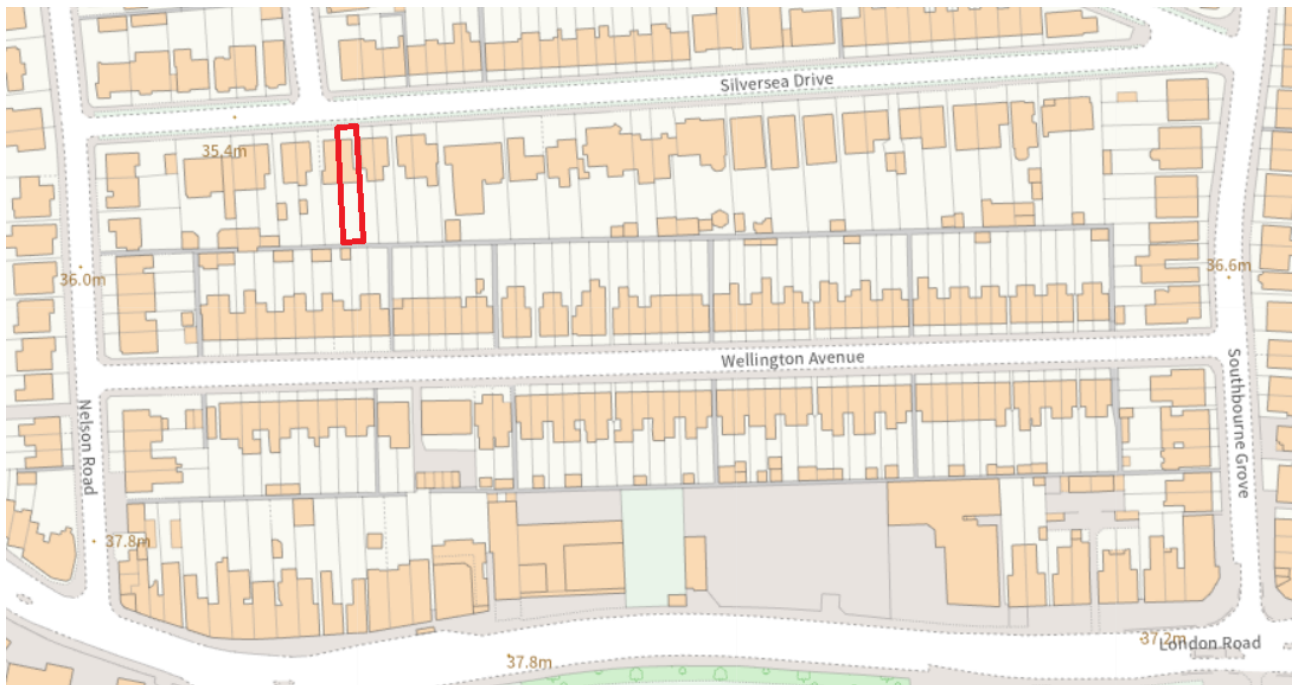


Reference:	24/01170/FULH	
Application Type:	Full Application - Householder	
Ward:	Blenheim Park	
Proposal:	Erect single storey side/rear extension	
Address:	56 Silversea Drive, Westcliff-on-Sea, Essex, SS0 9XE	
Applicant:	Miss Sophie Vincett	
Agent:	Not applicable	
Consultation Expiry:	14th August 2024	
Expiry Date:	20th September 2024	
Case Officer:	Hayley Thompson	
Plan Nos:	Location Plan, Existing Site Plan, Proposed Site Plan, Drawing Number 01	
Recommendation:	GRANT PLANNING PERMISSION subject to conditions	



1 Site and Surroundings

- 1.1 The application site contains a semi-detached two-storey dwellinghouse on the south side of Silversea Drive. The area is residential in character consisting of a variety of dwellings of varying scale, form and design.
- 1.2 The site is not in a conservation area or subject to any site-specific planning policies.

2 The Proposal

- 2.1 The application seeks planning permission for a single storey side and rear extension. The proposed brick-built extension would join to an existing original single storey pitched-roofed outrigger. It would be flat roofed 2.9m high, 3.9m deep and 2.2m wide. Doors are proposed to its rear elevation and it would have one rooflight. An existing, wider conservatory would be removed to facilitate the proposed extension.
- 2.2 Although not contained within the description of development, it is proposed to install one high level obscure glazed window to the eastern flank elevation of the dwelling to serve a hallway. This is included in the officer assessment.

3 Relevant Planning History

- 3.1 24/00871/CLP - Single storey rear extension with alteration to side elevation – Not Lawful (i.e. refused)

4 Representation Summary

Public Consultation

- 4.1 9 neighbouring properties were notified of the application by letter and a site notice has been displayed. No representation has been received.

5 Procedural Matters

- 5.1 This application is required to be decided by the Development Control Committee in accordance with the Council's Constitution because the applicant is a Council employee.

6 Planning Policy Summary

- 6.1 Town and Country Planning Act 1990 (as amended) Section 90A, Schedule 7A (Biodiversity Net Gain)
- 6.2 The National Planning Policy Framework (NPPF) (2023)
- 6.3 Planning Practice Guidance (PPG) (2024)
- 6.4 National Design Guide (NDG) (2021)
- 6.5 Core Strategy (2007): Policies KP2 (Development Principles), CP3 (Transport and Accessibility), CP4 (Environment and Urban Renaissance)
- 6.6 Development Management Document (2015): Policies DM1 (Design Quality), DM3 (Efficient and Effective Use of Land), DM15 (Sustainable Transport Management)

- 6.7 Southend-on-Sea Design and Townscape Guide (2009)
- 6.8 Community Infrastructure Levy (CIL) Charging Schedule (2015)

7 Appraisal

Principle of Development

- 7.1 The principle of altering and extending an existing dwelling is considered acceptable and policy compliant, subject to the proposal appropriately addressing the relevant detailed planning considerations.

