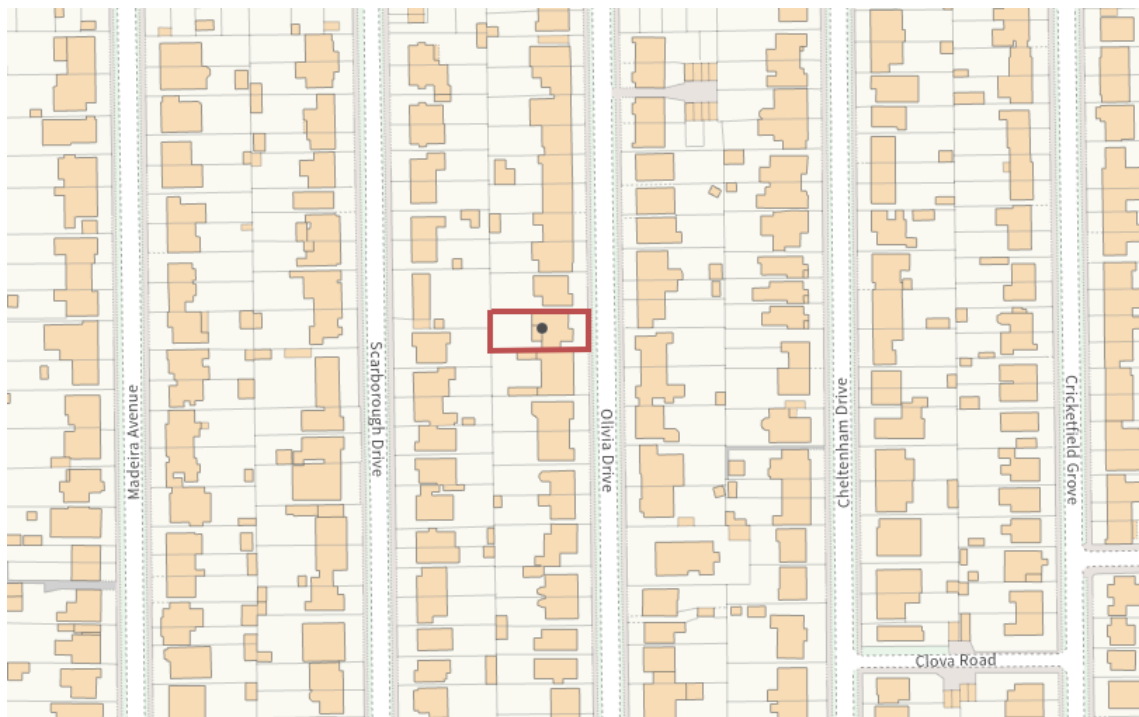


Reference:	24/01320/FULH	
Application Type:	Full Application - Householder	
Ward:	Blenheim Park	
Proposal:	Erect single storey rear extension	
Address:	47 Olivia Drive, Leigh-on-Sea, Essex SS9 3EF	
Applicant:	Mr Nick Brown	
Agent:	Mr Marc Bloxham	
Consultation Expiry:	12th September 2024	
Expiry Date:	18th October 2024	
Case Officer:	Gabriella Fairley	
Plan Nos:	1030-01 (Rev A), 1030-02 (Rev A), 1030-03 (Rev A), 1030-04 (Rev A)	
Recommendation:	GRANT PLANNING PERMISSION subject to conditions	



1 Site and Surroundings

- 1.1. The site contains a detached bungalow on the west side of Olivia Drive. The dwelling has an existing rear extension and canopy structure to the rear of the site.
- 1.2. The area is residential in nature, Olivia Drive comprises detached and semi-detached single storey and two-storey dwellings.
- 1.3. The site does not lie within a Conservation Area and is not subject to any planning policy designation.

2 The Proposal

- 2.1. The application seeks planning permission to erect a flat roof single storey rear extension, with two rooflights. An existing conservatory and canopy structure to the rear of the dwelling would be demolished.
- 2.2. The proposed rear extension would be some 4m deep, 8.9m wide and 2.9m high, 3.2m high to the rooflights and finished in materials to match the original dwelling. A set of bifold doors and a window are proposed to the rear.

3 Relevant Planning History

- None.

4 Representation Summary

Public Consultation

- 4.1. Eight (8) neighbouring properties have been notified and no letters of representation have been received.

5 Procedural matters

- 5.1. This application is presented to the Development Control Committee because the applicant is an employee of Southend-on-Sea City Council.

