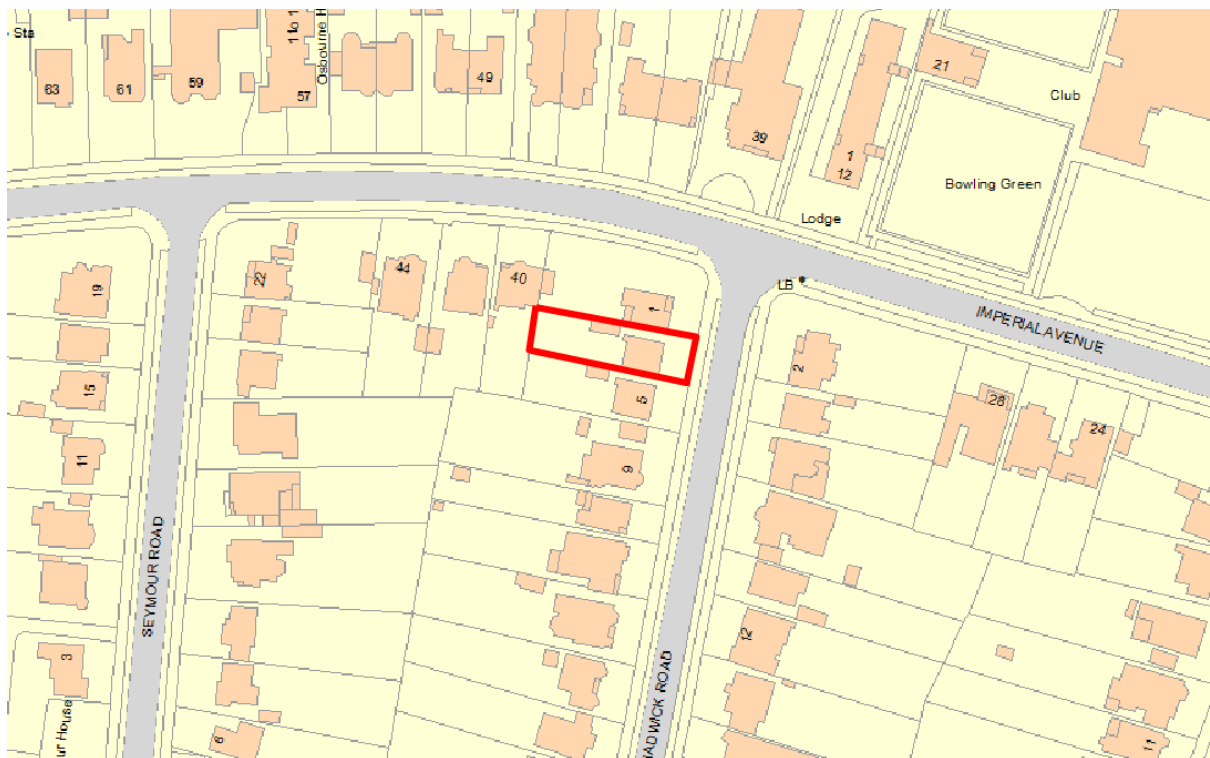


<b>Reference:</b>	16/01250/FULH
<b>Ward:</b>	Chalkwell
<b>Proposal:</b>	Demolish existing rear dormer in roof and form new gable roof extension with enclosed balcony, erect part single storey and part two storey side and rear extension and porch canopy to front elevation
<b>Address:</b>	3 Chadwick Road, Westcliff-On-Sea, SS0 8LS
<b>Applicant:</b>	Mr & Mrs Kenny
<b>Agent:</b>	Mr J. Beuvink, Architecture BDA
<b>Consultation Expiry:</b>	17.08.16
<b>Expiry Date:</b>	01.09.16
<b>Case Officer:</b>	Louise Cook
<b>Plan Nos:</b>	E01, E02, PL01 Rev A, PL02 Rev A, PL03 Rev A
<b>Recommendation:</b>	<b>Grant Planning Permission</b>



