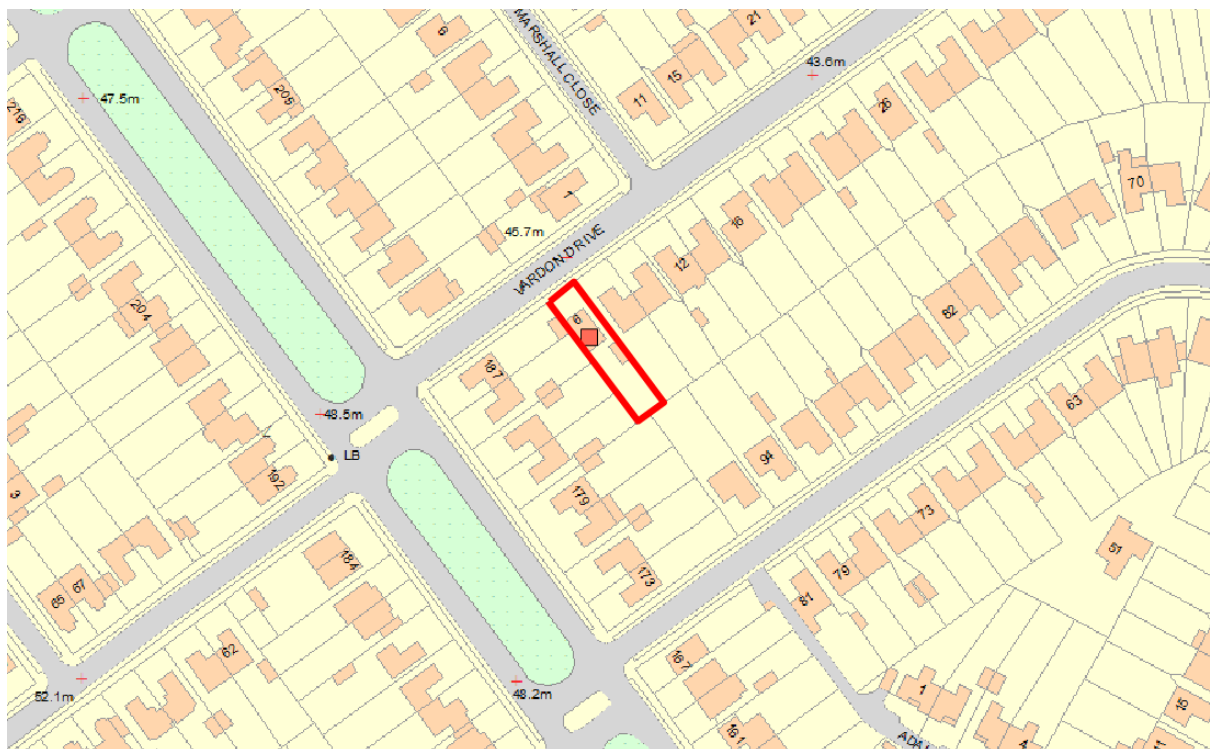


Reference:	16/01343/FULH
Ward:	West Leigh
Proposal:	Alter roof from hip to gable and erect dormer to rear to form habitable accommodation in roof and install rooflights to front elevation
Address:	6 Vardon Drive, Leigh-On-Sea, Essex, SS9 3SR
Applicant:	Mr And Mrs Larthe
Agent:	DK Building Designs
Consultation Expiry:	24 th August 2016
Expiry Date:	16 th September 2015
Case Officer:	Anna Tastsoglou
Plan Nos:	3065-07 Rev. B Sheet 1
Recommendation:	GRANT PLANNING PERMISSION



1 The Proposal

- 1.1 Planning permission is sought to enlarge the roof from a hip to gable and erect a flat roof rear dormer. Two rooflights would be incorporated to the front roof slope. Proposed materials would include white UPVC windows, tiles to the gabled roof and flat roof to the rear dormer. The external walls of the dormer would be finished in hanging tiles, while the flank walls to gables would be finished in render to match existing.
- 1.2 The proposed rear dormer would measure approximately 4.55m wide, 2.2m high and would project out from the existing roof at its deepest point by 3.35m. The proposed roof extension would accommodate two bedrooms and bathroom.

2 Site and Surroundings

- 2.1 The application site comprises a two storey detached dwellinghouse located on the southern side of Vardon Drive, east of Highlands Boulevard. The site forms the end property to the west, abutting the rear boundaries of the dwellings No's 181 to 187 Highlands Boulevard. It is a small sized, narrow two storey dwelling, with a hipped roof and a front projecting feature. The property has an average size rear garden and its front curtilage is hard surfaced, providing at least two off-street parking spaces.
- 2.2 The property is the only two storey dwelling along Vardon Drive, which consists of detached and semi-detached bungalows, of similar character and scale. To the west of the application site along Highlands Boulevard there are mainly two storey dwellings of similar size, style and design.

