

# Southend-on-Sea City Council

Development Control Committee 13th November 2024

## SUPPLEMENTARY REPORT

Agenda Item 5  
24/01185/FUL

Pages 33 - 59  
9 Hainault Avenue (Westborough Ward)

An amended plan has been received since the publication of the agenda which provides more detail of the soft landscaping to the site's frontage, shows a low-level front boundary wall (hard-landscaping proposed) and shows that the 'H-bar' to the front of the site will be removed. A copy of the plan is included at Appendix 1.

Section 9 –  
Recommendation

### Conditions

Following receipt of the amended plan referred to above, it is recommended that condition 02 is amended to reflect this and is changed from:

02 The development hereby approved shall only be undertaken in accordance with the following approved plans: 0100; **0101 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).

To:

02 The development hereby approved shall only be undertaken in accordance with the following approved plans: 0100; **0101 Rev B**.

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)

### Informatives

Informative 1 needs to be updated from:

~~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](http://www.southend.gov.uk/cil) for further details about the Levy.~~

To:

Please note that the development the subject of this application is liable for a charge under the Community Infrastructure Levy (CIL) Regulations 2010 (as amended) and it is the responsibility of the landowner(s) to ensure they have fully complied with the requirements of these regulations. A failure to comply with the CIL regulations in full

can result in a range of penalties. For full planning permissions, a CIL Liability Notice will be issued by the Council as soon as practicable following this decision notice. For general consents, you are required to submit a Notice of Chargeable Development (Form 5) before commencement; and upon receipt of this, the Council will issue a CIL Liability Notice including details of the chargeable amount and when this is payable. If you have not received a CIL Liability Notice by the time you intend to commence development it is imperative that you contact [S106andCILAdministration@southend.gov.uk](mailto:S106andCILAdministration@southend.gov.uk) to avoid financial penalties for potential failure to comply with the CIL Regulations 2010 (as amended). If the chargeable development has already commenced, no exemption or relief can be sought in relation to the charge and a CIL Demand Notice will be issued requiring immediate payment. Further details on CIL matters can be found on the [Planning Portal \(www.planningportal.co.uk/info/200136/policy\\_and\\_legislation/70/community\\_infrastructure\\_levy\)](http://www.planningportal.co.uk/info/200136/policy_and_legislation/70/community_infrastructure_levy) or the Council's website ([www.southend.gov.uk/cil](http://www.southend.gov.uk/cil)).

**Agenda Item 8  
24/01392/FUL**

**Pages 141 - 160  
18 Belle Vue Avenue, Southend on Sea (Kursaal Ward)**

## **Section 4 Representation Summary**

### **Public Consultation**

4.1 Representations from five (5) interested parties have been received. Of these, four (4) representations support the proposal and one (1) representation objects.

Summary of representations:

#### Supporting comments

- No harm caused to neighbours;
- The outbuilding assists the family in their daily lives;
- The complaint about the structure is misinformed;
- Removal would be devastating emotionally and financially;
- Alterations rather than removal should be sought.

#### Objecting comments

- The building is an eyesore;
- Effect on light, leaves garden in shade;
- Impact on property value.

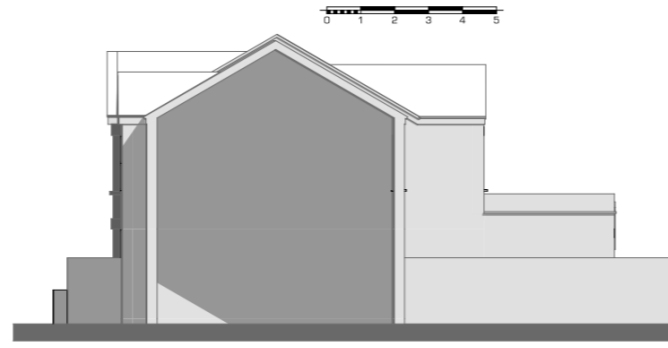
# Appendix 1 – Amended plan received for 9 Hainault Avenue:

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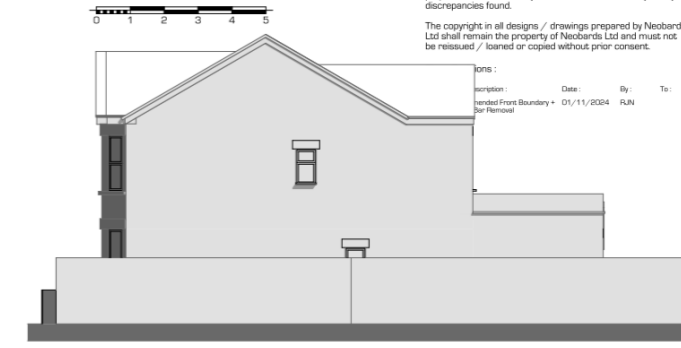
1 Proposed Front Elevation 1:100