## **1 The Proposal**

- 1.1 Planning permission is sought to demolish the existing rear dormer in the roof and to form a new gable roof extension with enclosed balcony, erect part single and part two storey side and rear extension and porch canopy to the front elevation.
- 1.2 The existing rear hipped roof will be extended to form a gable end roof at the rear which will over-sail a part single storey and part two storey rear extension. The proposed extension will measure a maximum of 9.8m wide x 4m deep x 6.3m high. Rooflights are proposed to the single storey element of the extension together with an aluminium fascia which will extend a further 1.2m beyond the depth of the single storey projection. The proposed first floor of the extension will project 970mm deep x 4.9m wide.
- 1.3 The part two storey and single storey side extension will measure a maximum of 2.8m wide x 9.3m deep x 7.7m high and have a pitched roof with a hipped end. Rooflights are proposed in the single storey element of this extension.
- 1.4 The proposed porch canopy will measure 7.2m wide x 900mm deep x 3.8m high and have a pitched roof.
- 1.5 The proposed extensions will be finished in render with PC aluminium windows and doors, natural slate tiles to the pitched roofs and a single ply membrane to the flat roof.
- 1.6 The application is not CIL liable as it benefits from Minor Development Exemption.

## **2 Site and Surroundings**

- 2.1 The application property is a two storey detached dwellinghouse with rooms in the roof
- 2.2 The site is located within a residential area predominantly characterised by large detached two storey dwellinghouses.

## **3 Planning Considerations**

- 3.1 The main planning considerations for this application are the principle of development, design and impact on the streetscene, potential impact on neighbouring occupiers and traffic and transportation.

## **4 Appraisal**

### **Principle of Development**

**National Planning Policy Framework, Policy KP2 and CP4 of the Core Strategy, Development Management DPD Policy DM1 and the Design and Townscape Guide**

- 4.1 There is no objection to the principle of extending this residential dwellinghouse.

### **Design and Impact on the Streetscene**

#### **National Planning Policy Framework, Policy KP2 and CP4 of the Core Strategy, Development Management DPD Policy DM1 and the Design and Townscape Guide**

- 4.2 Policies KP2 and CP4 of the Core Strategy details that all new development should respect the character and scale of the existing neighbourhood where appropriate and secure improvements to the urban environment through quality design.
- 4.3 Policy DM1 of the Development Management Document states that the Council will support good quality, innovative design that contributes positively to the creation of successful places and add to the overall quality of the area and respect the character of the site, local context and its surroundings.
- 4.4 The proposal seeks to make various alterations to the front elevation to modernise the property including new roof materials, new aluminium windows and alterations to the porch. Whilst the streetscene is characterised by red tile roofs and concern has been raised by the Design Officer that the proposed slate would appear out of place in this context, slate roof tiles have been agreed under application ref. 15/01025/FULH at 6 Chadwick Road opposite the site and therefore, it is not considered that an objection can be raised on this basis in this instance. A natural welsh slate will be used rather than a manmade product such as Eternit. There is no objection to the change of windows and this will modernise the look of the property without it appearing out of place in the streetscene.
- 4.5 Amended plans have been received which have simplified the front porch design and removed the previously proposed flat roof canopy. The porch is considered to satisfactorily relate to the design and appearance of the dwellinghouse.
- 4.6 With regard to the proposed side extension, it is considered that this fits in well with the existing property and would be set back significantly at 5.3m from the front of the dwellinghouse at first floor level. The extension will have a good level of subservience as it will be set down by 1.9m from the main ridge of the roof. An amended plan has been received which has introduced a window to the front elevation of extension at first floor level which helps break up the elevation and integrate with the existing building.

- 4.7 The proposed rear extension incorporates a first floor flat roof extension with a balcony above which normally is objected to in design terms however, this element will be screened by the proposed hip to gable roof extension which wraps around it. A hip to gable roof extension could potentially be constructed at the property under permitted development without the need for planning permission to a slightly lesser extent than proposed. There are slight glimpses of the rear from Imperial Avenue but it has limited public impact given its siting at the rear of the building and therefore no objection is raised on this basis.
- 4.8 Therefore, in light of the above, there is no objection to the design of the proposed development which is not considered would detract from the character and appearance of the existing building and satisfies the policies detailed above.

