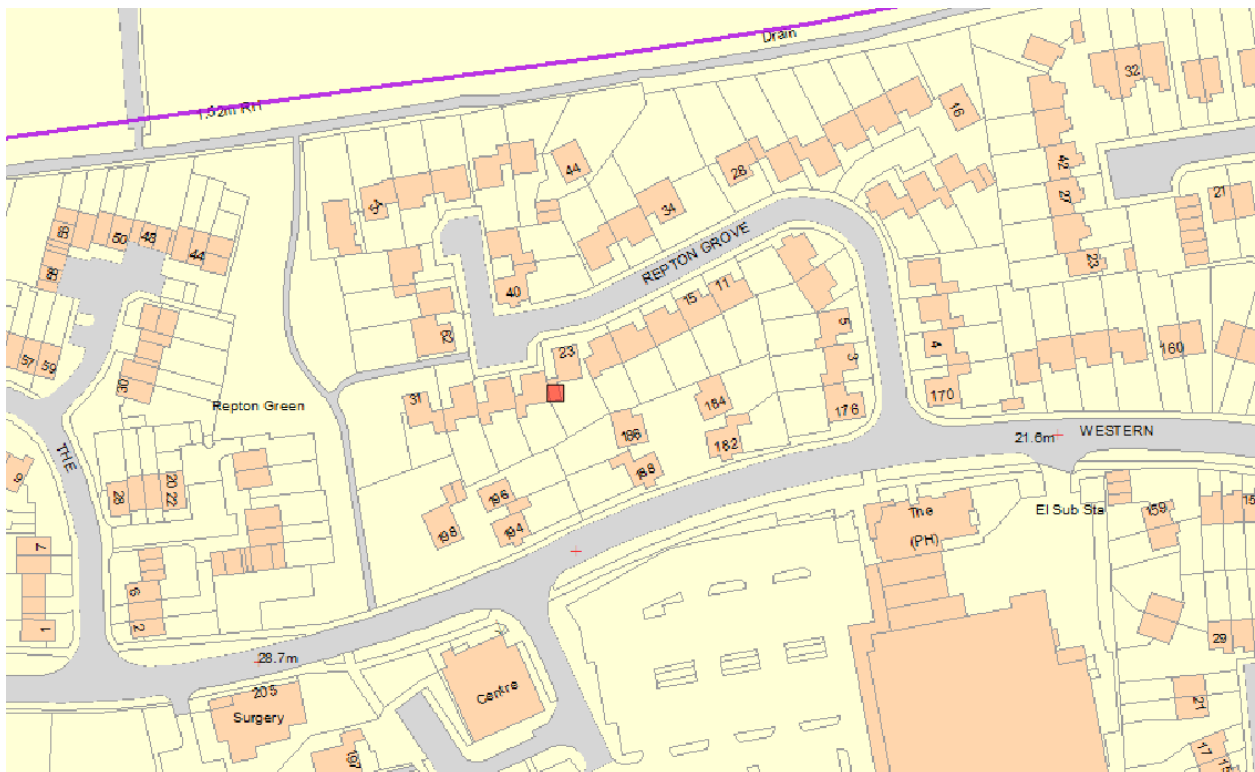


Reference:	16/01520/FULH
Ward:	St Laurence
Proposal:	Erect two storey rear extension and alter elevations
Address:	23 Repton Grove, Eastwood, Essex SS2 6SJ
Applicant:	Mr S. Regan
Agent:	Mr D. Blacker
Consultation Expiry:	21 st September 2016
Expiry Date:	11 th October 2016
Case Officer:	Naomi Scully
Plan Nos:	2016/07/01/23RG, 2016/07/04/23RG, 2016/07/05/23RG, 2016/07/02/23RG, 2016/07/03/23RG
Recommendation:	GRANT PLANNING PERMISSION



1 The Proposal

- 1.1 The application seeks permission to erect a two storey rear extension and make alterations to the west flank elevation. The proposed two storey rear extension would be built to an eaves height of 4.88 metres and a maximum height of 6.8 metres with a pitched roof aligned with the existing ridgeline. The proposal would be 3.15 metres deep and would be aligned with the east and west flank elevations of the dwellinghouse.
- 1.2 To the west flank elevation it is proposed to replace the existing single entrance door with one WC window.
- 1.3 All proposed materials to the doors, roof, walls and windows would match existing.

2 Site and Surroundings

- 2.1 The application site is located in Repton Grove, Western Approaches is to the south and Repton Green is to the west. The site is occupied by a two storey dwelling on a slightly larger plot size in comparison to surrounding properties with an attached garage to the west flank elevation sited at an angle. The property sits slightly forward of the neighbouring properties to the north.
- 2.2 The surrounding area is residential in character consisting of two storey dwellings of a similar style and design, with attached garages to the side elevation. The topography of the land in the area rises to the west. Parking is available along Repton Grove.

