

Reference:	16/01210/RESM
Ward:	Blenheim Park
Proposal:	Approval of reserved matters including details of access, appearance, landscaping, layout and scale pursuant to outline planning permission 13/00061/EXTM dated 18.07.2013 (as amended under applications 15/01785/AMDT dated 18.01.2016 and 16/01030/AMDT dated 14.07.2016) to demolish existing building, erect four storey building of 22 self-contained flats and 2 commercial units at ground floor level, cycle and refuse store and layout parking.
Address:	845 - 849 London Road, Westcliff-On-Sea, Essex
Applicant:	Venture Capital Associates Ltd
Agent:	DAP Architecture
Consultation Expiry:	05.08.2016
Expiry Date:	04.10.2016
Case Officer:	Janine Rowley
Plan Nos:	356.205.00; 356.204.01; 356.206.03; 356.208.01; 356.304.03; 356.311.02; PR024-01 Revision B; 356.306.03; 356.209.00; 356.207.01
Recommendation:	APPROVE RESERVED MATTERS

1 The Proposal

- 1.1 The application seeks approval of reserved matters including layout, appearance, scale, access and landscaping, following outline planning permission granted under application 13/00061/EXTM dated 18.07.2013 (as amended under applications 15/01785/AMDT dated 18.01.2016 and 16/01030/AMDT dated 14.07.2016). The application proposed to demolish the existing building and to redevelop the site with a four storey block of 22 flats, with 27 car parking spaces and works have commenced on site under a previous reserved matters approved.
- 1.2 The only change from the previously determined reserved matters application is the overall height of the building has increased from 11.4m to 12.4m (13m high including lift shaft) plus a 1.8m high privacy screen obscure screen to the roof garden granted planning permission under application 15/01785/AMDT by Development Control Committee.
- 1.3 The indicative details provided with the outline application showed the development parameters on which the application was determined (i.e. maximum building height, likely unit sizes, level of car parking etc). This reserved matters application falls within the realms of the parameters set at outline.
- 1.4 The details are as follows:
- | | |
|----------------|---|
| Height | 4 storeys (Maximum height 12.4m) |
| No. of units | 22 Flats |
| Parking | 26 spaces |
| Cycle parking | 17 Spaces. Storage building in car park |
| Refuse storage | 5 x 1100L residential and 3 x 1100L commercial.
Storage building in car park |
| Amenity space | None at ground floor level, some flats have balconies or terraces and shared amenity space at roof level. |
- 1.5 The development includes two commercial units to the ground floor with their own refuse store. Three off street parking are allocated to the commercial units.
- 1.6 At first, second and third floor a mix of 22 units with 2 bedrooms are proposed with average floorspace of 55sqm-85sqm, plus private balconies and communal roof terrace is proposed.
- 1.7 Parking is at ground floor with 3 spaces to the front and 23 spaces to the rear of the building with the access undercroft from London Road. Refuse and cycle storage is also located to the rear of the site.

2 Site and Surroundings

- 2.1 The site is located on the northern side of London Road, 175m west of its junction with Southbourne Grove. It is a regular shaped site with a frontage of 30m and a maximum depth of 74m.
- 2.2 The site currently contains four buildings of various styles and designs, with hardstanding for informal parking to the rear of the site. The streetscene on this side of London consists of a mix of properties with a variety of uses at ground floor and predominately ancillary offices and residential accommodation at first floor. The southern side of this part of London Road is bounded by Chalkwell Park.
- 2.3 The front of the units provide a forecourt area which is used for a mix of uses including the display of goods and informal car parking.

3 Planning Considerations

- 3.1 The key considerations are the principle of the development, design and impact on the character of the area, impact on residential amenity, highway implications, sustainable construction.

4 Appraisal

Principle of the Development

The National Planning Policy Framework, DPD1 (Core Strategy) policies KP2, CP1, CP4 and CP8; Development Management Document DPD2 policies DM1, DM3, DM7,

- 4.1 Development works have commenced on site following the approval of applications 13/00061/EXTM as amended under applications 15/01785/AMDT dated 18.01.2016 and 16/01030/AMDT dated 14.07.2016) to demolish existing building, erect four storey building of 22 self-contained flats and 2 commercial units at ground floor level, cycle and refuse store and layout parking, therefore no objection is raised in principle to the development. This application seeks approval for revised details.

