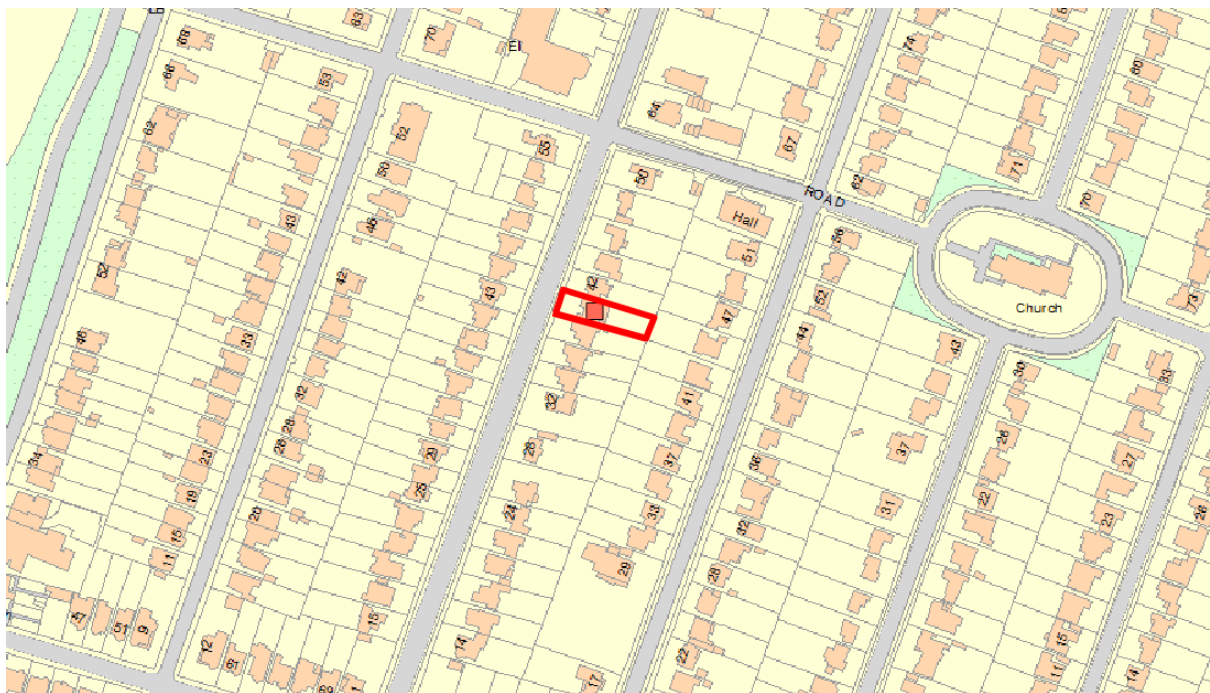


Reference:	16/01379/FULH
Ward:	40 The Broadway, Thorpe Bay, Essex SS1 3HJ
Proposal:	Demolish existing conservatory to rear, erect hip to gable roof extension at rear to form habitable accommodation in roof with dormers to side and Juliette balcony at rear, erect part single/part two storey rear extension, erect pitched roof to front and alter elevations
Address:	40 The Broadway, Thorpe Bay, Essex SS1 3HJ
Applicant:	Mr & Mrs Hannington
Agent:	Knight Gratrix Architects
Consultation Expiry:	30 th August 2016
Expiry Date:	20 th September 2016
Case Officer:	Naomi Scully
Plan Nos:	1029 010 A, 1029 011
Recommendation:	REFUSE PLANNING PERMISSION



1 The Proposal

- 1.1 Planning permission is sought to demolish the existing conservatory to the rear, erect hip to gable roof extension at rear to form habitable accommodation in the roof with dormers to the side and a Juliette balcony to the rear, erect part single/part two storey rear extension, erect pitched roof to the front and alter elevations.
- 1.2 To the front elevation it is proposed to remove the timber balcony above the door and the decorative parapet above the former garage. This would be replaced with a part sloping/part flat roof with a tile hung gable above the single storey bay window to the easternmost side built to an eaves height of 2.53 metres and a maximum height of 4 metres. The first floor easternmost bedroom window and balcony door would be replaced with one window serving a dressing room.
- 1.3 It is proposed to erect a hip to gable extension to the rear elevation. To the north and south side elevation it is proposed to form an additional large gable ended projections extending to the eaves and 0.80 metres below the ridgeline.
- 1.4 It is proposed to erect a part two storey rear extension with a Juliette balcony built to an eaves height of 5.75 metres and built to a maximum height of 10 metres, projecting 3.2 metres from the rear elevation. The proposed single storey flat roof rear extension would be 3.24 metres high containing two large roof lights and would project a maximum of 3.5 metres stepped in 0.38 metres from the north flank elevation and aligned with the shared southern boundary.
- 1.5 It is proposed to install three rooflights to the existing single storey side projection. The main entrance door would be replaced with a glazed front door with one sidelight and brickwork surround. Three rooflights are proposed to the north elevation roofscape and two rooflights to the south elevation roofscape.