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 and comply with the objectives of other policies and guidance. Therefore, the principle of extending the house is acceptable subject to the detailed design considerations assessed 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 348 of SPD1 Design and Townscape Guide under the heading of ‘Rear Extensions’ states that, *“whether or not there are any public views, the design of rear extensions is still important and every effort should be made to integrate them with the character of the parent building, particularly in terms of scale, materials and the relationship with existing fenestration and roof form.”*
- 4.7 Given the applicant property is detached and sited slightly forward in comparison to the adjacent properties the proposed two storey rear extension would be partly visible from the public domain. The proposal would be sited approximately 10.5 metres from the public footpath and would be aligned with the east and west flank elevations of the dwellings. It is considered the proposal would not become a prominent feature in the streetscene and would not have a detrimental impact on the character of the surrounding area. The proposal is not found to represent an overdevelopment of the site.
- 4.8 Given the proposed roof form and all proposed materials would match existing it is considered the proposed development would be well integrated in terms of scale and design with the original dwelling. The proposed design satisfactorily relates to the existing dwelling in accordance with the NPPF, policies KP2 and CP4 of the Core Strategy, policy DM1 of the Development Management Document and the Design and Townscape Guide. The proposal is found to comply with the objectives of the development plan policies on design and character matters.

Impact on Residential Amenity:

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

- 4.9 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.”*
- 4.10 The proposed two storey rear extension would project 3.15 metres from the existing rear elevation, built to an eaves height of 4.88 metres and a maximum height of 6.8 metres. The proposal would be sited 10.6 metres from the shared rear boundary with No. 186 Western Approaches. Taking the projection of the proposal, the siting of the application property and the size and design of the proposal into consideration it is considered the development would not be overbearing or result in an unacceptable sense of enclosure of neighbouring properties.
- 4.11 The design is such that the proposed would also not cause any unacceptable impacts at neighbouring properties in terms of loss of daylight, sunlight, privacy or overshadowing and overlooking impacts.
- 4.12 It is proposed to install two bedroom windows at first floor level and two full length glazed patio doors and one kitchen window at ground floor level of the proposed rear elevation. It is also proposed to replace the existing single entrance door to the west flank elevation with one WC window. The proposed amount of glazing to the rear elevation is of a similar amount to the existing and taking the separation distances to the surrounding properties into consideration it is considered the proposal would not result in a loss of privacy or overlooking for the occupants of the surrounding properties. No objection is raised to the alteration to the west flank elevation.

Traffic and Transportation

National Planning Policy Framework (2012); Development Plan Document 1 (DPD1): Core Strategy Policies KP2 (Development Principles), CP4 (Environment and Urban Renaissance), CP3 (Transport and Accessibility); Development Management Document 2: Policy DM15 (Sustainable Transport Management) and Design and Townscape Guide SPD1 (2009).

- 4.13 Policy DM15 of the Development Management DPD requires that all development should meet the minimum off-street parking standards. Therefore, for a four bedroomed dwelling outside Southend Central area, the provision of two parking spaces is required.
- 4.14 The proposal would not increase the parking requirements for the site or be harmful to the highway safety, vehicular access (including emergency vehicles) or parking conditions in the area.

Community Infrastructure Levy

CIL Charging Schedule 2015

- 4.15 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 the appropriate conditions is considered to be 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 Four neighbouring properties were notified and a site notice was posted at the site. Twenty five objections were received objecting to the following:
- Overdevelopment
 - Increase stress on parking and harm on highway safety
 - Ground floor extension would be acceptable
 - Loss of daylight and sunlight at neighbouring properties
 - Loss of privacy and increased overlooking at neighbouring properties
 - Overshadowing of neighbouring properties
 - Adverse impact on access for emergency vehicles
- 7.2 Councillor Flewitt and Councillor Buckley have requested that this planning application go before the Development Control Committee for consideration.

The Airport Director

- 7.3 No comments.

8 Relevant Planning History

- 8.1 No relevant planning history.

9 Recommendation

GRANT PLANNING PERMISISON 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: 2016/07/01/23RG, 2016/07/04/23RG, 2016/07/05/23RG, 2016/07/02/23RG, 2016/07/03/23RG

Reason: To ensure that the development is carried out in accordance with 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: To safeguard the visual amenities of the area, in accordance with National Planning Policy Framework (NPPF), DPD1 (Core Strategy) 2007 policy CP4, policy DM1 of Development Management Document DPD2 and SPD1 (Design and Townscape Guide).

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.

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.**