Design and Impact on the Character of the Area:

The National Planning Policy Framework; DPD1 (Core Strategy) policies KP2 and CP4; DPD2 (Development Management Document) policy DM1 and the Design and Townscape Guide.

- 4.2 It should be noted that good design is fundamentally important to new development and this is reflected in the NPPF as well as policies KP2 and CP4 of the Core Strategy, policy DM1 of the Development Management Document DPD2.

4.3 *Scale*

In terms of scale, the building would be up to 4 storeys in height 12.4m (13m high including a lift shaft plus a 1.8m high privacy screen). This was previously accepted by members of Development Control Committee on the 13th January 2016 (15/01785/AMDT).

4.4 The height of the building would reflect the importance of London Road as a main road, and is considered appropriate. The overall scale of the building at this location is considered acceptable.

4.5 *Appearance*

In terms of design and appearance, the building would be a simple contemporary design. The design uses stepping of the building and balconies to break up its massing and repetitive mono-pitched roof/framing feature to add interest to the streetscene. This approach breaks up the mass of the development and provides an attractive elevation. Subject to it being well detailed and having good quality materials this proposal should make a positive contribution to the streetscene. This design approach is considered acceptable on this main artery into the town, where buildings of various designs and ages exist. The immediate area does not have a strong character and the proposed scheme has the potential to improve and create local character in accordance with NPPF advice. The materials proposed as part of this development have been detailed within the Design and Access Statement suggesting rendering of polar white colour, Himley Ash Grey brickwork, Marley Eternit natural colour for cladding; single ply roofing membrane; powder coated aluminium windows, Pennant Grey paving. The materials will enhance the character and appearance of this part of London Road opposite Chalkwell Park in accordance with policy KP2 and CP4 of the Core Strategy DPD1, Policy DM1 of the Development Management Document DPD2 and the Design and Townscape Guide.

Layout

4.6 The 22 proposed flats can be satisfactorily accommodated within the envelope of the building envisaged at outline stage, along with the ground floor commercial space for two units. The floor plans submitted indicate all units would be of a reasonable size, and with sufficient circulation space, outlook and balconies.

4.7 The proposed layout was provided indicatively at outline stage and has not altered significantly since 16/01030/AMDT. The proposal is set on the same building line as the adjacent buildings to the east and west, although the first floor and second door would include an overhang it is not considered to have a harmful impact on the character and appearance of the streetscene in this location. The general layout of the site would respond well to its context and largely conceal the proposed parking area to the rear of the site.

- 4.8 The layout shows a rooftop terrace totalling 150sqm of amenity space as per the previous applications most notably the outline planning permission 13/00061/EXTM and subsequent amended applications 15/01785/AMDT and 16/01030/AMDT. This was previously found to be acceptable together with the provisions of private balcony.
- 4.9 The position and size of refuse stores and cycle stores are shown on the plans. A residential bin store, commercial bin store and cycle store can be adequately accommodated to the rear of the building, and accessed from the rear parking area. A waste management plan has also been submitted for consideration demonstrating how the waste will be collected and not resulting in harm to the surrounding residential amenities of nearby residential occupiers and harm to the highway network from associated vehicle movements.
- 4.10 The residential entrance is shown to the rear of the site given separation from the commercial areas fronting London Road, which is welcomed.

Landscaping

- 4.11 In terms of landscaping, a landscaping and management plan accompanies this application providing a fully detailed planting schedule with a range of species including various shrubs, climbers, herbaceous species and bulbs which are considered to enhance the overall character and appearance of this development and provide a positive contribution to this part of London Road. The soft landscaping will complement the area and provide an attractive amenity area for the future occupiers of the flatted development. The planting scheme proposed is integral to the overall design and will enhance the townscape of the area.

Soft landscaping is to be provided to the front of the site on London Road where there is an existing paved area, the existing sycamore tree is to be retained to the rear and additional trees are proposed to the rear including soft planting and to the roof terrace. Policy DM1 of the Development Management Document advocates the need for any landscaping proposals to be integral to any new development and provide a positive impact the character and appearance of the surrounding townscape which this development will.

