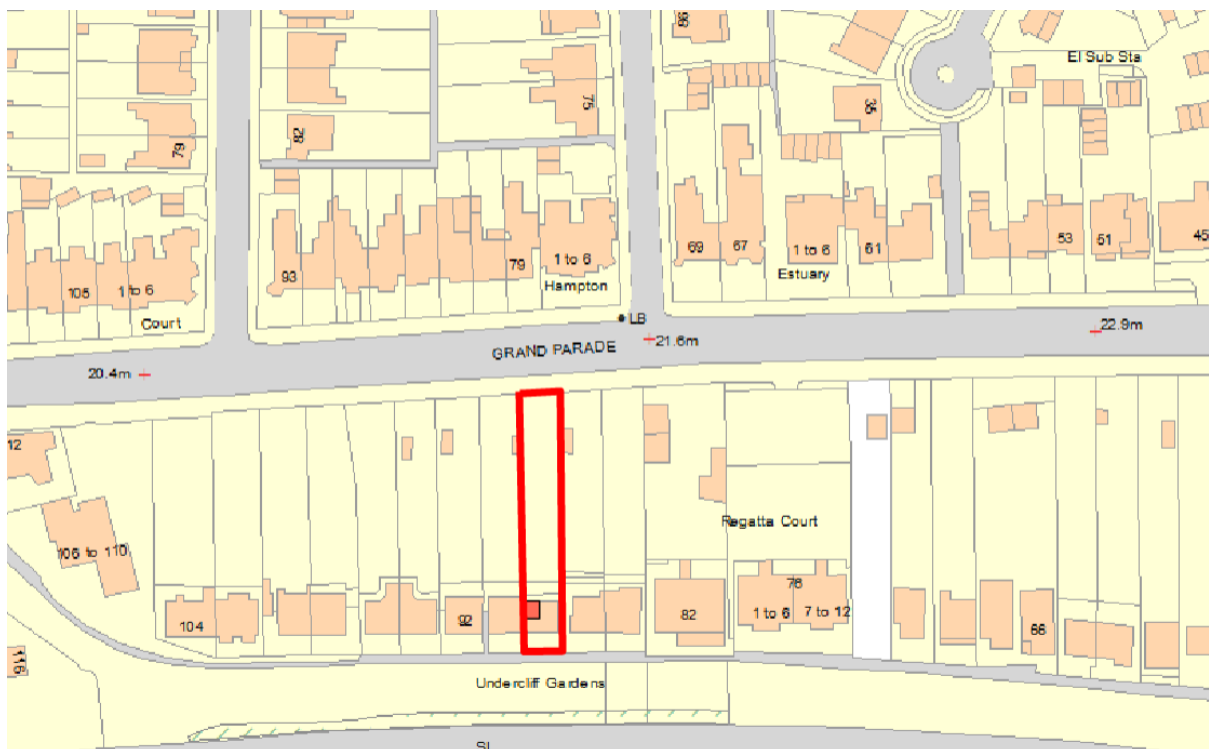


Reference:	16/01558/FUL	
Ward:	Leigh	
Proposal:	Demolish existing dwelling and erect replacement detached dwellinghouse with cycle and bin stores to rear.	
Address:	88 Undercliff Gardens, Leigh-On-Sea, Essex, SS9 1ED	
Applicant:	Mr G. Cain	
Agent:	A9 Architects Ltd	
Consultation Expiry:	15/09/16	
Expiry Date:	06/10/16	
Case Officer:	Ian Harrison	
Plan Nos:	01, 02, 03, 04, 05, 06, 07, 08, 09 and 010.	
Recommendation:	GRANT PLANNING PERMISSION	



1 The Proposal

- 1.1 The application seeks permission to erect a replacement dwelling at the application site with parking, a cycle store and a refuse store in close proximity to the Grand Parade frontage of the site.
- 1.2 The main part of the existing dwelling measures 7.4 metres deep and 7.9 metres wide with a two storey bay projection at the south elevation and a porch with first floor balcony under a cat-slide roof. The dwelling features three bedrooms.
- 1.3 The proposed dwelling would be detached from the neighbouring property by a minimal amount, approximately 0.1 metres. The ground floor of the proposed replacement dwelling would measure 14.9 metres deep and 7.8 metres wide, with the rear part of the dwelling tapering to a reduced width of 7.5 metres. The width would be consistent at all three floors, but the depth would reduce to 10.4 metres at first and second floors. The building would be designed with recesses at first and second floor at the front elevation with a 'loggia' at first floor and a balcony at second floor. The proposed dwelling would feature a partly flat, partly curved roof built to a maximum height of 9.9 metres above the Undercliff Garden ground level, which would be 8.9 metres above the raised ground floor level of the dwelling.
- 1.4 The dwelling would feature a modern design with curved features framing the windows at the front elevation and forming a curved corner at the south east of the dwelling rather than a conventional right-angled wall. The elevations would feature extensive glazing and white Krypton cladding which resembles a white stone cladding.
- 1.5 A raised garden area would be provided at the Undercliff Garden frontage of the dwelling that would be 1 metre above the height of the footpath and enclosed with a wall that would gradually increase in height to a maximum of 0.8 metres. At the rear of the dwelling, the roof of the proposed ground floor would be used to provide a raised terrace area. The ground floor part of the dwelling would be built into the ground and therefore a retaining wall would be provided to form the north elevation of the dwelling. This wall would extend to a height of 1.1 metres above the terrace level. 1.8 metre tall screens are proposed to be provided each side of the first floor terrace. Stairs and a canopy at the ground floor of the dwelling would be provided at the east side of the dwelling. The main part of the dwelling would be positioned approximately 1.3 metres from the boundary with the neighbouring property to the east.