2 Site and Surroundings

- 2.1 The application site is located to the west of The Broadway, Parkanaur Avenue is to the east and Johnstone Road is to the north. The site is occupied by a two storey detached dwelling with a prominent double height curved bay with a feature tile hung gable and a balcony above the door.
- 2.2 The surrounding area is residential in character consisting of large detached houses of traditional designs. The street is defined by prominent feature gables, curved bays with casement windows, hipped roofs and tall chimneys.

3 Planning Considerations

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

4 Appraisal

Principle of Development

NPPF; DPD 1 (Core Strategy) Policies KP2 and CP4; Development Management DPD Policy DM1.

- 4.1 The proposal is considered in the context of the Core Strategy DPD policies KP2 and CP4, policy DM1 of the Development Management DPD2 and the Design and Townscape Guide. 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. Therefore, the principle is acceptable subject to the detailed design considerations below.

Design and Impact on the Character of the Area:

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

- 4.2 It should be noted that good design is a fundamental requirement of new development to achieve high quality living environments. Its importance is reflected in the NPPF, in the Policies KP2 and CP4 of the Core Strategy and also in Policy DM1 of the Development Management DPD. The Design and Townscape Guide (SPD1) also states that *“the Borough Council is committed to good design and will seek to create attractive, high-quality living environments.”*
- 4.3 Paragraph 56 of the NPPF states that *“good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.”*
- 4.4 Policy DM1 of the Development Management DPD states that all 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”*.
- 4.5 According to Policy KP2 of Core Strategy (CS) new development should *“respect the character and scale of the existing neighbourhood where appropriate”*. Policy CP4 of CS requires that development proposals should *“maintain and enhance the amenities, appeal and character of residential areas, securing good relationships with existing development, and respecting the scale and nature of that development”*.
- 4.6 Paragraph 370 states that *“In some cases it may be possible to increase the roofspace and remove the need for a side dormer by changing a hipped roof to a gable end. This type of development can be more acceptable than a side dormer provided it is not out of character with the streetscene or leads to an unbalanced street block or pair of semis i.e. It is more appropriate for a detached or end of terrace property than only one of a matching pair of semi’s which would be considered unacceptable.”*

- 4.7 Paragraph 366 of The Design and Townscape Guide (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. 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). Large box style dormers should be avoided, especially where they have public impact, as they appear bulky and unsightly. Smaller individual dormers are preferred.”*
- 4.8 To the front elevation it is proposed to remove the timber balcony which would be replaced with one dressing room window, a reduced amount of glazing in comparison to the existing. The decorative parapet above the former garage would also be removed. The proposed part pitched roof at ground floor level to the front elevation is of a much shallower angle than the main roof resulting in an awkward arrangement which would be clearly visible in the streetscene. The proposed ground floor gable would compete with the existing projecting front gable and would not be in keeping with the character of the area. It is considered that the existing arrangement is better integrated with the main dwelling as the proposed appears to be cluttered.
- 4.9 It is proposed to form a hipped to gable to the rear elevation of the dwelling. It is also proposed to construct two additional large dormer projections extending to the eaves on the south and north elevations, removing the tall chimney to the south elevation. It is noted that few surrounding properties have formed accommodation in the roof with small dormers to the side and rear without altering the hipped roof. It is considered the proposed scale of the roof accommodation would result in the removal of the feature chimney and would have a detrimental impact on the character of the dwelling and wider streetscene. The proposed dormer to the south and north elevations are considered too large and would appear dominant in the roofscape.
- 4.10 No objection is raised to the proposed alterations to the main entrance door however the proposed brickwork would not be in keeping with the existing frontage and therefore render would be best suited.

