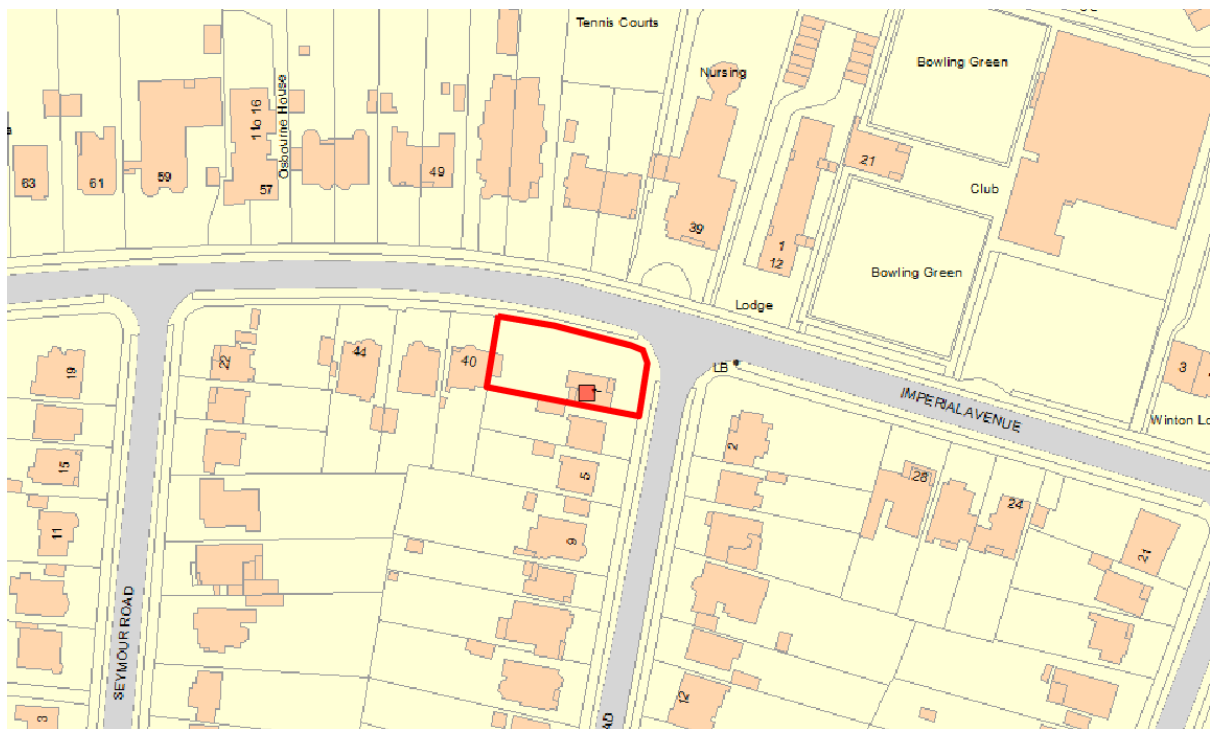


<b>Reference:</b>	16/01239/FULH
<b>Ward:</b>	Chalkwell
<b>Proposal:</b>	Erect part single/part two storey side extension with basement and external staircase, two storey and first floor front extension, dormers to front and rear to form habitable accommodation in roof, balconies to front and rear elevations, erect porch and pitched roof canopy to front, alter rear roof projection and alter elevations (Amended Proposal)
<b>Address:</b>	1 Chadwick Road, Westcliff-On-Sea, Essex
<b>Applicant:</b>	Mr & Mrs Gocher
<b>Agent:</b>	Knight Gratrix Architects
<b>Consultation Expiry:</b>	18/08/16
<b>Expiry Date:</b>	30/08/16
<b>Case Officer:</b>	Ian Harrison
<b>Plan Nos:</b>	928 010 E, 928 011 G, 928 012 B and 928 013 A
<b>Recommendation:</b>	<b>GRANT Planning Permission</b>