### **Impact on Neighbouring Occupiers**

#### **National Planning Policy Framework, Policy CP4 of the Core Strategy, Development Management DPD Policy DM1 and Design and Townscape Guide**

- 4.9 Policy DM1 of the Development Management Document states that all 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.
- 4.10 With regard to the impact on the neighbour at no. 1 Chadwick Road, it should be noted that building works are currently underway at this property. Permission was granted under ref. 15/01028/FUL for a part single/part two storey side extension with basement, first floor front extension, dormers, roof alterations and a porch to the front. A subsequent amended application has been received which is pending decision. Therefore, regard should be had to the approved plans and the plans currently under construction.
- 4.11 No upper floor windows are proposed in the northern elevation of the building with the exception of a small utility room window in the single storey element of the extension towards the rear of the property. This will face onto the blank wall of the neighbouring property at no. 1 and will not give rise to overlooking or loss of privacy. The proposed side and front extensions will not extend any further rearwards than the existing building at no. 1. The proposed first floor side extension will be set off the side boundary by 1m. The proposed single storey rear extension will extend beyond the rear of no. 1 (as extended) by a maximum of 1.2m. It is not considered that it would be overbearing upon this neighbour and a separation distance of 1m will be retained to the adjoining boundary. A separation distance of 4.7m will be retained between no. 1 and the proposed two storey rear extension. This will have a limited depth of 970mm. It is not considered that this element of the proposal or the roof extension above would be overbearing upon this neighbour. The proposed roof extension and terrace will be enclosed within the extending roofspace and will have no further impact upon neighbours than existing first floor windows and dormer windows.

Therefore, it is not considered that the proposal would give rise to overlooking or loss of privacy to the occupiers of no. 1 Chadwick Road.

- 4.12 With regard to the impact upon the other neighbour to the south of the site at no. 5 Chadwick Road, this neighbour has a flat roof single storey rear extension approximately 3m deep. It is not considered that the proposed single storey rear extension which would be located up to the adjoining boundary would be overbearing upon this neighbour. The proposed first floor rear extension or roof extension would not infringe a notational 45 degree angle when taken from the nearest upper floor habitable room window on the first floor of the neighbouring property. It is therefore not considered that the proposed development would be overbearing upon the occupiers of no. 5 Chadwick Road. The south facing first floor window can be required to be obscure glazed and partly fixed shut to prevent overlooking to no. 5. The proposed extensions to the side and front of the property will have no impact upon the neighbour at no. 5 given their siting.
- 4.13 With regard to the impact upon no. 40 Imperial Avenue at the rear, a separation distance of 19m will be retained between the rear boundary and single storey rear extension and a total distance of 23m will be retained between the proposed roof extensions and the rear boundary. It is considered that this is an acceptable level of separation to prevent overlooking and loss of privacy to this neighbour.
- 4.14 Therefore, it is not considered that the proposed development would be detrimental to the amenities of neighbouring occupiers and satisfies the policies set out above.

### **Traffic and Transportation**

#### **National Planning Policy Framework, Policy KP2, CP4 and CP8 of the Core Strategy, Development Management DPD Policies DM1 and DM15 and the Design and Townscape Guide**

- 4.15 Policy DM15 of the Development Management Document requires two off-street parking spaces for a 2+ bedroom property in this location. Despite the proposed garage being substandard in terms of its internal dimensions, sufficient off-street parking will be retained to meet this policy. Therefore, the proposed development will not be detrimental to the local highway network and would also not be detrimental to highway or pedestrian safety.

## **5 Planning Policy Summary**

- 5.1 National Planning Policy Framework, 2012.
- 5.2 Development Plan Document 1: Core Strategy Policies KP1 (Spatial Strategy), KP2 (Development Principles) and CP4 (The Environment and Urban Renaissance).

- 5.3 Development Management Document Policies DM1 (Design Quality) and DM15 (Sustainable Transport Management).
- 5.4 Design & Townscape Guide, 2009 (SPD1).