Impact on Residential Amenity:

NPPF; Development Management DPD Policy DM1; SPD 1 (Design & Townscape Guide (2009))

- 4.11 The Design and Townscape Guide (SPD1) states 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.”* (Paragraph 343 - Alterations and Additions to Existing Residential Buildings). Policy DM1 of the Development Management DPD requires all development to be appropriate in its setting by respecting neighbouring development and existing residential amenities *“having regard to privacy, overlooking, outlook, noise and disturbance, sense of enclosure/overbearing relationship, pollution, daylight and sunlight.”*

- 4.12 The proposed part two storey rear extension with a Juliette balcony would project 2.4 metres from the north flank elevation and 3.2 metres from the south flank elevation, built to an eaves height of 5.75 metres and a maximum height of 10 metres. It is also proposed to erect a single storey flat roof rear extension built at an angle to become aligned with the existing south side projections. The proposed rear extension would be built to a height of 3.24 metres, projecting a maximum of 3.5 metres from the north flank elevation stepped in 0.38 metres from this elevation. The proposed roof extensions to the north and south elevations would be sited 0.82 metres below the ridgeline, project 3.2 metres from the roofscape and would be aligned with the eaves, built to a maximum height of 3.3 metres.
- 4.13 The proposal would be sited 1.2 metres from the shared northern boundary with No. 42. The proposed part two storey rear extension would be sited 2.5 metres from the shared southern boundary with No. 38 while the side extension would be aligned with this boundary. The proposal would be sited 18.9 metres from the shared rear boundary with No. 45 Tyrone Road.
- 4.14 Taking the separation distances of the adjoining properties into consideration it is considered the proposed roof extensions to the north and south elevations would not cause an issue of overbearing or sense of enclosure for the occupants of those properties. The proposal would result in the first floor rear elevation projecting 2 metres further than the existing. No. 38 to the south has formed a two storey rearward projection along the shared boundary resulting in the rear elevations becoming aligned and therefore no objection is raised. Given the limited height, scale and angled design of the proposed flat roof single storey rear extension it is not considered to cause an issue of overbearing or sense of enclosure for the occupants of the surrounding properties.
- 4.15 The rear elevation of No. 42 features a two storey rearward projection to the easternmost side and a single storey non-habitable room to the side. Taking the proposed projection and maximum height of the part two storey rearward projection and the positioning and depth of the neighbouring dwelling into consideration it is not considered to create a sense of enclosure for the occupants of this property and it would not reduce the level of available daylight to the rear of the property to an extent that would justify the reason of refusal of the application on those grounds
- 4.16 It is proposed to form a Juliette balcony to the rear elevation and two bedroom windows at first floor level. It is proposed to install three large full length glazed bi-folding doors to the rear elevation of the proposed single storey rear extension. It is also proposed to insert one projecting apex window to each dormer to the north and south elevations. At ground floor level of the north flank elevation it is proposed to replace the existing utility room window with one door and install a WC window.
- 4.17 The additional glazing to the rear elevation at both ground and first floor level is not considered to cause an issue of overlooking or loss of privacy for the occupants of the surrounding properties. If the application is considered to be acceptable a condition would be imposed to obscure glaze the each of the proposed dormer windows to the north and south elevations. The additional glazing to the north flank elevation at ground floor is considered acceptable.

Community Infrastructure Levy

CIL Charging Schedule 2015

- 4.18 The new floor space created by the proposal would be less than 100m². Therefore, the proposed development is not CIL liable.

5 Conclusion

- 5.1 For the reasons set out above the proposed hip to gable extension and gable ended projections to both sides of the roof are considered to be detrimental to the character of the dwelling and surrounding area.

6 Planning Policy Summary

- 6.1 The National Planning Policy Framework (2012) : Section 7 (Requiring Good design)
- 6.2 Development Plan Document 1: Core Strategy Policies KP2 (Development Principles) and CP4 (Environment & Urban Renaissance)
- 6.3 Development Management DPD 2015: DM1 (Design Quality)
- 6.4 Supplementary Planning Document 1: Design & Townscape Guide (2009)
- 6.5 CIL Charging Schedule 2015

7 Representation Summary

Public Consultation

- 7.1 Six neighbouring properties were notified and two letters of objection was received objecting to the following:
- South side of property apex window overlooks No. 38 and obscure glass should be installed
 - The solid flank wall of the ground floor extension would darken the lounge to the rear of No. 40
 - The first floor rear extension together with the enlarged roof will impact on sunlighting and daylighting to the lounge of No. 40 to a degree which is unreasonable and unacceptable.
- 7.2 Councillor Woodley has requested that this planning application go before the Development Control Committee for consideration.

Burges Estate Residents

- 7.3 No comments.

Design and Regeneration

The following comments were received:

7.4 This section of The Broadway is characterised by large detached houses of traditional designs. Although there is some variation in the design details the houses are very similar and there is a strong character to the street which is defined by the prominent feature gables, curved bays with casement windows, hipped roofs with tall chimneys, matching materials and quality of detailing. Many of the properties have additional decoration to the front such as tile hanging, timber boarding or balconies above their open porches which enrich their frontages and the wider townscape. It is an attractive and cohesive streetscene.

