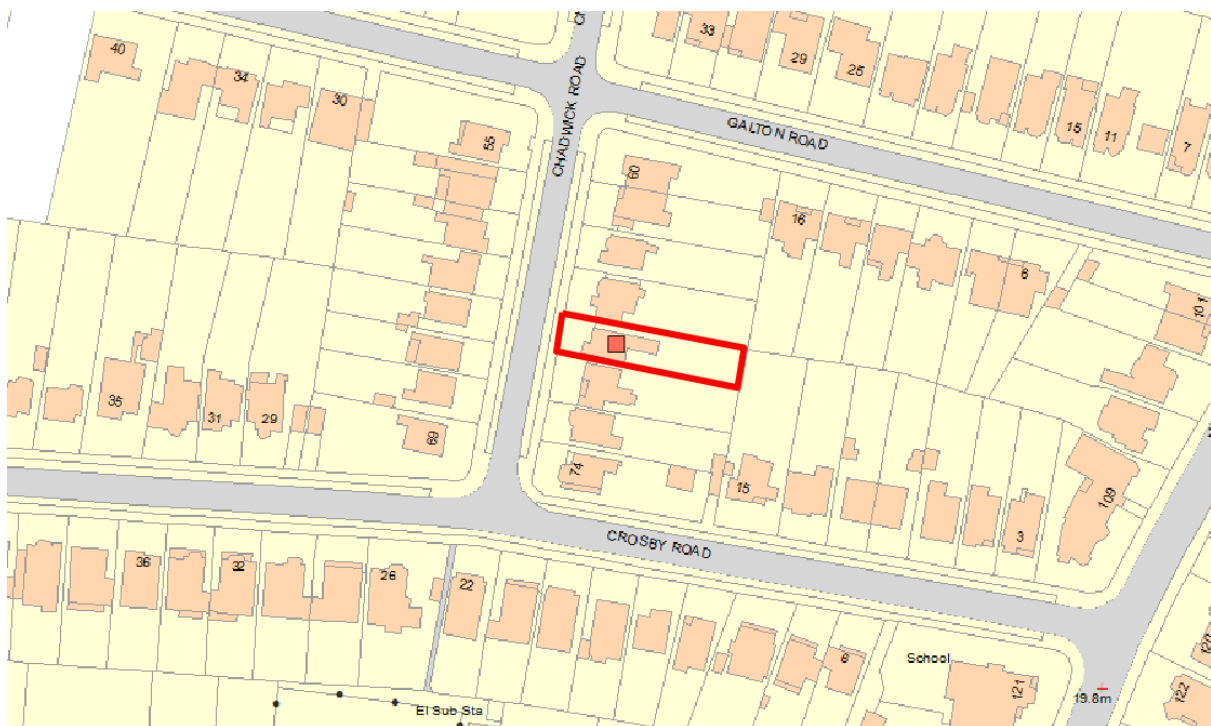


Reference:	16/01222/FULH
Ward:	Chalkwell
Proposal:	Erect single storey rear extension, erect roof extensions to side and rear with juliette balcony to rear and roof light to front, install balcony to front at first floor and alter elevations (Amended Proposal)
Address:	68 Chadwick Road, Westcliff-On-Sea, Essex, SS0 8LS
Applicant:	Mr And Mrs Sanders
Agent:	Knight Gratrix Architects
Consultation Expiry:	16/08/16
Expiry Date:	29/08/16
Case Officer:	Ian Harrison
Plan Nos:	997 010 C and 997 011 C.
Recommendation:	GRANT Planning Permission