2 Proposed Side Elevation 1:100



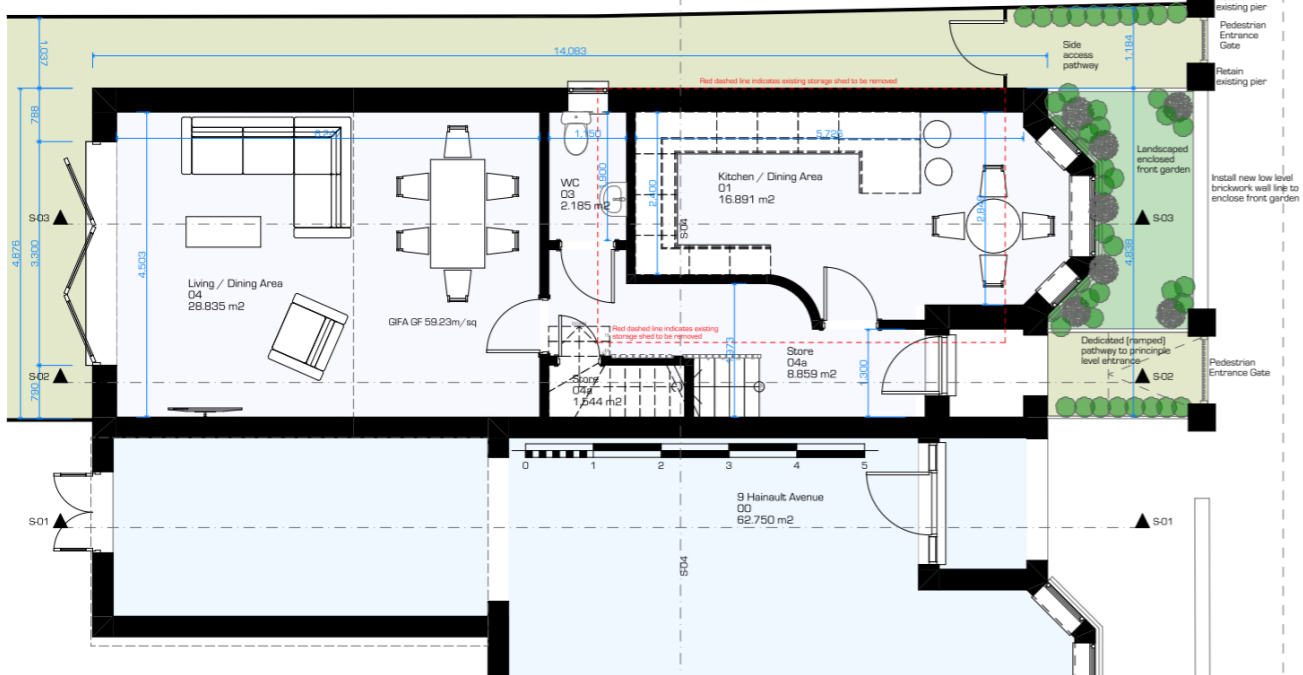
3 Proposed Rear Elevation 1:100



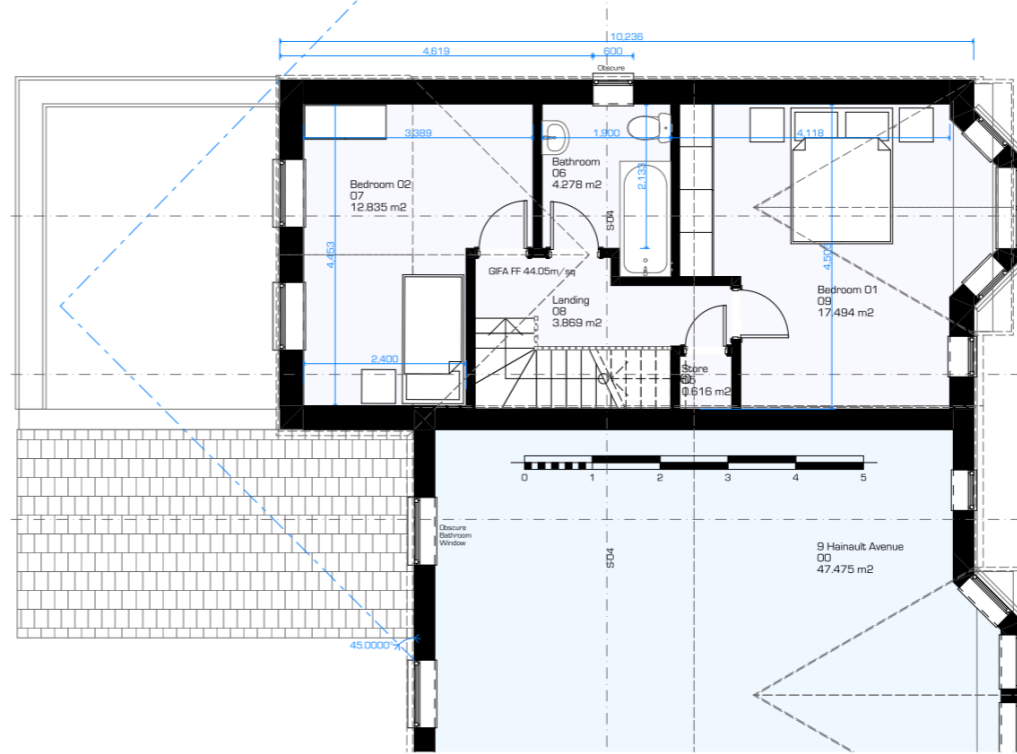
4 Proposed Side Elevation 1:100

**NATIONALLY DESCRIBED SPACE STANDARDS**

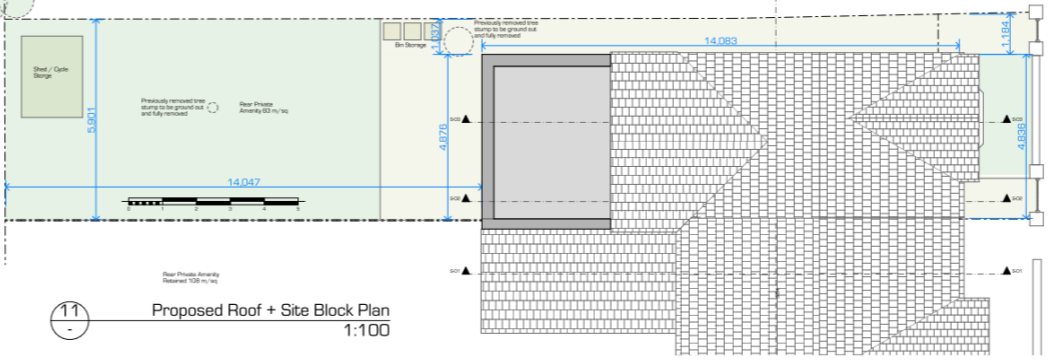
A dwelling with two or more bedrooms has at least one double (or twin) bedroom. Single bedroom to have a floor area of at least 7.5m<sup>2</sup>/sq and is at least 2.15m wide. Double bedroom (or twin bedroom) has a floor area of at least 11.5m<sup>2</sup>/sq and is at least 2.75m wide. Minimum floor to ceiling height is 2.3m for at least 75% of the gross internal area. 2 Bedroom | 3 Person Bed Space | 2 Storey Dwelling - Minimum Gross Internal Floor Area 70m<sup>2</sup>/sq with 2m<sup>2</sup>/sq built in storage



5 Proposed Ground Floor Layout 1:50

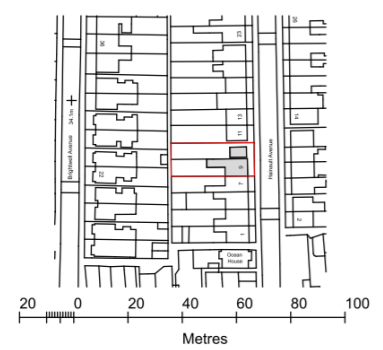


6 Proposed First Floor Plan Layout 1:50



11 Proposed Roof + Site Block Plan 1:100

**PROPOSED MATERIAL SCHEDULE:**  
Walls: External walls to be finished with painted render finish (white) to match existing adjacent property.  
Doors / Windows: Double glazed UPVC doors and windows to match existing - Head of frame and sill heights to line thro' with existing adjacent property.  
Roof: Tiled pitched roof to match existing adjacent property including pitch over front bay. Single storey flat roof element to rear elevation only, proposed flat roof set behind parapet wall line.  
Boundary: 1800mm high timber close boarded fence line.



10 Existing Site Location Plan 1:1250



**n.**  
Neobards

Address: 9 Hainault Avenue  
Description: Proposed New Build Dwelling  
Size: A1

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