# 1 The Proposal

- 1.1 The application seeks permission for the erection of a two storey side extension that would measure 9.9 metres deep and 4.4 metres wide, thereby being flush with the rear elevation of the existing dwelling and projecting 0.5 metres forward with a two storey gable end to the front. A 0.5 metre deep two storey extension would be provided at the front elevation in front of the existing gable end to replicate the projection that is proposed at the north side. An additional two storey side projection would be provided at the side elevation that would measure 0.9 metres wide and 2.8 metres deep and a single storey projection would be provided at the side that would measure 1.6 metres by 2.9 metres. The main part of the roof of the extension would match the height of the existing dwelling with the existing ridge line being extended to measure 4.2 metres long.
- 1.2 A single storey projection would be provided at the rear of the extension to match the width of the proposed two storey extension and the depth of an existing two storey rear projection, which would also be adapted to measure 5.3 metres wide rather than 4 metres wide. A balcony would be created at first floor above the proposed single storey rear projection. A basement would be created underneath the proposed side extension with an additional open subterranean section to the North side that would enable the provision of a spiral staircase that would enable access to ground level.
- 1.3 The application also proposes the conversion of the roof of the existing building to provide habitable accommodation. This would be facilitated through the insertion of a dormer window at the front and rear elevations of the dwelling. The existing dormer at the front elevation would be removed and the eaves height would be increased from 4 metres to 5.8 metres to provide full two storey accommodation at the frontage rather than chalet style accommodation, with an open terrace being provided at the front elevation. The proposed dormer at the front elevation would measure 2.8 metres wide and 2.8 metres tall with a pitched roof. The dormer at the rear would measure a maximum of 6.2 metres wide and 3.6 metres tall, thereby being set 0.37 metres below the ridge height. The existing pitched roof of the two storey rear projection would be converted to a flat roof, with a terrace that would extend out 1.2 metres past the side of the dormer (measured at the top of the privacy screen that is proposed on the South side) with an obscured glazed screen proposed at the side of the terrace.
- 1.4 The submitted plans also show the erection of a porch extension at the front of the dwelling that would measure 1.45 metres deep and 3.2 metres wide with a pitched roof.

1.5 This application follows the approval of application 15/01028/FULH which allowed the erection of a two storey side extension, dormers to the front and rear to form habitable accommodation in the roof, a balcony to the rear elevation, a single storey rear extension, a basement and the erection of a porch to the front. Earlier application 15/00331/FULH also approved a similar development. This application is different in the following ways:

- The proposed side extension is 1 metre wider and now projects 0.5 metres forward of the existing dwelling.
- The addition of a two storey extension to the south side of the front elevation to replicate the projection that is proposed as part of the abovementioned side extension.
- The provision of an open terrace at the front elevation.
- The increase of the width of the existing two storey rear projection by 1.3 metres.
- The addition of an open staircase to the side of the basement to enable access to the basement directly from ground level.
- The alteration of the porch at the front of the dwelling.
- The increase of the width of the dormer window at the front elevation by 1 metre and its height by 0.5 metres.

## **2 Site and Surroundings**

2.1 The site is located to the West of Chadwick Road and to the South of Imperial Avenue. The site contains a two storey detached dwelling with a two storey projections at the front and rear and single store projections at the side and rear.

2.2 The site is not the subject of any site specific planning policies.

## **3 Planning Considerations**

3.1 The key considerations of this application are the principle of the development, the design and impact on the character of the area and the impact on residential amenity.

## **4 Appraisal**

### **Principle of Development**

#### **National Planning Policy Framework 2012, Core Strategy Policies KP2 and CP4, Development Management DPD policy DM1 and SPD1.**

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 is Development Management DPD Policy DM1 which relates to design quality. 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. Subject to detailed considerations, the proposed extension to the dwelling is considered to be acceptable in principle.

## **Design and Impact on the Character of the Area:**

### **National Planning Policy Framework 2012, Core Strategy Policies KP2 and CP4, Development Management DPD Policy DM1 and SPD1**