The application property is typical of the street and includes a prominent double height curved bay with feature tile hung gable and white painted wooden balcony above the door. In 2010 the garage to the side was converted into a habitable room but this has been well designed with a matching bay window and well detailed parapet and integrates well into the existing property and the wider streetscene.

The proposal is seeking to make alternations to the front elevation, erect a 2 storey rear extension and provide accommodation in the roof.

Changes to the front (ground and first floor)

To the main frontage it is proposed to remove the timber balcony above the door and the decorative parapet above the former garage and replace them with a part sloping part flat roof with a tile hung gable above the single storey bay. It is also proposed to change the first floor window to remove the balcony door and reduce the width of the glazed area. A new glazed front door is proposed and the side lights to the existing door will be infilled in brick.

It seems a shame to remove the balcony and parapet roof detail as both these features make a positive contribution to the character of the existing property and relate well to other similar properties in the streetscene. The proposed part pitched roof proposed here is at a much shallower angle than the main roof and this discordance will be apparent if the streetscene. There is also concern that the proposed gable to the new study bay will compete too much with the main gable which is the focus of the frontage and therefore appear out of place. It is noted that there is another house in the street has a large sloping canopy element to the ground floor frontage it is considered that but this lacks integrity as the flat roof behind is apparent however here at least here the pitches are comparable and the roof the single storey element uncluttered. It is therefore considered that the existing arrangement is better resolved and is a better fit for the streetscene than that proposed. There would be no objection to infilling the existing sidelights although these should be render to match the existing frontage not brick which would appear out of place, or to a new front door provided it is made of high quality materials and complements the character of the frontage.

Changes to the roof

The existing roof, like that of the surrounding houses, is a red tiled hipped roof with a prominent gabled projection to the front and two very tall feature chimneys. It is proposed to erect a hip to gable to the front section of the north (side) and west (rear) elevations and construct an additional large triangular dormer which extends to the eaves, on the south (side) elevation. The tall chimney to the south side would be removed.

Although a few of the surrounding properties have roof accommodation including small dormers to the rear and the side these are rare and low key and the overriding character of the street is for a consistent and unaltered hipped roofs with prominent feature chimneys. Therefore, whilst it may be possible to achieve accommodation in the roof there is a concern that the scale of the accommodation and in particular the change from an hip to gable at the front on the north side and the removal of the feature chimney on the south side would have a detrimental impact on the character of the existing property and the wider streetscene. It may be possible to accommodate a modest side dormer and this could be triangular in shape, however, it should not be a dominant feature - the proposed scale of the dormer extension to the south side would be too large in this context and should be reduced. Any changes should also not involve the loss of the chimneys as these are key to the character of the property.

To the rear there is less of a concern as this would not disrupt the hipped appearance to the front or impact on the chimneys. A gable end here would be considered acceptable subject to matching the roof materials to the existing. It is suggested therefore that the accommodation in the roof be concentrated to the rear where an increase in projection and a gable would be possible and that the only change to the front/main roof be a single modest side dormer to accommodate the stairs.

Changes to the rear

In addition to the roof accommodation a two storey rear extension is proposed. This includes a larger splayed ground floor addition topped with an extension of the existing building line at first floor. There is no objection to these elements as proposed.

Materials

The information provided about materials is very vague and this would need to be conditioned in any approval. Given the quality of streetscene to the front it will be important to maintain the red roof tiles and matching wall materials. There is more flexibility to the rear elevation where a change of materials could be accommodated.

8 Relevant Planning History

- 8.1 10/01706/FULH – Demolish canopy at rear, erect first floor rear extension, alter flat roof at side and convert garage into habitable accommodation and alter front and rear elevation – Permission Granted.

9 Recommendation

REFUSE PLANNING PERMISSION for the following reasons:

01 The proposed roof extension to the south elevation by reason of its size and siting would be dominant and out of keeping with the existing dwelling and surrounding streetscene contrary to the National Planning Policy Framework, Policies KP2 and CP4 of the Core Strategy, Policy DM1 of the Development Management Document and the Design and Townscape Guide, 2009 (SPD1).

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and determining the application within a timely manner, clearly setting out the reason(s) for refusal, allowing the Applicant the opportunity to consider the harm caused and whether or not it can be remedied by a revision to the proposal. The detailed analysis is set out in a report prepared by officers. In the circumstances the proposal is not considered to be sustainable development. The Local Planning Authority is willing to discuss the best course of action and is also willing to provide pre-application advice in respect of any future application for a revised development, should the applicant wish to exercise this option in accordance with the Council's pre-application advice service.

Informative

- 1 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 for further details about CIL.**