

Reference:	17/02056/OUT	
Ward:	Milton	
Proposal:	Erect building comprising three self-contained flats with terraces to front and Juliette balconies to rear at first and second floor level with layout parking to front	
Address:	Land adjacent 5 Shorefield Gardens, Westcliff-on-Sea, Essex	
Applicant:	Southend-on-Sea Borough Council	
Agent:	SKArchitects	
Consultation Expiry:	04.01.2018	
Expiry Date:	08.02.2018	
Case Officer:	Charlotte White	
Plan No's:	403P01 Rev A ; 403P02 Rev B	
Recommendation:	APPROVE OUTLINE PLANNING PERMISSION WITH ALL MATTERS RESERVED, SUBJECT TO CONDITIONS	



1 The Proposal

- 1.1 Outline permission, with all matters reserved, is sought to erect a three storey building to provide three residential flats at land adjacent 5 Shorefield Gardens, Westcliff-on-Sea.
- 1.2 The application site is 'L' shaped; including the access road, with the main part of the site being roughly rectangular, although the boundaries taper, resulting in the site increasing in width to the rear. The main site (excluding the access road) has a depth of approximately 26.75m and a width at the front of some 11.33m increasing to some 15.61m at the rear of the site.
- 1.3 Whilst all matters are reserved for later consideration, indicative plans have been submitted which indicate that the building would have a similar building line to the adjoining dwellings to the west, with three off-street parking spaces at the front of the site. The development would provide three 2-bedroom flats; one flat per floor. Each flat would be provided with a private balcony/terrace area to the front. The indicative design shows that there will be Juliette balconies at first and second storey levels to the rear elevation. The proposed building has a maximum height of 11m and is partly flat roofed, with some small pitches with Dutch gables.
- 1.4 The application was referred to Committee by Cllr J Garston. The application relates to an application on Council owned land and has been submitted by the Council and therefore this planning application needs to be determined at the Development Control Committee.

2 Site and Surroundings

- 2.1 The application site is located on the northern side of Shorefield Gardens and is currently undeveloped. The site is mainly grassed with two medium sized trees on the site; one to the front and one to the back of the site. The site is located at the eastern end of Shorefield Gardens which is an unmade road which slopes up to the west. The application site slopes up to the west and to the north.
- 2.2 The surrounding area is mainly characterised by three-storey flats. There are residential units to each side of the site. The site overlooks the sea front and backs onto a public car park.
- 2.3 The site is Council owned and is located within the "sea front" boundary and is located within Policy DM6 Seafront Character Zone 4: Chalkwell Esplanade to San Remo.

3 Planning Considerations

- 3.1 The main consideration in relation to this application is the principle of the development. Although the application is outline with all matters reserved, it is considered reasonable to identify any grounds of objection to the proposal regarding design and impact on the character of the area, living conditions for future occupiers, impact on neighbouring properties, any traffic and transport issues, sustainability and CIL from the indicative information provided with this application.

4 Appraisal

Principle of Development

National Planning Policy Framework (NPPF); Core Strategy (2007) Policies KP1, KP2, CP4 and CP8; Development Management Document (2015) Policies DM1, DM3, DM6 and DM8 and the guidance contained within the Design & Townscape Guide (2009)

- 4.1 The site is located within a residential area which is undeveloped. Amongst other policies to support sustainable development, the NPPF requires to boost the supply of housing by delivering a wide choice of high quality homes.
- 4.2 Policy KP2 of the Core Strategy requires that *“all new development contributes to economic, social, physical and environmental regeneration in a sustainable way”*. Policy CP8 of the Core Strategy identifies the need for 6,500 homes to be delivered within the whole Borough between 2001 and 2021.
- 4.3 Policy DM3 of the emerging Development Management DPD promotes *“the use of land in a sustainable manner that responds positively to local context and does not lead to over-intensification, which would result in undue stress on local services, and infrastructure, including transport capacity.”*
- 4.4 Policy DM3 (2) requires that all development on a land that constitutes backland and infill development will be resisted where the proposals will:
- “(i) Create a detrimental impact upon the living conditions and amenity of existing and future residents or neighbouring residents; or*
 - (ii) Conflict with the character and grain of the local area; or*
 - (iii) Result in unusable garden space for the existing and proposed dwellings in line with Policy DM8; or*
 - (iv) Result in the loss of local ecological assets including wildlife habitats and significant or protected trees.”*
- 4.5 Paragraph 201 of the Design and Townscape Guide advises that *“Infill sites are development sites on the street frontage between existing buildings. These areas are usually spaces left over after earlier development or the redevelopment of small industrial units or garages. The size of the site together with an analysis of local character and grain will determine whether these sites are suitable for development. In some cases the site may be too small or narrow to accommodate a completely new dwelling (including usable amenity space and parking) and trying to squeeze a house onto the site would significantly compromise its design quality and be detrimental to neighbouring properties and local character. In these circumstances, unless an exceptional design solution can be found, infill development will be considered unacceptable. Other options, such as an extension to an adjacent building or a garage may be more achievable. However, in certain situations, where the density, grain and openness of an area are integral to its special character, infill development of any kind will not be appropriate in principle.”*

