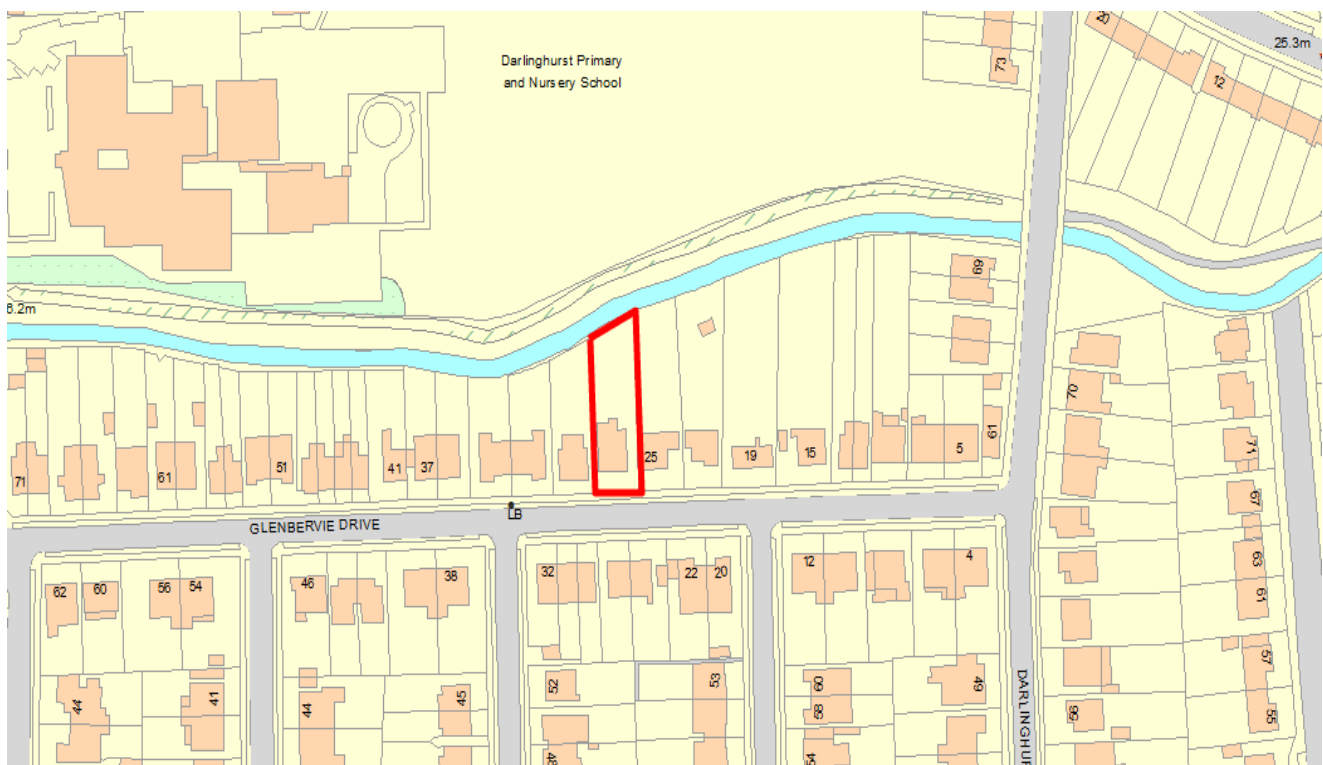


Reference:	18/00579/FULH	
Ward:	Blenheim Park	
Proposal:	Erect first floor extension to form two storey dwellinghouse, first floor extension to existing rear extension and alter elevations	
Address:	27 Glenbervie Drive Leigh-On-Sea Essex SS9 3JU	
Applicant:	Mr and Mrs Kantor	
Agent:	A9 Architecture	
Consultation Expiry:	10 th May 2018	
Expiry Date:	6 th June 2018	
Case Officer:	Julie Ramsey	
Plan Nos:	1097 00, 01A, 03C, 04C, 05E, 06F, 07F, 08F, 10D, 11F, 12D	
Recommendation:	GRANT PLANNING PERMISSION	