Traffic and Transport Issues

The National Planning Policy Framework; DPD1 (Core Strategy) policies KP2, CP3; CP4; DPD2 (Development Management Document) policy DM15 and Design and Townscape Guide.

- 4.12 The development would include 22 flats and two commercial premises to the ground floor. Twenty three parking spaces are proposed to the rear of the site for occupiers of the flats and three spaces to the front of the site for the commercial premises. Time limited on street car parking is available in this part of London Road.
- 4.13 The overall access from London Road and layout of the parking remains unchanged from the previously approved application 16/01030/AMDT granted permission by Development Control Committee on the 6th July 2016.
- 4.14 In light of the above, it has been demonstrated the access and parking provision is therefore considered acceptable.

Impact on Residential Amenity:

The National Planning Policy Framework; DPD1 (Core Strategy) policy CP4; DPD2 (Development Management Document) policy DM1 and the Design and Townscape Guide.

- 4.15 The scale and height of the development remains unchanged from the previously approved application 15/01785/AMDT and 16/01030/AMDT as agreed by members of Development Control Committee on the 13th January 2016 and 6th July 2016. The development would be located in excess of 11m from the rear boundary of the adjoining dwellings and 21m from the dwellings to the rear. The development is stepped in 3m at the third and fourth storey, which mitigates against any harm to the adjacent residential occupiers surrounding this site.
- 4.16 The windows at first and second floor area are 11m from the rear boundary of the residential properties to the north. This separation distance is considered sufficient to mitigate against overlooking. The proposed third floor is approximately 14m from the rear boundary of the site. It should also be noted that the third floor windows would have restricted views down to the adjoining properties due to the set back.
- 4.17 The development would accommodate car parking to the rear of the site. Whilst it is noted that this is in relatively close proximity to the rear boundary of the adjoining residents, the sites are separated by an alley way and the site currently provides informal parking to the rear. The details of the acoustic fence to the northern boundary submitted with this application demonstrate that there will be limited transmission of noise into the rear gardens of the adjoining residents.
- 4.18 The development is not considered to have an undue impact on the adjoining residents in relation to loss of light due to the extent of the separation between the development and the residential dwellings.
- 4.19 The proposed development would provide commercial units at ground floor. The applicant has indicated on the application forms that the units are to be used for Class B1.

Sustainable Construction:

The National Planning Policy Framework; Development Management DPD2 emerging policy DM2; DPD1 (Core Strategy) Policy KP2 and the Design and Townscape Guide.

4.20 Policy KP2 of the Core Strategy states:

“All development proposals should demonstrate how they will maximise the use of renewable and recycled energy, water and other resources. This applies during both construction and the subsequent operation of the development. 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”.

4.21 The provision of renewable energy resources should be considered at the earliest opportunity to ensure an intrinsic design in this instance, details of photovoltaics have been provided together with a Sustainability and Energy Report. The report discusses the number of renewable energy technologies to be used and demonstrates that the proposal will comply with Policy KP2 of the Core Strategy providing at least 10% of renewable energy on site.

4.22 Policy DM2 of the Development Management Document part (iv) requires water efficient design measures that limit internal water consumption to 105 litres per person per day (lppd) (1110 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.

6 Planning Policy Summary

6.1 National Planning Policy Framework.

6.2 Development Plan Document 1: Core Strategy Policies KP1 (Spatial Strategy), KP2 (Development Principles), CP4 (The Environment and Urban Renaissance), CP6 (Community Infrastructure) and CP8 (Dwelling Provision).