- 4.6 Given the residential location, the proposed residential use is considered acceptable in principle on this site. The site abuts a highway to the south; Shorefield Gardens and is therefore not backland development. Rather, given the size of the site and its location, the site would be considered an in-fill plot. Given the width of the plot, it is considered that the site could accommodate a flatted development; the plot width would not be out of keeping with the surrounding development which mainly comprises flats. The proposal for a three storey building is also acceptable in principle and reflects the size and scale of the adjoining buildings. As such the principle of erecting a building on this site to provide three two-bedroom residential flats is acceptable, subject to other material considerations. Whilst design, living conditions, residential amenity and parking availability are assessed below, this is only a preliminary assessment based on the indicative plans submitted, given that this application is outline in nature, with all matters reserved and those material planning considerations would be determined in depth at reserved matters stage, should outline permission be granted.
- 4.7 The area is currently grassed. No protected trees (TPOs) are planted within the application site. Although the grassed area would be lost, this is not considered to be a significant local ecological asset, which deserves protection from development. The trees that are to be felled as a result of this development are not significant specimens and a condition can be imposed requiring a landscaping scheme to compensate for their loss. The site is not located in an area of high or medium flood risk.
- 4.8 In light of the above, the provision of a residential use in this location is considered acceptable in principle. Other material planning considerations are discussed below:

Design and Impact on the Character and Appearance of the Area

National Planning Policy Framework (NPPF); Core Strategy (2007) Policies KP2 and CP4; Development Management Document (2015) Policies DM1, DM3, and DM6 and the guidance contained within the Design & Townscape Guide (2009)

- 4.9 It should be noted that good design is a fundamental requirement of new development to achieve high quality living environments. Its importance is reflected in the NPPF, in the Policies KP2 and CP4 of the Core Strategy and also in Policy DM1 of the Development Management DPD. The Design and Townscape Guide (SPD1) also states that *“the Borough Council is committed to good design and will seek to create attractive, high-quality living environments.”*
- 4.10 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.”* One of the core planning principles of stated in the NPPF requires *“to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings”*.

- 4.11 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”*.
- 4.12 According to Policy KP2 of the Core Strategy states that new development should *“respect the character and scale of the existing neighbourhood where appropriate”*. Policy CP4 of the 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”*.
- 4.13 With regard to infill sites, Paragraph 202 of the Design and Townscape Guide states that *“Where it [infill development] is considered acceptable in principle, the key to successful integration of these sites into the existing character is to draw strong references from the surrounding buildings. For example, maintaining the scale, materials, frontage lines and rooflines of the neighbouring properties reinforces the rhythm and enclosure of the street. This does not necessarily mean replicating the local townscape, although this may be an option.”*
- 4.14 The site is located within Sea Front character Zone 4: Chalkwell Esplanade to San Remo. Policy DM6 sets out a number of development principles for each sea front character zone. For character zone 4, the development principles include, amongst other things that; *large, bulky buildings are not considered appropriate and will be resisted, the low rise height of existing buildings should be maintained in future development. Development will only be allowed where it is appropriate in context and where it adds to the overall quality of the area.*
- 4.15 It is noted that the matters of detailed design, appearance and scale of the proposed dwelling are reserved matters and as such, cannot be given detailed determination by the Local Planning Authority at this stage.
- 4.16 However, the indicative plans submitted indicate that the proposed development would have a similar building line to the adjoining residents. The indicative plans indicate a three storey building could be provided at a height that would be in-keeping the adjoining and nearby buildings. Parking would be provided to the front of the site; however there are other examples of parking to the front of adjoining sites. Whilst the plot is shallower than the adjoining sites, resulting in no effective outside garden area being provided, the proposal includes private balconies/terraces for the residents, which are also evident in the surrounding area and the development is therefore acceptable in principle in this regard. The indicative proposal indicates that some attractive detailing can be provided to the balconies and roof, which would provide design interest and whilst not-replicating them the adjoining dwellings are of a similar character.
- 4.17 Whilst the proposal will result in the loss of the grassed area and the few trees on the site, the trees are not protected and subject to an appropriate landscaping scheme being agreed, no objection is raised on this basis.