1 The Proposal

- 1.1 The application seeks planning permission to construct a first floor extension to the existing chalet bungalow which has accommodation within the roof space and a rear dormer, to form a two storey house. A first floor extension is proposed to be constructed over the existing single storey rear extension and rooflights to the front and rear are also added to facilitate habitable accommodation within the roof.
- 1.2 The main part of the existing dwelling measures 10.5m deep, 6.4m high and 7.8m wide, with a rear dormer and front rooflights serving the accommodation within the roof. The extensions proposed would raise the roof to some 9m and would result in an eaves height of 6m. The rear extension would have a height of 7.8m and an eaves height of 6m, with a shallow hipped roof. The main roof remains gabled with rooflights to the front and rear to serve the accommodation within the new roof of the dwelling. The footprint of the property remains unchanged.
- 1.3 The materials proposed are clay roof tiles, render and white uPVC windows and doors to match the existing property.
- 1.4 The proposed development would provide 4 bedrooms, a Jack and Jill en-suite bathroom (accessible from two bedrooms) and a main bathroom at first floor and a bedroom and shower room at second floor. There is an existing bedroom at ground floor; therefore the property would have six bedrooms in total.
- 1.5 During the application process amendments were requested to the proposed plans to redesign the front gable of the property to better reflect the appearance of the neighbouring dwelling at No. 25 and to provide an enhanced presence within the streetscene. The application is determined on the basis of the amended plans.

2 Site and Surroundings

- 2.1 The site is located to the north side of Glenbervie Road, Leigh-on-Sea, west of the junction with Darlinghurst Grove. The site contains a chalet style detached dwelling with accommodation at ground and first floor levels, pitched roof front bay windows along with hardstanding to the front and a driveway to the eastern boundary. The dwelling has an existing rear extension towards the western boundary and a rear dormer with rooflights to the front.
- 2.2 The surrounding area is made up of a mix of mainly two storey semi-detached and detached properties of varying designs and styles with some common features. Interspersed within the two storey properties are pairs of semi-detached bungalows and detached chalets. The majority of the properties within the streetscene are rendered.
- 2.3 The site is not located within a conservation area or subject to any site specific planning policies. Despite the close proximity of the property to Prittle Brook at the rear the site is located within Flood Zone 1.

3 Planning Considerations

- 3.1 The main considerations in relation to this application are the principle of development, design and impact on the character of the area, transport and

parking issues and impact on residential amenity.

4 Appraisal

Principle of Development

National Planning Policy Framework 2012, Core Strategy (2007) Policies KP1, KP2, CP3 and CP4, Development Management Document (2015) Policies DM1, DM3 and DM15 and the Design & Townscape Guide (2009).

- 4.1 This proposal is considered in the context of the National Planning Policy Framework 2012 and Core Strategy Policies KP2 and CP4. Also of relevance are policies DM1 and DM3 which address design quality matters. These policies and guidance support extensions to properties in most cases but require that such alterations and extensions respect the existing character and appearance of the building. The dwelling is situated within a residential area and an extension or an alteration to the property is considered acceptable in principal, subject to detailed considerations discussed below.

Design and Impact on the Character of the Area

National Planning Policy Framework 2012, Core Strategy (2007) Policies KP1, KP2 and CP4, Development Management Document (2015) Policies DM1 and DM3 and the Design & Townscape Guide (2009).

- 4.2 The key element within all relevant policies is that good design should be a fundamental requirement of new development in order 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 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.”*
- 4.3 Paragraph 56 of the NPPF states that *“good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.”*
- 4.4 According to Policy KP2 of the Core Strategy (2007) 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”*.
- 4.5 Policy DM1 of the Development Management Document (2015) 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”*.
- 4.6 Paragraph 375 of the Design and Townscape Guide (2009) states that *“In a few cases it may be possible to extend a property upward by adding an additional*

storey however this will only be appropriate where it does not conflict with the character of the street.” Paragraph 374 states that “Extensions that raise the ridge height of an existing building are only considered acceptable in principle where they complement the design of the original building and where they do not break the continuity of the streetscene or appear overbearing.”