## 6 Representation Summary

### Design

- 6.1 The proposal seeks to make various alterations to the front elevation to modernise the property including new roof materials, new aluminium windows and alterations to the porch. The streetscene is characterised by red tile roofs and it is considered that slate would appear out of place in this context. It is noted that the existing roof has been changed to concrete tile but this is at least the same colour as the original red tile which helps it to integrate into the streetscene. A replacement red tile roof would be preferable. There is no objection to the change of windows and this will modernise the look of the property without it appearing out of place in the streetscene. **[Officer comment: Natural Welsh slate is proposed rather than a manmade product such as Eternit. Notwithstanding this, planning permission was granted for a slate roof at no. 6 Chadwick Road, ref. 15/01025/FULH.]**

The proposed porch seems to include the creation of a car port structure to the side supported on posts with gates to the front. The existing pitched roof porch has been extended to a hip wrapping round the side above the car port and this extends into a flat roof canopy wrapping round the hip. This is a rather odd arrangement and does not seem to be well resolved. A simpler and better resolved roof to the porch would be preferable. The gates should be timber. **[Officer comment: The flat roof canopy has been deleted and amended plans received.]**

#### *Side extension*

No objection in principle to the proposed side extension which fits in well with the existing property however it is considered that there should be a narrow vertical window to the front so that it does not present a blank elevation to the street. The window should be the same height as the others at this level. **[Officer comment: Amended plans have been received which have introduced the window to the front elevation of the first floor side extension.]**

#### *Rear extensions*

There is no objection in principle to a replacement ground floor rear extension and the proposal appears to be reasonably scaled. It is unclear if the proposed canopy extends over the detached building to the northern boundary (pool changing room?) as this seems to be suggested on the plans but not shown on the elevations. This should be clarified. There would be no objection to this from a design perspective subject to good detailing and materials but it may have implications for the neighbour.

It is unclear why the ground floor roof includes a small element of pitched roof on the flat roof as this seems rather odd however, this will have no public impact. **[Officer comment: A canopy to the pool is not part of the proposal and has been deleted.]**

No objections to the proposed gable extension to the rear roof of the first floor rear addition as these appear to be well resolved and have enabled the form and scale of the roof to be maintained to the front. It will be possible to see the roof from Imperial Avenue across the back of the gardens but a change to red tile would help to mitigate the impact here and blend it into the surrounding townscape.

## **Public Consultation**

6.2 Neighbours notified – One letters of representation has been received which objects to the proposed development on the grounds of overlooking.

6.3 The application has been called into DCC by Cllr Folkard.

## **7 Relevant Planning History**

7.1 16/00696/CLP: Hip to gable roof extension with rooflights to front and rear elevations (Lawful Development Certificate - Proposed) – Consent granted on 20<sup>th</sup> June 2016.

7.2 90/0629: Erect part single/part two storey side extension – Approved.

## **8 Recommendation**

**GRANT PLANNING PERMISSION subject to the following conditions:**

**01. The development hereby permitted shall begin no later than 3 (three) years from the date of this decision. (C01A)**

**Reason: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990. (R01A)**

**02. The development hereby permitted shall be carried out in accordance with the approved plans: PL01 Rev A, PL02 Rev A, PL03 Rev A**

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

**03. Unless otherwise agreed in writing with the Local Planning Authority, the development hereby permitted shall be constructed entirely of the materials details of which are shown on approved plans: PL01 Rev A, PL02 Rev A, PL03 Rev A.**

**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.** The proposed south facing first floor window serving Bedroom 2 shall only be glazed with obscure glass (the glass to be obscure glazed to at least Level 4 on the Pilkington Levels of privacy, or such equivalents as may be agreed in writing with the Local Planning Authority). This window shall be fixed shut and unopenable apart from any top hung lights which shall be a minimum of 1.7m above the internal floor area. In the case of multiple glazed units, at least one layer of glass in the relevant units shall be glazed in obscure glass.

**Reason:** To prevent direct overlooking of and loss of privacy to neighbouring occupiers to the south of the site at no. 5 Chadwick Road.

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.

### **Informatives**

**01.** You are advised that as the proposed extension(s) to your property 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 CIL.