Design and Impact on the Character of the Area

- 7.2 Local and national planning policies and guidance seek to ensure that new development is well designed. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.
- 7.3 Local development plan policies seek to ensure that new development is designed so that it adds to the overall quality of the area and respects the character of the site, its local context and surroundings, provides appropriate detailing that contributes to and enhances the distinctiveness of place; and contribute positively to the space between buildings and their relationship to the public realm. Policy DM1 and the Council's Design and Townscape Guide provide further details on how this can be achieved.
- 7.4 Due to its proposed location to the rear of the dwelling, the extension would not be highly visible in the streetscene in Silversea Drive. Due to its modest size and scale, it would not appear unduly prominent or obtrusive in its setting. It is considered that the design, size, siting and scale of the proposal are such that it would not result in any significant harm to the character and appearance of the site, the streetscene and the area more widely.
- 7.5 The proposal is therefore considered to be acceptable and policy compliant in the above regards.

Impact on Residential Amenity

- 7.6 Local and national planning policies and guidance seek to secure high quality development which protects amenity. Policy DM1 of the Development Management Document specifically identifies 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. Further advice on how to achieve this is set out in the Council's Design and Townscape Guide.
- 7.7 The application dwelling is neighboured by No.54 Silversea Drive to the east and No.58 to the west.
- 7.8 The proposed extension would be situated 1m from the eastern adjoining boundary and would be separated from the main rear wall of No.54 by 2.6m. The proposal would extend 3.9m in depth beyond the main rear building line of No.54. Due to the separation distance involved and modest depth of the extension beyond this neighbouring dwelling, it is not considered that it would cause any significant harm through any overbearing or dominant impacts. Unlike the existing wider conservatory to be removed, the extension

would be set off the shared boundary to align with the host dwelling's flank wall.

- 7.9 No.58 has an existing single storey outrigger of comparable design and scale to that at the application dwelling.. The proposed extension would extend to the same depth as this outrigger so not projecting beyond the rear building line of No.56. It is not considered that the proposal would cause any significant harm through any overbearing or dominant impacts. No other properties amenities would be materially affected due to the relationships involved.
- 7.10 The proposed window in the eastern elevation of the host dwelling would face existing built form at No.54 with no harmful impacts identified. The submitted plan confirms that the window would be obscure glazed.
- 7.11 The proposal is therefore considered to be acceptable and policy compliant in terms of its amenity impacts.

Other Matters

- 7.12 The proposal is not found to result in any significant parking or highways impacts, it is therefore acceptable and policy compliant in these regards.
- 7.13 The development is not liable for a payment under the Community Infrastructure Levy Regulations 2010 (as amended).
- 7.14 This application is exempt from the requirement of Biodiversity Net Gain, as it is a householder application.

Equality and Diversity Issues

- 7.15 The Equality Act 2010 (as amended) imposes important duties on public authorities in the exercise of their functions and specifically introduced a Public Sector Equality Duty. Under this duty, public organisations are required to have due regard for the need to eliminate unlawful discrimination, harassment and victimisation, and must advance equality of opportunity and foster good relations between those who share a protected characteristic and those who do not. Officers have in considering this application and preparing this report had careful regard to the requirements of the Equalities Act 2010 (as amended). They have concluded that the decision recommended will not conflict with the Council's statutory duties under this legislation.

Conclusion

- 7.16 For the reasons outlined above, the proposal is found to be acceptable and policy compliant with regards to the principle of the development, design and impact on the character of the area and impact on residential amenity. As there are no other material planning considerations which would justify reaching a different conclusion, it is recommended that planning permission is granted subject to conditions.

8 Recommendation

GRANT PLANNING PERMISSION subject to the following conditions:

- 01 The development hereby permitted shall begin no later than three years from the date of the 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 only in accordance with the following approved plans: Location Plan, Existing Site Plan, Proposed Site Plan, Drawing Number 01.**

Reason: To ensure the development is carried out in accordance with the consent sought, has an acceptable design and complies with Policy DM1 of the Development Management Document (2015).

- 03 Before the development hereby approved is occupied the materials used on the external surfaces of the development must match those used on the external surfaces of the existing property. This applies unless differences are shown on the drawings hereby approved or are required by other conditions on this permission.**

Reason: To ensure the development is carried out in accordance with the consent sought, has an acceptable design and complies with Policy DM1 of the Development Management Document (2015) and the advice contained within the National Design Guide (2021) and the Southend-on-Sea Design and Townscape Guide (2009).

- 04 The roof of the extension hereby approved shall not be used as a balcony, roof garden or similar amenity area or for any other purpose unless express planning permission has previously been obtained. The roof can however be used for the purposes of maintenance or to escape in an emergency.**

Reason: To protect the privacy and environment of people in neighbouring residential properties, in accordance with the National Planning Policy Framework (2023), Policies KP2 and CP4 of the Southend-on-Sea Core Strategy (2007), Policies DM1 and DM3 of the Southend-on-Sea Development Management Document (2015) and the advice contained within the Southend-on-Sea Design and Townscape Guide (2009).

Positive and Proactive Statement:

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 You are advised that as the proposed extension(s) or change of use to your property equates to less than 100sqm of new floorspace, and does not involve the creation of a new dwelling (Class C3), 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 the Planning Portal (www.planningportal.co.uk/info/200136/policy_and_legislation/70/community_infrastructure_levy) or the Council's website (www.southend.gov.uk/cil) for further details about CIL.**

- 2 You should be aware that in cases where damage occurs during construction works to the highway in implementing this permission that Council will 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 City.**