- 4.2 In the Council's Development Management DPD, policy DM1 states that 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."
- 4.3 Paragraph 351 of SPD1 states that "*side extensions should be designed to appear subservient to the parent building. This can generally be achieved by ensuring the extension is set back behind the existing building frontage line and that its design, in particular the roof, is fully integrated with the existing property. Poorly designed side extensions will detrimentally affect the proportions and character of the existing property and so extreme care should be taken to ensure the original design qualities are preserved. Set backs can also alleviate the difficulty of keying new materials (particularly brickwork) into old and disguises slight variations.*"
- 4.4 The proposed side extension is not subservient to the host dwelling in terms of height or depth, being of equal height and deeper than the existing dwelling. Moreover, it is noted that the extensions would result in the formation of two gable ends that project forward of the existing dwelling by 0.5 metre, thereby materially changing the character of the dwelling.
- 4.5 However, the character of the surrounding properties at the North end of Chadwick Road would presumably have once been consistent, but the majority of the dwellings have been extended and adapted in a variety of ways, not all of which are considered to be positive additions to the street-scene and it is noted that several of the extensions that have occurred are not subordinate to the original dwellings. From this basis, whilst not being in accordance with the abovementioned design guidance, it is considered that the large two storey extensions would not be out-of-keeping with the character of the surrounding area and would therefore not cause material visual harm. Moreover, it is considered that the resultant front projections add visual interest to the dwelling and ensure that the dwelling does not have a wide, flat front elevation and as such it is considered that the provision of front projections would be of benefit to the character and appearance of the dwelling in comparison to the previous proposals.
- 4.6 Paragraph 366 of SPD1 states that "*Dormer windows, where appropriate, should appear incidental in the roof slope (i.e. set in from both side walls, set well below the ridgeline and well above the eaves). The position of the new opening should correspond with the rhythm and align with existing fenestration on lower floors. It goes on to state that "the materials should be sympathetic to the existing property. The space around the window must be kept to a minimum. Large box style dormers should be avoided, especially where they have public impact, as they appear bulky and unsightly. Smaller individual dormers are preferred.*"

- 4.7 The front dormer that is proposed by this application would be a small dormer of conventional appearance that would be positioned well away from the ridge, eaves and edges of the roof and as such it is considered that the scale of the dormer should not be found unacceptable. It is noted that a number of properties within the surrounding area feature dormers of varying designs and as such the proposed dormer is not considered to cause material harm to the character of the surrounding area.
- 4.8 The rear dormer would represent a large intrusion within the roofspace and would be highly visible within the public domain due to the position of the dwelling at the corner of Chadwick Road and Imperial Avenue. Despite its size, it is considered that the positioning in relation to the edges of the roof complies with the abovementioned design guidance. It is noted that dormers of this scale have been approved elsewhere in the Borough and in this instance it is not considered that the scale and prominence of the dormer would cause material harm to the character of the area. In reaching this conclusion, significant weight has been applied to the decision that has been reached in respect of application 14/00351/FULH which proposes extensions of a similar scale, including a large rear dormer, at 2 Chadwick Road, the extensions that have occurred at 22 Seymour Road and the permissions that have been granted at the application site.
- 4.9 Due to the off-centred position of the existing two storey rear projection, it is considered that the dormer does not align with the fenestration of the existing dwelling and this would be exaggerated by the extension to the proposed rear projection that is proposed by this application. However, it would not be desirable for a single dormer to be positioned in an off-centre position and it is therefore considered that the proposed unbalanced arrangement should be found acceptable in this instance.
- 4.10 The proposed development is similar to that which was previously found acceptable at this site. The alterations that are proposed in addition to the previous proposal are not considered to cause material harm to the character or appearance of the dwelling and it is noted that no objection has been raised to the proposal by the Council's Design and Regeneration Officer. It is therefore considered that the proposals would not have a materially worse impact on the character of the area than the extensions that have previously been granted planning permission at this site.

**Impact on Residential Amenity:**

**NPPF; DPD 1 (Core Strategy) Policies KP2 and CP4; DPD2 (Development Management) Policy DM1 and SPD 1 (Design & Townscape Guide (2009))**

- 4.11 Paragraph 343 of SPD1 (under the heading of Alterations and Additions to Existing Residential Buildings) states, 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.