- 4.18 As such, subject to the overall design being finalised and subject to appropriate detailing, fenestration, materials and landscaping which will be considered at reserved matters stage and/or at condition details stage, no objection is raised on this basis. It is considered that a three storey building providing three flats could be constructed on the site and be of an appropriate design. No objection is therefore raised on this basis at outline stage subject to further details being received at reserved matters stage.

Living Conditions for Future Occupiers

National Planning Policy Framework (NPPF); Core Strategy (2007) Policies KP2 and CP4; Development Management Document (2015) Policies DM1 and DM3 and DM8 and the guidance contained within the Design & Townscape Guide (2009)

- 4.19 Delivering high quality homes is one of the Government's requirements according to the NPPF. Since 1st of October 2015 Policy DM8 of the Development Management DPD has been superseded by the National Housing Standards regarding the minimum internal floorspace standards.
- 4.20 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*". The technical housing standards require:
- Minimum property size for 2 bedroom (4 bed space) dwellings over 1 storey shall be 70sq.m.
 - Bedroom Sizes: The minimum floor area for bedrooms to be no less than 7.5m² for a single bedroom with a minimum width of 2.15m² ; and 11.5m² 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.
- 4.21 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 1.25m² should be provided for 1-2 person dwellings. A minimum of 0.5m² 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.

4.22 The internal floor area for each flat, as shown on the indicative plans exceeds 70 sq.m. The bedrooms proposed are of acceptable sizes and adequate storage is provided in accordance with the technical standards. Whilst no outside communal amenity space will be provided, there is a shared outside space for refuse and cycle storage which is located to the rear of the building and each flat will be provided with its own private balcony/terrace area measuring approximately 11sq.m.

4.23 Whilst the indicative plans indicate that the outside amenity space would be limited for the two bedroom flats, it is considered, given the location of the site which is close to other amenities, including the sea front, that the limited outside amenity space would be acceptable in this instance.

4.24 Policy DM3 (ii) of the Development management DPD from the 1st of October 2015 has been substituted by building regulation M4 (2). These requirements include a step-free access to the dwelling and any associated parking space, a step-free access to a WC and any private outdoor space, accessible accommodation and sanitary facilities for older people or wheelchair users and socket outlets and other controls reasonably accessible to people with reduced reach. The applicant has not submitted a statement/drawings demonstrating that the proposed flats would comply with all the above. However, this information/detail could be conditioned to be submitted at a reserve matters stage.

Impact on Neighbouring Properties

National Planning Policy Framework (NPPF); Core Strategy (2007) Policies KP2 and CP4; Development Management Document (2015) Policies DM1 and DM3 and the guidance contained within the Design & Townscape Guide (2009)

4.25 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.”*

- 4.26 The plans submitted are indicative only and detailed consideration of the impact of the final development on the residential amenity of the adjoining residents would be undertaken at reserved matters stage.
- 4.27 However, the indicative plans submitted indicate that no side windows are proposed. The rear windows and Juliette balconies indicated would overlook a public car park and the front windows and balconies would overlook the public realm and as such it is considered that the indicative plans would result in no material harm to the residential amenity of the adjoining residents in terms of overlooking or loss of privacy.
- 4.28 In terms of dominance, an overbearing impact and loss of light and outlook, the adjoining building to the west; No.5 Shorefield Gardens is divided into flats. This building has a number of flank windows at ground, first and second storey level that overlook the site. However, these windows are within the 'outrigger' part of No.5 and given the depth of the proposed building and the separation between the buildings and given that the plans are only indicative at this stage, it is considered that a development of 3 flats could be provided on this site without resulting in any material harm to the residential amenity of the occupiers of the flats to the west in terms of dominance, an overbearing impact, sense of enclosure or loss of light and outlook.
- 4.29 With regard to the dwellings to the east; including San Remo Mansions, given the changes in land levels and the separation distance provided between the development and the existing buildings in San Remo Parade, it is considered that the proposed development would not result in any material harm to the residential amenity of these occupiers in terms of dominance, an overbearing impact, sense of enclosure or loss of light and outlook.
- 4.30 Whilst the final design and layout will be confirmed at reserved matters stage, it is considered that a development of three flats could be designed on this site which would not result in any material harm to the adjoining residents. No objection is therefore raised on this basis at outline stage, subject to further details being received at reserved matters stage.