6.3 Supplementary Planning Document 1: Design & Townscape Guide (2009)

6.6 Development Management Plan policies DM1 (Design Quality), DM3 (Efficient and Effective use of land), DM7 (Dwelling Mix, size and type), DM8 (Residential Standards), DM15 (Sustainable Transport Management)

7 Representation Summary

Design and Regeneration

7.1 No objections as per the previous application 16/01030/AMDT.

Highway Authority

7.2 No objections as per the previous application 16/01030/AMDT.

Public Consultation

7.9 93 neighbours notified of the proposal and site notice displayed on the 20th July 2016. Two letters of representation have been received stating:

- Homes in Wellington Avenue immediately backs onto this development and future occupiers will overlook into living rooms and bedrooms **[Officer Comment: The principle of the height and impact on surrounding neighbours has been formally assessed under applications 15/00305/RESM, 15/01785/AMDT and 16/01030/AMDT].;**
- The increased height of this building will add to the shadow, lack of sunlight and privacy **[Officer Comment: The principle of the roof terrace has been formally assessed under applications 15/00305/RESM, 15/01785/AMDT and 16/01030/AMDT];**
- Roof terrace should be removed to ensure residents in Wellington Avenue are protected **[Officer Comment: The principle of the height and impact on surrounding neighbours has been formally assessed under applications 15/00305/RESM, 15/01785/AMDT and 16/01030/AMDT];**
- Parking is already strained with the A127 and A13 **[Officer Comment: The principle of parking has been formally assessed under applications 15/00305/RESM, 15/01785/AMDT and 16/01030/AMDT with no objections raised to the provision proposed].**
- Property values suffer **[Officer Comment: This is not a material planning consideration].**

8 Relevant Planning History

8.1 Application to vary condition 13 of planning permission 15/01785/AMDT to extend the timeframe for details of the access, appearance, landscaping, layout and scale (hereinafter called the reserved matters) shall be submitted to the local planning authority not later than 18th July 2016- Granted (16/01030/AMDT)

8.2 Application for Approval of Details pursuant to condition 02 (details of materials), condition 06 (acoustic fence), condition 09 (refuse storage), condition 12 (details of the gate to the undercroft parking) of planning permission 13/00061/EXTM dated 19/03/2015- Agreed (15/01804/AD)

8.3 Application to vary condition 11 of planning permission 10/00129/OUTM dated

29 April 2010 & 13/00061/EXTM dated 19 March 2013 (the development hereby approved is not to exceed four storey or 11.4m in height), excluding 1.8m high privacy screen to the roof garden and condition 14 (drawing numbers) to increase height of the building to 12.4m (13m high including lift shaft) plus a 1.8m high privacy screen to the roof garden- Granted (15/01785/AMDT).

- 8.4 Application for Approval of Details pursuant to condition 02 (details of materials), condition 06 (acoustic fence), condition 09 (refuse storage), condition 12 (details of the gate to the undercroft parking) of planning permission 13/00061/EXTM dated 19/03/2015- Agreed (15/01804/AD)
- 8.5 Application for Approval of Details pursuant to condition 02 (details of materials), condition 09 (privacy screen) of planning permission 15/00305/RESM dated 15/04/2015- Agreed (15/01465/AD)
- 8.6 Modification of planning obligation dated 18/07/2013 (as modified by appeal decision dated 07/01/2015) pursuant to application 13/00061/EXTM to vary the affordable housing requirement to provide a financial contribution in lieu of on-site provision- Granted (15/01304/DOV)
- 8.7 Demolish existing building and erect 4 storey block comprising of 22 flats, 2 commercial units, lay out parking, refuse and cycle stores (Approval of reserved matters following outline application 10/00129/OUTM which was granted extension of time under 13/00061/EXTM dated 19.03.2013)(Amended Proposal)- Reserved matters approved (15/00305/RESM)
- 8.8 Demolish existing building and erect 4 storey block comprising of 22 flats, 2 commercial units, lay out parking, refuse and cycle stores (Approval of reserved matters flowing outline application 10/00129/OUTM which was granted extension of time under 13/00061/EXTM dated 19.03.2013)- Refused (14/01458/RESM). Appeal allowed.
- 8.9 Demolish existing building and erect 4 storey block comprising of 22 flats, 2 commercial units, lay out parking, refuse and cycle stores (outline application) (application to extend the time limit for implementation following planning permission 10/00129/OUTM dated 29 April 2010)- Granted (13/00061/EXTM)
- 8.10 Demolish existing building and erect 5 storey block comprising of 24 flats, 2 commercial units, lay out parking, refuse and cycle stores (outline application)- Refused (11/00975/OUTM)
- 8.11 Demolish existing building and erect 4 storey block comprising of 22 flats, 2 commercial units, lay out parking, refuse and cycle stores (outline application)- Granted (10/00129/OUTM)