- 4.12 The majority of the proposed extensions and additional bulk that is proposed by this application would be located at the north side of the dwelling, which fronts Imperial Avenue. There is therefore a significant gap between the proposed development and the properties to the North. As such, it is considered that the proposals would have no harmful impacts on the light, privacy or outlook of the neighbouring properties.
- 4.13 The proposed dormer would be positioned to project no further to the rear than the eaves of the existing dwelling and would be positioned away from the boundary of the site. Therefore, despite increasing the bulk of the dwelling, the proposed dormer would not cause a loss of light or outlook within the neighbouring property. Similarly, although the first floor rear projection would be extended to be 0.3 metres closer to the neighbouring property of 3 Chadwick Road, it is considered that the extension would not have an overbearing impact on the light or outlook of that neighbouring property to an extent that would justify the refusal of the application. The small projection that is proposed at the front of the dwelling would not cause a loss of light or outlook from within the neighbouring property to the South.
- 4.14 The proposed balconies at the rear of the dwelling have previously been found to be acceptable and it is considered that the additional terrace at the front of the dwelling would be ample distance from neighbouring properties to ensure that the use of the terrace does not cause unacceptable overlooking of neighbouring properties.

### **Community Infrastructure Levy**

- 4.15 The proposed development represents a net increase in the floorspace of the dwelling by 227 square metres. It is therefore the case that the development is CIL liable. Section 143 of the Localism Act 2011 states that any financial sum that an authority has received, will, or could receive, in payment of CIL is a material 'local finance consideration' in planning decisions. The proposed development will result in a net increase in gross internal area of 227 square metres which equates to approximately £4801.92.

## **5 Conclusion**

- 5.1 The principle of residential development can be supported. Whilst it is considered that the means of extending the dwelling would add significant elements of bulk to the roof of the dwelling and North side of the dwelling, it is considered that this aspect of the proposal does not conflict with the character of the surrounding area. It is also considered that the proposed development would not cause material harm to the amenities of neighbouring residents.

## **6 Planning Policy Summary**

### **6.1 National Planning Policy Framework**

Core Strategy DPD (adopted December 2007) Policies KP2 (Spatial Strategy) and CP4 (Development Principles)

Development Management DPD Policy DM1 (Design Quality)

Community Infrastructure Levy Charging Schedule.

Design and Townscape Guide SPD (adopted December 2009)

## **7 Representation Summary**

### **Design and Regeneration Officer**

- 7.1 No objection is raised to the proposal provided that the materials used match the existing dwelling.

### **Public Consultation**

- 7.2 20 neighbouring properties were notified of the application. No letters of objection have been received.
- 7.3 The application has been called-in to the Council's Development Control Committee by Cllr Folkard

## **8 Relevant Planning History**

- 8.1 Planning application 87/1038 approved the erection of a two storey front extension and the formation of a pitched roof over a flat roof at the rear of the property.
- 8.2 Similar developments were proposed under the terms of applications 15/00331/FULH and 15/01028/FUL. Those applications were approved and are discussed where relevant above.

## **9 Recommendation**

### **9.1 GRANT PLANNING PERMSSION subject to the following conditions:**

- 01 Condition: 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 Condition: The development hereby permitted shall be carried out in accordance with the following approved plans: 928 010 E, 928 011 G, 928 012 B and 928 013 A**

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

- 03 Condition:** Unless otherwise agreed in writing with the local planning authority, the development hereby permitted shall be constructed entirely of the materials details of which shown on the plans hereby approved.

**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) Policy DM1 and SPD1 (Design and Townscape Guide).

- 04 Condition:** The obscured glazed vision screen shall be installed at the South edge of the proposed second floor terrace and the glazed balcony shall be installed at the West and North edges of the second floor terrace prior to the first use of the terrace hereby approved. The obscured glazed vision screen shall be fitted with glazing that shall 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.

No part of the flat roof of the two storey rear extension to the West of the proposed glazed balcony shall be used as a balcony, roof garden or similar amenity area or for any other purpose unless otherwise agreed in writing by the local planning authority. 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 NPPF, DPD1 (Core Strategy) 2007 policy CP4, DPD2 (Development Management) Policy DM1 and SPD1 (Design and Townscape Guide).

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, 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.

#### **Informative**

Please note that the proposed development subject of this application is liable for a charge under the Community Infrastructure Levy Regulations 2010 (as amended). Enclosed with this decision notice is a CIL Liability Notice for the applicant's attention and any other person who has an interest in the land. This contains details of the chargeable amount and how to claim exemption or relief if appropriate. There are further details on this process on the Council's website at [www.southend.gov.uk/cil](http://www.southend.gov.uk/cil) .