1 The Proposal

- 1.1 The application proposes the erection of a single storey rear extension and alterations to the roof of the dwelling consisting of the change of the shape of the roof, the addition of two dormers and the provision of a pitched roof over a front bay. The existing porch would be replaced with a balcony being formed above.
- 1.2 The main part of the existing dwelling measures 9.6 metres deep and 7.5 metres wide with a pitched roof built to an eaves height of 5.8 metres and a ridge height of 9.1 metres. The roof features hipped gables with a 2.2 metre long ridge running perpendicular to the highway. At the rear of the dwelling are ground floor projections that measure 2.6 and 6.8 metres deep and a maximum of 7.3 metres wide. A first floor rear projection measures 3.1 metres by 3.8 metres with a pitched roof. A two storey bay at the front measures 3.5 metres wide and a maximum of 1.1 metres deep. A porch exists at the frontage of the site that measures 2.8 metres wide and 1.5 metres deep.
- 1.3 The existing ground floor rear projection would be extended and modified to feature a maximum depth of 6.8 metres from the main part of the original dwelling and a minimum of 4.3 metres. The projection would feature a flat roof built to a height of 3 metres, with a flat roof lantern, aluminium fascias and a parapet wall to the north side. The roof would project from the main part of the dwelling by a maximum of 7.9 metres, thereby creating an overhang feature at the south east corner of the extension.
- 1.4 The roof of the existing first floor rear extension would be adapted to feature a flat roof.
- 1.5 The roof would be modified to feature a ridge that would measure 10.1 metres tall and 1.7 metres long with hipped gables to the front and rear. A dormer would be proposed at the rear that would measure 5.7 metres wide, 2.9 metres tall and 3.3 metres deep at ridge level. At the side, a proposed dormer would measure 5.4 metres wide, 2.7 metres tall and 2.5 metres deep at ridge level. The roof would also be modified to see a pitched roof provided above the two storey bay at the front of the dwelling that would be built to an eaves height of 5.8 metres and a ridge height of 8 metres.
- 1.6 The existing porch at the frontage of the dwelling would be refurbished with the roof being replaced to provide a balcony at first floor level, enclosed by 1.2 metre tall balustrades. A pair of French windows would be provided at the front elevation to enable access.

- 1.7 The application follows the refusal of application 16/00509/FULH which was refused for the following reason:

“1. The pitch and height of the proposed roof would materially alter the character and appearance of the dwelling and its relationship with the streetscene and the dormer at the south side of the dwelling would harmfully encroach into the gap between dwellings in a manner that conflicts with the prevailing character of the streetscene. The proposal would therefore be detrimental to the character and appearance of the area, contrary to the National Planning Policy Framework, policies KP2 and CP4 of the Core Strategy, DM1 of the Council’s Development Management DPD and advice contained within the adopted Design and Townscape Guide (SPD1).

- 1.8 This application is different to the previous proposal as the roof pitch has been reduced thereby resulting in the roof being 0.7 metres lower than the previous proposal. The rear dormer has been reduced in width by 0.7 metres, in height by 0.6 metres and in depth by 0.2 metres. The side dormer has also been reduced.

2 Site and Surroundings

- 2.1 The site is located to the east of Chadwick Road. The site contains a two storey detached dwelling with two storey and single projections at the front and rear. The properties of the surrounding area are of a consistent height relative to the ground levels on which the dwellings are built. The submitted plans show that both neighbouring dwellings measure 9.9 and 10 metres tall but do not reflect the changing ground levels of the area.

- 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 375 of SPD1 states that *"In a few cases it may be possible to extend a property upward by adding an additional storey however this will only be appropriate where it does not conflict with the character of the street. For example adding another storey to a bungalow will not be considered appropriate where the street comprises predominately of single storey dwellings or where there is a regular pattern of bungalows and other style of properties which is part of the local character."* In addition paragraph 366 of SPD1 states that *"Proposals for additional roof accommodation within existing properties must respect the style, scale and form of the existing roof design and the character of the wider townscape."*
- 4.4 It goes on to state 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. (Note: one central dormer may also be an appropriate alternative.) The size of any new dormer windows, particularly on the front and side elevations, should be smaller to those on lower floors and 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."*
- 4.5 As set out above, the height of the dwellings within the surrounding area is staggered in relation to the ground levels on which the dwellings are built. Although similar, the houses are not built to equal height and in this regard it is noted that the existing dwelling appears to be lower in height than each neighbouring property. The resultant dwelling would be 1 metre taller than the existing dwelling and therefore of comparable height to both neighbours, notwithstanding the changing ground levels. The Council's Design Officer is satisfied that the previous concerns have been addressed and raises no further objection to the application.
- 4.6 It was previously considered that the addition of a dormer to the side of the dwelling would not reflect the character of the surrounding area. It was noted that no dormers currently exist at the side of dwellings within this part of Chadwick Road and although it is noted that dormers are more common further to the north in Chadwick Road and within Crosby Road, it was considered that those properties and streets are of materially different character.

