-application meetings and the principle of additional extensions at 2nd and 3rd floor level was agreed. The design broadly follows that of the existing building and this was welcomed at pre app subject to high quality detailing and materials. The proposed plans show that the design has slightly changed in relation to what was previously agreed at roof level and there are a number of design details which need to be addressed or clarified to ensure that the historic character of this building is retained and respected.

Rear elevation and roof footprint - at pre application stage a step was agreed in the footprint of the 3rd floor facing west to ensure that the division between the buildings and the fine grain of the area was respected. The southern section should be set back slightly to provide a break in the rear elevation at this level to enable a thinner roof profile for the end unit **[Officer Comment: Amendments have been received to address these concerns]**.

Roof detail - it was advised at pre application stage that the flat roof should be recessed slightly so that a proper ridge tile can be fitted, further details can be controlled by condition.

Materials – it is pleasing to see that stock brick is proposed to the north elevation but overall it is important that this is a good match to the existing and that the detailing on this elevation is also replicated well. It is suggested that reclaimed stock brick be used - a sample of this needs to be conditioned along with full details and materials for the decoration on this side including the quoins, tile and brick banding and lintels. The drawings show the rear (west) elevation to be render but this was considered to be inappropriate at pre application stage **[Officer Comment: Amendments have been received to address concerns in relation to the reinstatement of stock brick]**

Shopfront – it is pleasing to see that the existing fascia and Dutch blind are to be removed and replaced with a more appropriately scaled and detailed fascia and this is considered to be an enhancement – further details such as cross section and materials for this element should be requested and dealt with by condition.

Windows - the drawings note 'white Upvc to match existing' but the existing are the original timber sashes. Given that this building is a heritage asset timber should be retained to the publically visible frontages and it will be important to ensure a consistent approach across the building where the windows are visible (front (east elevation) side (north elevation) rear (northern section of west elevation) this intention for the windows therefore needs to be clarified –The refurbishment of the existing would be preferable however replacements may be accepted for all windows if they are a good match to the existing style and dimensions but full details will be required to demonstrate this. Otherwise the new windows at least to the north and west (northern section) should be conditioned to be timber sashes of a design to match the existing timber windows on the north elevation **[Officer Comment: Amendments have been sought to ensure existing timber windows are replaced with timber along the east, north and part of the west elevation and the same applying to Upvc windows, which are to be replaced to part of the west elevation, which subject to conditions are deemed acceptable].**

Materials - as noted above materials will be required to be agreed and should include brick (reclaimed stock sample to be submitted) tile and decorative brick, roof tile (to match existing detail required) dormer cheeks – these should also match the existing, windows as above, lintel, parapet coping and quoins (stone to match) fascia and any other components to shopfront if changed (painted timber), front door (timber) windows and doors in southern section if different, roller shutter doors to bin store.

Public Consultation

- 6.3 A site notice was displayed on the 21st September 2017 and 13 neighbours were notified. No letters of representation have been received.
- 6.4 Councillor J Garston has requested this application be dealt with by Development Control Committee.

7 Relevant Planning History

The history below applies to both 69 and 71 High Street:

- 7.1 Change of use from retail (Class A1) at first and second floors to form four self-contained flats, convert existing basement to form retail and residential storage space, erect rear dormer with balcony, alter elevations, layout cycle and bin storage and install external staircase (Amended Proposal)- Granted (15/01160/FUL)
- 7.2 Change of use from retail unit (Class A1) with ancillary offices and storage at first and second floors to form four self-contained flats, erect rear dormer with balcony and balconies to first and second floors, alter elevations, layout cycle and bin storage and install external staircase (Amended Proposal)- Refused (15/00082/FUL)
- 7.3 Change of use from retail unit (Class A1) with ancillary offices and storage at first and second floors to form four self-contained flats, layout cycle and bin storage and install external staircase- Refused (14/01366/FUL)
- 7.4 Change of use from office (B1) to four self-contained flats (C3)- Prior Approval Granted (14/00121/PA3COU)

8 Recommendation

8.1 GRANT PLANNING PERMISSION subject to the following conditions:

- 01 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

- 02 The development shall be carried out in accordance with the approved plans: Location Plan; Site Location Plan; AS2102 21; AS2102 22; AS2102 23; AS2102 24; AS2102 25B; AS2102 26E; AS2102 27G; AS2102 28D; AS2102 31A.**

Reason: To ensure the development is carried out in accordance with the development plan.

- 03 Notwithstanding the details shown on the plans submitted and otherwise hereby approved the development hereby permitted shall not commence other than for groundworks and site preparation works unless and until details and appropriately sized samples of the materials to be used for all the external surfaces of the proposed buildings at the site including facing materials, flat roof detail, shopfront and fascia, windows, doors, lintel, parapet, coping, quoins, dormer cheeks, roof tile, decorative brickwork, balustrading, handrails and roller shutters to the bin store 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 materials and drawings before the dwellings hereby approved once occupied.**

Reason: To safeguard character and appearance of the area and amenities of neighbouring occupiers in accordance with Policies KP2 and CP4 of the Core Strategy (2007), Policies DM1, DM3 and DM5 of the Development Management Document (2015) and the Design and Townscape Guide (2009). Given the nature of the development propose, the details sought and the objectives of the condition it is fundamental that information required is provided prior to the commencement of any development.

- 04 Prior to the first occupation of the flats hereby approved, cycle and refuse and general storage for the flats shall be provided in accordance with the details shown on plan AS2102 21. The approved cycle parking and refuse storage shall be provided in full and made available for use by the occupants of each dwelling prior to the first occupation of the dwellings hereby approved and be retained as such in perpetuity.**

Reason: To ensure the provision of adequate cycle parking and refuse storage in accordance with policies DM3, DM8 and DM15 of Development Management Document.

- 05 Prior to occupation of the development hereby approved details of the water efficient design measures set out in Policy DM2 (iv) of the Development Management Document to limit internal water consumption to 105 litres per person per day (lpd) (110 lpd when including external water consumption), including measures of water efficient fittings, appliances and water recycling systems such as grey water and rainwater harvesting shall be installed prior to occupation of the development hereby approved and be retained as such in perpetuity.**

Reason: To minimise the environmental impact of the development through efficient use of water in accordance with the National Planning Policy Framework, Core Strategy (2007) Policy KP2, Development Management Document (2015) Policy DM2 and the Councils Design and Townscape Guide (2009).

Informative

- 01 Please note that the development the subject of this application is liable for a charge under the Community Infrastructure Levy Regulations 2010 (as amended). Enclosed with this decision notice is a Community Infrastructure Levy (CIL) Liability Notice for the attention of the applicant and any person who has an interest in the land. This contains details including the chargeable amount, when this is payable and when and how exemption or relief on the charge can be sought.**

You are advised that a CIL Commencement Notice (CIL Form 6) must be received by the Council at least one day before commencement of development. Receipt of this notice will be acknowledged by the Council. Please ensure that you have received both a CIL Liability notice and acknowledgement of your CIL Commencement Notice before development is commenced. Most claims for CIL relief or exemption must be sought from and approved by the Council prior to commencement of the development.

Charges and surcharges may apply, and exemption or relief could be withdrawn if you fail to meet statutory requirements relating to CIL. Further details on CIL matters can be found on the Council's website at www.southend

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, 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.