9 Recommendation

9.1 Members are recommended to APPROVE RESERVED MATTERS subject to the following conditions:

- 01 The development hereby permitted shall be carried out in accordance with plans 356.205.00; 356.204.01; 356.206.03; 356.208.01; 356.304.03; 356.311.02; PR024-01 Revision B; 356.306.03; 356.209.00; 356.207.01.**

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

- 02 The materials shall be carried out in accordance with the following details: Facing Brickwork: Ibstock Atlas Smooth Blue (ref 2249); Cladding: Marley Eternit Equitone Natura Nimbus (ref N281); Render: White silicone based textured finish thin coat render system by K-Rend or similar; Flat Roof: Icopal or similar, liquid waterproofing system colour grey. Composite decking to amenity areas. See landscape plan for roof terrace. Low Pitched Roofs: Icopal Sureplan FPO or similar, single ply membrane waterproofing system colour Light Grey. Windows/Doors: Kawneer or similar Aluminium frames powder coated grey RAL 7000. Shop front glazing: Kwanzaa or similar Aluminium frames powder coated great RAL 7000. Paved Pathways: Marshalls 450x450 textured flag paving laid in straight line bond - Buff Driveway: Marshalls 200 x 100 Keyblok 80mm block paving laid in herringbone pattern - Natural. Car Parking Bays: Marshalls 200 x 100 Keyblok 80mm block paving laid in herringbone pattern - Charcoal. Boundary: Jackoustic Acoustic Fence; Balustrades: Bespoke Brushed Aluminium Balustrades on first and second floor. Frameless clear glass balustrades on top floor with aluminium circular top rail; Guttering-powder coated grey; Brise Solaire- Metal as shown on drawing 356.311.02 received 03.11.2015. The works must then be carried out in accordance with the approved materials unless otherwise agreed in writing by the local planning authority.**

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), DPD1 (Core Strategy) 2007 policy KP2 and CP4, DPD2 (Development Management Document) policy DM1 and SPD1 (Design and Townscape Guide).

- 03 The details of renewable energy shall be implemented in accordance with the Sustainability and Energy Report by David Plant Architecture agreed under application as shown on drawing 356.201.02, shall be implemented prior to occupation of the flats to provide at least 10% onsite renewable energy, unless otherwise agreed in writing by the local planning authority.**

Reason: To minimise the environmental impact of the development through efficient use of resources and better use of sustainable and renewable resources in accordance with the National Planning Policy Framework, DPD1 (Core Strategy) policy KP2 and CP4, DPD2 (Development Management Document) policy DM2 and SPD1 (Design and Townscape Guide).

- 04 The privacy screens shall be implemented in accordance with drawings 356.306.03 and 356.304.03, and shall be installed prior to the first occupation of the residential flats hereby approved, unless otherwise agreed in writing by the local planning authority. The screens shall be permanently retained, thereafter.**

Reason: In order to the protect the amenities of surrounding residents in accordance with policies KP2 and CP4 of the Core Strategy DPD1 and Development Management DPD 2015 policy DM1.

- 05 Prior to first occupation of the development the gate to the undercroft shall be installed in accordance with drawing 356.204.01 and shall be permanently retained thereafter unless otherwise agreed in writing by the local planning authority.**

Reason: In the interests of visual amenity and to ensure the protection of residential amenities of surrounding residents in accordance with policies KP2 and CP4 of the Core Strategy DPD1 and Development Management DPD 2015 policy DM1.. This is as set out in the National Planning Policy Framework (NPPF), DPD1 (Core Strategy) 2007 policy KP2 and CP4, DPD2 (Development Management Document) policy DM1, and SPD1 (Design and Townscape Guide).

- 06 The waste management details as shown on drawing dapa_356_207.01 shall be implemented prior to the first occupation of the development unless otherwise agreed in writing by the local planning authority.**

Reason: In the interests of amenity and waste management in accordance with the National Planning Policy Framework, DPD1 (Core Strategy) policy KP2, DPD2 (Development Management Document) policy DM2 and SPD1 (Design and Townscape Guide) and the Waste Management Guide.

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.