Traffic and Transport Issues

National Planning Policy Framework (NPPF), 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).

- 4.31 Policy DM15 of the Development Management DPD requires all development to provide adequate parking.
- 4.32 The adopted parking standards required the provision of 1 space per dwelling for 2+ bedroom flats. One parking space will be provided per flat, are of sufficient sizes to accommodate vehicles. Therefore no objection is raised regarding off-street parking provision. It is also noted that the Highway Authority has raised no objection to the proposed development.

- 4.33 Whilst the Highway Authority has commented that the refuse storage proposed is outside the collection guidance, this application is for outline planning permission with all matters reserved and such matters can be controlled via condition. 6 cycle parking spaces are shown to the rear of the site. No objection is therefore raised to the proposal in terms of traffic and transportation issues.

Use of on Site Renewable Energy Resources

National Planning Policy Framework (NPPF), Core Strategy (2007) Policies KP2, CP4 and CP8, Development Management Document (2015) Policies DM1, DM2 and the Design and Townscape Guide (2009).

- 4.34 Policy KP2 of the Core Strategy requires that *“at least 10% of the energy needs of new development should come from on-site renewable options (and/or decentralised renewable or low carbon energy sources), such as those set out in SPD 1 Design and Townscape Guide, wherever feasible. How the development will provide for the collection of re-usable and recyclable waste will also be a consideration”*. Policy DM2 of the emerging Development Management DPD also states that *“to ensure the delivery of sustainable development, all development proposals should contribute to minimising energy demand and carbon dioxide emissions”*.
- 4.35 No information has been submitted regarding 10% renewable energy provision and therefore, which would be a requirement with any future formal submission. Furthermore, no details relative to Sustainable Urban Drainage System have been provided. This would also be secured by condition.
- 4.36 Policy DM2 (iv) of the Development Management Document requires all new development to provide *“water efficient design measures that limit internal water consumption to 105 litres per person per day (lppd) (110 lppd when including external water consumption). Such measures will include the use of water efficient fittings, appliances and water recycling systems such as grey water and rainwater harvesting.”* Whilst details have not been submitted for consideration at this time, this can be dealt with by condition.

Community Infrastructure Levy

CIL Charging Schedule 2015

- 4.37 This application is CIL liable and there will be a CIL charge payable. Section 143 of the Localism Act 2011 states that any financial sum that an authority has received, will, or could receive, in payment of CIL is a material 'local finance consideration' in planning decisions. As this is an outline application the CIL amount payable will be calculated on submission of a reserved matters application at which point the floorspace figures will be confirmed.

Other Matters

- 4.38 As part of its Strategic Housing Land Availability Assessment (SHLAA) update, the Council has published information on its potential housing supply (5 year supply of housing plus an additional 5% buffer as required by the NPPF). This demonstrates that the Council has a 6 year housing land supply against its adopted targets and therefore, meets the requirements of the NPPF in terms of housing delivery. Thus the authority is able to meet its housing needs targets without recourse to allowing development which would otherwise be unacceptable.
- 4.39 In terms of the neighbour comments received, the material planning issues raised by the neighbours have already been considered above including residential amenity issues such as overlooking and loss of light, the design, including the building line proposed and parking concerns. In terms of neighbour concerns relating to the construction process, a condition can be imposed on any grant of consent requiring a construction method statement to be submitted prior to the commencement of the development. Indicative access, parking and bin storage is shown on the indicative plans. Whilst concerns were raised relating to the consultation period, statutory consultation periods were provided to the adjoining neighbours to comment on the application.
- 4.40 A number of non-material planning issues have been raised by neighbours including subsidence concerns and concerns relating to piling and the construction process. Such matters would be considered under separate legislation including the Party Wall Act and the Building Regulations. The address provided in this application is acceptable and has not prejudiced the determination of the application. Covenants are not material planning considerations and would not prevent planning permission being granted. The red line boundary is shown on the location plan 1:1250 and this is the site to which the application relates. The state of repair of the unadopted road is a civil matter and not a material planning consideration. Drainage connections would be dealt with through conditions. The fact that the site has been unoccupied for a significant length of time would not prevent planning permission being granted for a development that accords with the development plan. Who funds the development is not a material planning consideration. Finally with regard to the query from one resident about providing parking and access to San Remo Mansions from Shorefield Gardens, this would be a separate matter and is not material to the determination of this application.