6 Planning Policy Summary

- 6.1. The National Planning Policy Framework (NPPF) (2023)
- 6.2. Planning Practice Guidance (PPG) (2024)
- 6.3. National Design Guide (NDG) (2021)
- 6.4. Core Strategy (2007): Policies KP1 (Spatial Strategy), KP2 (Development Principles), CP3 (Transport and Accessibility), CP4 (Environment and Urban Renaissance)
- 6.5. Development Management Document (2015): Policies DM1 (Design Quality), DM3 (Efficient and Effective Use of Land), DM15 (Sustainable Transport Management)
- 6.6. Southend-on-Sea Design and Townscape Guide (2009)
- 6.7. Community Infrastructure Levy (CIL) Charging Schedule (2015)

6.8. Town and Country Planning Act 1990 (as amended) Section 90A, Schedule 7A

7 Planning Considerations

7.1. The main considerations in relation to this application are the principle of the development, the design and impact on the character and appearance of the area, the residential amenity of neighbouring occupiers, traffic and parking implications, biodiversity net gain and CIL liability.

8 Appraisal

Principle of Development

8.1. The principle of altering and extending the 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

8.2. 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.

8.3. 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 Southend-on-Sea Design and Townscape Guide provide further details on how this can be achieved.

8.4. The proposed single storey rear extension would be contained within the rear of the site. There are examples of single storey rear extensions along Olivia Drive, including at the application site and Nos. 49, 51 and 53. The proposal would be finished in materials to match the original dwelling. It is considered that the proposed extension would be a subservient addition the rear of the site and would not result in significant harm to the character of the dwelling.

8.5. It is considered that the design, size, siting and scale of the development proposed 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. The proposal is therefore considered to be acceptable and policy compliant in the above regards.

Amenity Impacts

8.6. 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.

8.7. The proposed extension would be sited some 0.2m from the shared boundary with No. 49 Olivia Drive and would be some 1.7m from the flank elevation at No. 49. The proposal would project some 4.4m beyond the rear of No. 49. The application site has an existing single storey rear extension sited along the shared boundary which projects some 3.7m beyond

the rear of No. 49. The proposed extension would be 2.9m high to the top of the flat roof. Taking into consideration the projection of the existing rear extension beyond the rear of No. 49, the height of the extension and the flat roof design, together with the separation from the flank elevation of the neighbouring dwelling, the proposal would not result in any significant harm to the amenities of No. 49 in any relevant regards.

- 8.8. The proposed extension would be sited some 2.8m from the shared boundary with No. 45 Olivia Drive. No. 45 has outbuildings along the boundary of the site and the proposal would not extend beyond the rear of these. Therefore, it is considered that the proposal would not result in any significant harm to the amenities of No. 45 in any relevant regards.
- 8.9. All other neighbouring properties are sufficiently removed such that their amenity would not be significantly harmed.
- 8.10. It is considered that the design, size, siting and scale of the development proposed is such that it would not result in any significant harm to the residential amenities of the site, neighbouring occupiers or wider area in any relevant regard. The proposal is therefore considered to be acceptable and policy compliant in terms of its amenity impacts.

Other Matters

- 8.11. The proposed development is not found to result in any significant parking or highways impacts, it is therefore acceptable and policy compliant in these regards.
- 8.12. This application is exempt from the requirement of Biodiversity Net Gain, as it is a householder application.
- 8.13. The development equates to less than 100sqm of new floorspace and therefore benefits from a Minor Development Exemption under the Community Infrastructure Levy Regulations 2010 (as amended) and as such no charge is payable.

Equality and Diversity Issues

- 8.14. 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

- 8.15. For the reasons outlined above the proposal is found to be acceptable and compliant with the relevant planning policies and guidance. 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.

9 Recommendation

- 9.1. **GRANT PLANNING PERMISSION subject to the following conditions:**

01 The development hereby permitted shall begin no 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 shall only be undertaken in accordance with the following approved plans: 1030-01 (Rev A), 1030-02 (Rev A), 1030-03 (Rev A), 1030-04 (Rev A).**

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).

- 04 The roof of the development hereby approved shall not be used as a balcony, roof garden or terrace or for any other purpose at any time without planning permission being granted by the Local Planning Authority. The roof can however be used for the purposes of maintenance or to escape in the event of an emergency.**

Reason: To ensure the development has an acceptable design and protects the amenities of neighbouring occupiers in accordance with policy DM1 of the Development Management Document (2015).

Informatives

- 1 You are advised that as the development 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 the Levy.**
- 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.**

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.