It was considered that the dormer would intervene in the space between roofs, in a setting where the majority of dwellings feature hipped gables to the side, thereby enabling a degree of spaciousness to be provided between dwellings at roof level, which is considered to contribute positively to the character of the area. Notwithstanding the above, it is noted that the proposed dormer would now be subordinate to the roof in terms of height and would be set well back from the front elevation and as such it is considered that the dormer would be of reduced prominence and would not dominate the appearance of the dwelling. It is also noted that the dormer has been reduced in comparison to the previous proposal. No objection has been raised to the proposal by the Council's Design Officer and therefore, in this instance, it is considered that the dormer would not cause visual harm to the character and appearance of the streetscene to an extent that would justify the refusal of the application. As the height of the roof has been addressed it is considered that the proposal has improved significantly and therefore the cumulative impact of the works to the roof of the dwelling are no longer considered objectionable.

- 4.7 It is noted that dormers at the rear of dwellings are not uncommon and it is known that there are other rear facing dormers of comparable scale and positioning that have been approved and built within the vicinity of the site. The proposed rear dormer would be largely masked from the public domain, with only limited views possible from Crosby Road to the South. Despite its bulk and forward projection, the dormer is subordinate to the roof on which it would sit and would not add a harmfully excessive amount of bulk to the rear of the dwelling. It is therefore considered that the proposed rear dormer would not cause significant harm to the character of the dwelling or the surrounding area.
- 4.8 The proposed alterations to the bay and porch at the front elevation of the dwelling are not considered to cause material visual harm to the appearance of the dwelling and suitably replicate architectural features that exist within the surrounding area. Similarly, it is considered that the alteration and extension of the ground floor rear projection and the addition of a flat roof to the first floor rear projection do not cause harm to the character or appearance of the site or the surrounding area.

Impact on Residential Amenity:

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

- 4.9 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.
- 4.10 The neighbouring dwellings are generally in line with the dwelling at the application site. The dwelling to the south (70 Chadwick Road) features one window to the first floor side elevation that appears to serve a non-habitable room and the dwelling to the north (66 Chadwick Road) features no windows in the side elevation.

- 4.11 A gap of a metre exists to the south of the dwelling and the south boundary of the site and a gap of 0.8 metres exists to between the dwelling and the north boundary. The presence of an integral garage and outbuildings within the neighbouring property immediately to the north of the dwelling at the application site would ensure that the works of extension and alteration would have a suitably minimal impact on residential amenity within the neighbouring property.
- 4.12 Similarly, due to their positioning and relationship with the neighbouring properties, the proposed dormers would not cause a harmful loss of light, outlook or privacy within the neighbouring dwelling to an extent that would justify the refusal of the application on those grounds.
- 4.13 Due to the separation distance between the proposed works and the dwelling to the west of Chadwick Road and the rear gardens of the properties to the east (16 Galton Road and 15 Crosby Road) it is considered that No other neighbouring properties would be materially affected by the proposed development

Community Infrastructure Levy

- 4.1 The proposed development represents a net increase in the floorspace of the dwelling by 4 square metres. It is therefore the case that the development is not CIL liable.

5 Conclusion

- 5.1 The principle of residential development can be supported. It is considered that the means of extending the dwelling is now acceptable and it is considered that the proposal would not cause material harm to the amenities of neighbouring residents. The proposal is therefore considered to be in accordance with the abovementioned policies of the Development Plan.

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 Team

- 7.1 The amended proposal has reduced the pitch, height and prominence of the roof extension and this is now considered to be more in line with local character.

Public Consultation

- 7.2 7 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 The recent refusal of similar application 16/00509/FULH is fully discussed 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: 997 010 C and 997 011 C.**

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 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 dormer window on the South facing roofslope shall be fitted with obscured glazing (the glass to 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) and fixed shut, except for any top hung fan light which shall be a minimum of 1.7 metres above internal floor level unless otherwise agreed in writing by the local planning authority. In the case of multiple or double glazed units at least one layer of glass in the relevant units shall be glazed in obscure glass to at least Level 4.**

Reason: To protect the privacy and environment of people in neighbouring residential properties, in accordance with the NPPF, DPD1 (Core Strategy) 2007 policy CP4, Development Management DPD 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 .