5 Conclusion

- 5.1 Having taking into consideration all material considerations and having regard to the neighbour representations received, which are summarised below, it is found that the proposed development, subject to appropriate conditions, is acceptable and would be in accordance with the Development Plan. The application is therefore recommended for approval, subject to conditions.

6 Planning Policy Summary

- 6.1 National Planning Policy Framework (2012): including chapter 4 (Promoting sustainable transport), chapter 6 (Delivering a wide choice of high quality homes) and chapter 7 (Requiring good design)

- 6.2 Development Plan Document 1: Core Strategy Policies KP1 (Spatial Strategy) KP2 (Development Principles), CP3 (Transport and Accessibility), CP4 (Environment & Urban Renaissance), and CP8 (Dwelling Provision).
- 6.3 Development Management DPD 2015: Policies DM1(Design Quality), DM2 (Low Carbon Development and Efficient Use of Resources) DM3 (Efficient and Effective Use of Land), DM6 (The Seafront), DM8 (Residential Standards) and DM15 (Sustainable Transport Management)
- 6.4 Supplementary Planning Document 1: Design & Townscape Guide, 2009.
- 6.5 CIL Charging Schedule 2015
- 6.6 National Housing Standards 2015

7 Representation Summary

Transport & Highways

- 7.1 There are no highway objections to this proposal the 1 parking space has been provided for each dwelling which is acceptable. Refuse storage has been provided but it outside of current collection guidance therefore alternative arrangements will have to be made on the day of collection. The access to the proposed dwellings is of a suitable width to accommodate an emergency vehicle measuring approximately 4.5m in width.

Public Consultation

- 7.2 36 neighbours were notified and a site notice was displayed. 11 letters of objection have been received which make the following summarised comments:
- Overlooking of garden and flats and loss of privacy.
 - Overshadowing and loss of light.
 - Concerns red line boundary is incorrect as shown on 1:200 landscape plan. **[Officer comment: this was addressed with the submission of amended plans]**
 - Insufficient parking. Already parking issue in Shorefield Gardens – concerns relating to impact on parking of Cliff House. Possible additional 6 more cars using this road would be disastrous.
 - Shorefield Gardens is a dead end, single track, un-made, unadopted, private road – not made for lorries, etc. and would be damaged. Concerned bad condition of road of Shorefield Gardens hasn't been taken into account. Where would lorries, trucks and vans park during works? Concerns our accesses would be blocked. Concerns emergency services could not access road – health and safety concerns and road has limited accessibility for wheelchairs and buggies.
 - Noise, dust and safety issues impacting daily basis and impacting working from home.
 - No disabled access.
 - Where is parking and bin storage to go? And query relating to access.
 - Will road be improved? Will the road be adopted by the Council?

- No drainage plans submitted – Anglian Water has said it is highly unlikely to connect any new flats to the existing drainage.
 - Interrupt use and enjoyment of my property.
 - Land has been unoccupied and vacant for 30-40 years.
 - Subsidence and damage to building due to building works. Concerns about retaining wall and changes in levels. Cliff side with streams running down. Full survey needed. Concerns about use of pile drivers on unstable cliffs – soil investigation needed and engineer report needs to be seen. Landslip concerns.
 - Concerns relating to address of development being land adjacent 5 Shorefield Gardens – it is known as 6 Shorefield Gardens including within the land registry.
 - Restrictive covenants.
 - Covenants suggest area in front of building must be grass but three parking spaces are shown.
 - Extends beyond the building line - contrary to covenants.
 - Concerns application site has no right of way over Shorefield Gardens itself and concerns rear right of way results in crossing land owned by 5a Shorefield Gardens.
 - Would expect previous wall to be reinstated.
 - Concerns relating to consultation period over Christmas and lack of time to respond.
- [Officer comment: Statutory consultation periods were provided]**
- Concerns relating to the information contained in application form and CIL forms submitted and that the submission is contrary to the title documents.
 - Developer greed
 - Loss of green land, enjoyed as garden.
 - Is the development funded by the Council?
 - Owners of San Remo Mansions may be interested in converting the garden for parking but need access from Shorefield Gardens – is this possible and can we work together?