- 4.7 Glenbervie Road has a mixed streetscene consisting of mostly semi-detached and detached houses of varying designs and styles with some common features which are seen throughout the area, such as front gables and two storey bay windows. The application dwelling has been designed to reflect elements of the adjoining property at No. 25. The front bay has been extended upwards and the front gable projection has been enlarged to add interest to the frontage and break up the roof plane.
- 4.8 The height of the surrounding two storey dwellings is fairly uniform within the streetscene, although there are bungalows and chalets present. It is not considered that the increase of the height of the dwelling would result in the dwelling being out of keeping or harmful to the surrounding area.
- 4.9 It is therefore considered that the increase in height and formation of first and second floor accommodation to the proposed dwelling is appropriate and reflective of the predominantly two storey dwellings within the surrounding area.
- 4.10 The proposed first floor rear extension is to be constructed over the existing rear extension to the same depth and width. The rear extension would match the eaves height of the extended main dwelling; however the roof is a low pitched hipped roof to reduce the impact and bulk of the extension within the rear garden scene and to the adjoining neighbour at No. 29. Given the siting of this extension at the rear, no objections are raised to this element of the proposal.
- 4.11 The proposed dwelling is therefore considered to be of an acceptable design. The design is simple and uncomplicated and the new first floor fenestration is aligned with that on the ground floor. Overall the materials used are to match the existing property which reflects the pallet of colours and the use of tile and render which is seen within the streetscene.
- 4.12 It is noted that the visualisations show the front of the dwelling to be entirely hardsurfaced; however this does not form part of the application and may require separate planning permission.
- 4.13 The overall architectural approach, fenestration detail, size, scale and proportions, of the proposed extension is considered to be appropriate in this location and would have an acceptable impact on the character of the site and the overall quality of the area.
- 4.14 The proposal is therefore considered to be acceptable in terms of the impact on design and the character of the existing dwelling and the surrounding area in accordance with planning policies NPPF; Core Strategy (2007) Policies KP2 and CP4; Development Management Document Policies DM1 and DM3; Design & Townscape Guide (2009).

Impact on Residential Amenity

National Planning Policy Framework 2012, Core Strategy (2007) Policies KP1, KP2 and CP4, Development Management Document (2015) Policies DM1 and DM3 and the Design & Townscape Guide (2009).

- 4.15 The Design and Townscape Guide Paragraph 343; under the heading of Alterations and Additions to Existing Residential Buildings states that amongst other criteria, 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'*. In addition to this Policy DM1 of the Development Management Document also states that development should *"Protect the amenity of the site, immediate neighbours, and surrounding area, having regard to privacy, overlooking, outlook, noise and disturbance, visual enclosure, pollution, and daylight and sunlight."*
- 4.16 The proposed extensions would increase the height of the dwelling and this would have some degree of impact on the two adjacent properties of 25 and 29 Glenbervie Drive. The adjoining property at No. 25 is a detached house of similar size and height of the proposed dwelling and is also undergoing a single storey extension to the rear which would be some 3m deep. Given the detached two storey nature of the adjoining property, it is not considered that the proposed extensions would have an adverse impact on the residential amenities of this neighbour in terms of overshadowing, loss of light, a sense of enclosure or an unacceptable level of dominance.
- 4.17 The adjoining neighbour to the west, No 29 is a detached chalet which has a ridge height higher than the application property at present, a rear dormer and a small rear extension located towards the shared boundary. The proposed extensions would increase the size and height of the application property significantly; however the ridge would be some 1.7m higher than the ridge of this neighbour. This arrangement of two storey house adjacent to a bungalow or chalet is not uncommon within the streetscene and the application property is an example of this. It is considered that given the detached nature of the properties and the subsequent space around the dwellings this arrangement is acceptable.
- 4.18 Furthermore the proposed extensions would not breach a 45 degree angle taken from the ground floor and first floor windows of this neighbour at No. 29. The proposal includes the addition of two side windows at first floor and one at second floor, these would serve a bathroom and landing areas and are annotated to be obscure glazed. The adjoining neighbour has a first floor side window; however this is also obscure glazed.
- 4.19 Therefore, it is not considered, on balance, that the proposed extensions are of such a disproportionate depth size, sitting or height that would result in a detrimental impact on the amenity of the neighbour at No. 29 due to overshadowing, undue overlooking, loss of light and privacy, an increased sense of enclosure or an unacceptable level of dominance.
- 4.20 The application property is bordered at the rear by Prittle Brook and The Darlinghurst Primary and Nursery School and given the extensive separation distance between the properties; it is not considered that the proposed extension

would have a detrimental impact on the neighbouring school to the rear.