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 dwelling is located within a residential area and an extension to the property is considered acceptable in principle. Other material planning considerations are discussed 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 the 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 The proposed development involves the enlargement of the existing hipped roof to a gable. Although the area is mainly characterised by hipped roof dwellings, given that the application property constitutes already an exception on this road, being the only two storey dwelling in a road comprising bungalows, it is not considered that it would result in a material harm on the character and visual amenity of the wider area. Whilst increasing the mass of the roof is not ideal, given that the ridge height would not be increased and that the roof would slope away from the front elevation of the dwelling, it is considered that, on balance, it would not appear overly dominant or overbearing in the streetscene.
- 4.9 The proposed rear dormer, although of a 'box' style, it would be set in from ridge, eaves and flank elevations and by reason of its position of the back of the property, it would have limited visibility from the public realm. The extension is proposed to be of matching materials with the existing dwelling and thus, on balance, no objection is raised with respect to the design and appearance of the proposed roof extension in relation to the existing dwelling. The proposed development, including the front rooflights, would not result in a material harm on character of the wider area.

Impact on Residential Amenity:

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

- 4.10 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."*
- 4.11 The proposed roof enlargement and rear dormer, although they would increase the mass of the roof of the dwelling, they are not considered to result in a material harm on the amenities of the properties to the east and west, by way of overshadowing or domination. An approximate 4 metres separation distance would be maintained to the bungalow to the east, which is considered sufficient to mitigate against any unreasonable loss of light or sense of enclosure. A minimum of 14 metres separation distance would be retained to the neighbouring properties to the west and as such, the proposed development would not result in any unacceptable overshadowing or overlooking. No additional windows are proposed to be installed to the side elevations and as such, the proposed development would not result in unreasonable overlooking.
- 4.12 The proposed roof extension would be located around 20 metres away from the rear boundary. This separation distance is considered sufficient to prevent from any unreasonable loss of light or privacy.

Community Infrastructure Levy

CIL Charging Schedule 2015

- 4.13 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 The proposed development, subject to appropriate conditions, is considered to be acceptable and in accordance with the Development Plan.

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 Nine neighbours were consulted and two representations have been received, as follows:
- An application for a side and rear extension was previously approved, which is not shown in the plans submitted. Therefore is unrepresentative of the finished project. **[Officer Comment: It is noted that the works have not implemented yet and as such, it is not reasonable to be included as existing. Furthermore, the Council is aware of previous applications and the history of the site, which is a material planning consideration. In this instance the previous approval does not affect the decision making of the current application.]**
 - It might be more appropriate to delay this application until the works for the ground floor extension are completed. How can the planning officers and the neighbours know how this additional work may impinge on the close neighbourhood at this stage without representative plans? **[Officer Comment: It is noted that there is no restriction to the submission of a new application prior to completion of a previously approved development.]**

- The proposal would be at odds with the wider area and would negatively impact on the streetscene, as the gable roof would be visually overwhelming to the neighbouring bungalows. The house is at the top of the slope increasing the impact. **[Officer Comment: Please refer to the 'Design and Impact on the Character of the Area' section.]**
- In order to carry out the plan the applicant would need access the neighbouring garden. Given the slow progress on the existing building work, the neighbours would find difficult to cope with and would take away their enjoyment of our garden. **[Officer Comment: It is noted that although commencement of a development is normally controlled by the Local Planning Authority, there is no restriction in the time of completion of the approved works.]**

7.2 Councillor Evans has requested that this planning application go before the Development Control Committee for consideration.

Leigh Town Council

7.3 The rear dormers are overly bulky and out of keeping with this building.

8 Relevant Planning History

8.1 05/00813/FUL - Erect single storey and first floor front extension. Planning permission refused.

8.2 12/01291/FULH - Erect single storey side and rear extension. Planning permission granted.

8.3 13/00624/FULH - Erect part single/part two storey side and rear extension. Planning permission refused.

9 Recommendation

GRANT PLANNING PERMISSION subject to the following conditions:

01 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 The development hereby permitted shall be carried out in accordance with the following approved plans: 3065-07 Rev. B Sheet 1

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

03 All new work to the outside of the building must match existing original work in terms of the choice of materials, method of construction and finished appearance. This applies unless differences are shown on the drawings hereby approved or are required by conditions to this permission.

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, 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

- 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.