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

8 Relevant Planning History

8.1 No relevant planning history.

9 Recommendation

9.1 Members are recommended to GRANT OUTLINE PLANNING PERMISSION subject to the following conditions:

01 Details of the appearance, layout, scale, landscaping and access (hereinafter called the "reserved matters") shall be submitted to and approved in writing by the Local Planning Authority before any development begins and the development shall be carried out as approved under the reserved matters. Application for approval of the reserved matters shall be made to the Local Planning Authority not later than 3 (three) years from the date of this permission. The development hereby permitted shall begin not later than 2 (two) years from the date of approval of the last of the reserved matter to be approved.

Reason: Required to be imposed pursuant to Section 92 of the Town and Country Planning Act 1990 (as amended) and because the application is for outline planning permission only and the particulars submitted are insufficient for consideration of details mentioned.

02 No development above ground level shall be undertaken until samples and/or details of the materials to be used on the external elevations including details of any boundary walls, fences, gates and windows have been submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the approved details before it is occupied.

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), Core Strategy (2007) policies KP2 and CP4, Development Management Document (2015) policies DM1 and DM3, and the guidance contained within the Design and Townscape Guide (2009).

03 No development above ground level shall be undertaken until full details of waste and cycle storage to be provided at the site have been submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the approved details before it is occupied and the approved facilities shall be retained in perpetuity.

Reason: To ensure that satisfactory secure off-street bicycle parking is provided and to protect the environment and provide suitable storage for waste and materials for recycling in accordance with Core Strategy (2007) Policies KP2 and CP4, Development Management Document (2015) Policy DM1, and the guidance contained in the Design and Townscape Guide (2009).

- 04 No development above ground level shall be undertaken until a scheme detailing how at least 10% of the total energy needs of the development will be supplied using on site renewable sources has been submitted to and agreed in writing by the Local Planning Authority. The approved scheme shall be implemented in full prior to the first occupation of the flats. This provision shall be made for the lifetime of the development.**

Reason: In the interests of providing sustainable development in accordance with Policy KP2 of the Core Strategy (2007), Development Management Document (2015) Policy DM2 and the Design and Townscape Guide (2009).

- 05 No development shall be undertaken until full details of the drainage infrastructure and surface water attenuation for the site, based on sustainable urban drainage principles, have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details prior to the first occupation of the flats hereby approved.**

Reason: To ensure satisfactory drainage of the site in accordance with policy KP2 of the Core Strategy (2007) and Development Management Document (2015) policy DM2.

- 06 One car parking space per flat shall be provided within the site prior to the first occupation of the flats hereby approved and shall thereafter be permanently retained for the parking of private motor vehicles solely for the benefit of the occupants of the new dwellings and for no other purpose. Permeable paving shall be used for the hardstanding area and shall be retained in perpetuity.**

Reason: To ensure satisfactory parking is provided and retained to meet needs of occupants that the development is completed and used as agreed, and to ensure that it meets Core Strategy (2007) Policy CP4, Development Management Document (2015) policy DM15 and the Design and Townscape Guide (2009).

- 07 No development above ground level shall be undertaken until full 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, has been submitted to and agreed in writing by the Local Planning Authority. The approved scheme shall be implemented in full prior to the first occupation of the development. This provision shall be made for the lifetime of the development.**

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 Design and Townscape Guide (2009)

- 08 No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:**
- i. the parking of vehicles of site operatives and visitors**
 - ii. loading and unloading of plant and materials**
 - iii. storage of plant and materials used in constructing the development**
 - iv. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate**
 - v. wheel washing facilities**
 - vi. measures to control the emission of dust and dirt during construction**
 - vii. a scheme for recycling/disposing of waste resulting from demolition and construction works**
 - viii Noise mitigation measures to be used at the site.**

Reason: To protect residential amenity and general environmental quality in accordance with the National Planning Policy Framework (NPPF), Core Strategy (2007) Policies KP2 and CP4, and Development Management Document (2015) policy DM15. It is fundamental that this information is provided prior to the commencement of the development given the nature of the details required in a construction method statement.

- 09 The development hereby approved shall be carried out in a manner to ensure that the completed dwellings comply with Building Regulation part M4 (2) 'accessible and adaptable dwellings'.**

Reason: To ensure the residential units hereby approved provide high quality and flexible internal layouts to meet the changing needs of residents in accordance with the National Planning Policy Framework, Core Strategy (2007) Policy KP2, Development Management Document (2015) Policy DM2 and Design and Townscape Guide (2009).

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.

Informatives

- 1 Please note that the proposed development subject of this application is liable for a charge under the Community Infrastructure Levy Regulations 2010 (as amended). The amount of levy due will be calculated at the time the reserved matters application is submitted. Further information about CIL can be found on the Council's website at www.southend.gov.uk/cil**