- 4.21 It is therefore considered that the proposed development would not on balance result in a detrimental impact on the amenity of the adjoining residents, in accordance with the NPPF (2012), Core Strategy (2007) Policies KP2 and CP4; Development Management Document Policy DM1 and Design & Townscape Guide (2009).

Highways and Transport Issues

National Planning Policy Framework (2012); Core Strategy (2007) Policy CP3 and Development Management Document Policy DM15

- 4.22 Policy DM15 of the Development Management Document requires that a 2+ bedroom dwelling provides two car parking spaces. Adopted standards require these measure 2.4m x 4.8m.
- 4.23 The proposed extensions would not increase the parking requirements within the site and the property is already a 4 bedroom chalet. The proposal would not remove or alter the existing parking arrangements and there are no highway objections to the proposal. The property would retain the existing two parking spaces and the proposal is considered to be policy compliant in this regard.

Community Infrastructure Levy

CIL Charging Schedule 2015.

- 4.24 The proposed extension to the existing property equates to less than 100sqm of new floorspace as such the development benefits from a Minor Development Exemption under the Community Infrastructure Levy Regulations 2010 (as amended) and 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 would have an acceptable impact on the amenities of neighbouring occupiers and the character and appearance of the application site, the streetscene and the locality more widely. The proposal would not result in any adverse impact on parking provision or highway safety. This application is therefore recommended for approval subject to conditions.

6 Planning Policy Summary

- 6.1 The National Planning Policy Framework (2012) : Section 7 (Requiring Good design)
- 6.2 Core Strategy (2007) Policies KP1 (Spatial Strategy), KP2 (Development Principles), CP3 (Transport and Accessibility) and CP4 (Environment & Urban Renaissance)

6.3 Development Management Document (2015): DM1 (Design Quality), DM3 (Efficient and Effective use of land) and DM15 (Sustainable Transport Management)

6.4 Design & Townscape Guide (2009)

6.5 CIL Charging Schedule 2015

7 Consultation Responses

7.1 **Highways** – No objection

Committee Call in

7.2 Councillor Boyd

Neighbour Consultation

7.3 7 neighbouring properties were notified of the application and no letters of representation have been received.

8 Relevant Planning History

8.1 10/00867/FULH - Erect two dormers to front elevation – Planning permission refused.

8.2 The loft has been converted to habitable accommodation with a rear dormer and rooflights to the front. This was undertaken most likely as permitted development.

9 Recommendation

9.1 **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.

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

02 The development hereby permitted shall be carried out in accordance with the following approved plans – 1097 00, 01A, 06F, 07F, 08F, 011F

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

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

Reason: To safeguard the visual amenities of the area, in accordance with National Planning Policy Framework (2012), Core Strategy (2007) Policy CP4, Policy DM1 of Development Management Document (2015) and Design and Townscape Guide (2009).

04 The proposed windows at first and second floor to the western side elevation shall only be glazed in obscure glass (the glass to be obscure to at least Level 4 on the Pilkington Levels of Privacy, or such equivalent as may be agreed in writing with the Local Planning Authority) and fixed shut, except for any top hung fan light which shall be a minimum of 1.7 metres above internal finished floor level. In the case of multiple or double glazed units at least one layer of glass in the relevant units shall be glazed in obscure glass to at least Level 4.

Reason: To protect the privacy and environment of people in neighbouring residential properties, in accordance with the National Planning Policy Framework (2012), Core Strategy (2007) Policies KP2 and CP4, Development Management Document (2015) Policies DM1 and DM3 and Design and Townscape Guide (2009).

Informatives

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.

You are advised that as the proposed extension(s) to your property equates to less than 100sqm of new floorspace the development benefits from a Minor Development Exemption under the Community Infrastructure Levy Regulations 2010 (as amended) and as such no charge is payable. See www.southend.gov.uk/cil for further details about CIL.

You should be aware that in cases where damage occurs during construction works to the highway in implementing this permission that Council may seek to recover the cost of repairing public highways and footpaths from any party responsible for damaging them. This includes damage carried out when implementing a planning permission or other works to buildings or land. Please take care when carrying out works on or near the public highways and footpaths in the borough.

Case Officer

Signature**Date**.....

Senior Officer

Signature.....**Date**.....

Delegated Authority

Signature.....**Date**.....