2 Site and Surroundings

- 2.1 The application site is located to the north of the footpath that runs to the north of the London to Shoebury railway line and to the south of Grand Parade. The site contains a two storey semi-detached dwelling that is described above.
- 2.2 The buildings of the surrounding area are in residential use with the dwellings featuring a mixture of two, three and four storey buildings that contain dwellings and flats, with ground levels changing from higher ground to the North to lower ground to the South.

4 Planning Considerations

- 4.1 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.

5 Appraisal

Principle of Development

National Planning Policy Framework 2012, Core Strategy Policies KP2 and CP4, Development Management Policies DM1, DM3 and DM6 and SPD1

- 5.1 This proposal is considered in the context of the Borough Council policies relating to design. Also of relevance are National Planning Policy Framework Sections 56 and 64, Core Strategy DPD Policies KP2, CP4 and CP8. Amongst the core planning principles of the NPPF include to:

“encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value” Paragraph 56 of the NPPF states; *“the Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.”* Paragraph 64 of the NPPF states; *“that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.”*

- 5.2 Policy KP2 of the Core Strategy requires that new development contributes to economic, social, physical and environmental regeneration in a sustainable way through securing improvements to the urban environment through quality design, and respecting the character and scale of the existing neighbourhood. Policy CP4 requires that new development be of appropriate design and have a satisfactory relationship with surrounding development. Policy DM3 states that *“The Council will seek to support development that is well designed and that seeks to optimise the use of land in a sustainable manner that responds positively to local context and does not lead to over-intensification, which would result in undue stress on local services, and infrastructure, including transport capacity.”* In addition, policy DM6 requires additional attention to be paid to maintaining the character of the seafront which will be discussed further below.
- 5.3 No national or local planning policies provide grounds to object to the principle of replacing the existing dwelling at the application site, subject to detailed considerations, and as such the proposal is considered to be acceptable in principle.

- 5.4 It is noted that the proposed dwelling features two kitchens and two living areas. However, it is clear from the submitted plans that the proposed dwelling would be formed as a single dwelling and not flats. The applicant's agent has advised that the applicant intends to live at the site with a family member that would retain some independence and as such the accommodation is provided in the form of semi-annex accommodation and is not intended to be used as a flat. If the development were not undertaken in accordance with the approved plans and the building was used to create flats, this would require a separate planning permission and therefore need not be considered any further as part of this application.

Design and Impact on the Character of the Area:

National Planning Policy Framework 2012, Core Strategy Policies KP2 and CP4, Development Management Policies DM1, DM3 and DM6 and SPD1

- 5.5 Good design is a fundamental requirement of new development to achieve high quality living environments. Its importance is reflected in the NPPF, in policy DM1 Policy of the Council's Development Management DPD which 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." 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.*"
- 5.5 Policy DM6 specifically addresses the seafront areas of the Southend Borough and it is noted that the application site is included within Seafront Character Zone 3 (The Cinder Path – Old Leigh to Chalkwell Station including Undercliff Gardens and Grand Parade). The stated expectation is that the Local Planning Authority will "*continue to protect and enhance the open character and undeveloped, green space, frontage and estuary views.*" It is stated that "Development will be considered acceptable where it adds to the overall quality of Undercliff Gardens [and] Grand Parade" and "*Development that materially changes the existing character, appearance and form of the area will be resisted.*"
- 5.6 To enable an assessment to be made in respect of these policies it is considered appropriate to establish the existing character of the site and the surrounding area. The properties of Undercliff Gardens are not built to a consistent scale, design or layout and as such there is not a uniform building line to the South elevation. Whilst the existing dwelling is one of a string of 11 original dwellings that have not been replaced, it is noted that there is limited architectural consistency between those properties as the height of the dwellings varies by small amounts and the fenestration, materials and roof designs change significantly. To the east of the abovementioned 11 properties is a collection of three buildings that include a four storey block of flats of modern design with white render, timber cladding and glazed balconies. To the east of that is a bulky four storey block of flats that features brickwork, a pitched roof and balconies and a conservatory. Further to the east is a replacement Haufhaus dwelling with metal balconies and further to the east are other examples of replacement dwellings of

modern design.

- 5.7 From this basis it is considered that the existing character, appearance and form of the properties within Undercliff Gardens is varied and has been the subject of significant late 20th century and more recent development. In this context, it is considered that broad principle of replacing the existing dwelling cannot be considered to be contrary to the abovementioned policies.
- 5.8 The replacement dwelling would be 0.22 metres taller than the existing dwelling and due to the provision of a third floor and a flat/curved roof over a depth of 10.6 metres, it is considered that the bulk of the dwelling would be increased at a higher level when considered in comparison to the existing dwelling. The roof form of the proposed dwelling is considered to be of increased significance as it would be visible from Grand Parade and would therefore have the potential to intervene in views of the closest part of the foreshore.
- 5.9 Approved plans at the neighbouring sites show that the three buildings of modern design that are referred to above (38, 74 and 82 Undercliff Gardens) feature flat roofs that measure 11.6 and 9.6 metres deep, 12.6 metres deep (without balconies) and 10.9 metres deep at third floor (12 metres deep at second floor). From this basis, it is considered that the roof form would not be out-of-keeping with other developments that have occurred in a very similar context. As set out above, there is little uniformity to the height or roof forms of surrounding dwellings and, where other dwellings have been approved with deeper flat roofs of comparable height, it is considered that no objection should be raised to the proposal on the grounds of the additional massing caused by the height and bulk of the dwelling. It is noted that it is proposed to use pebbles as a 'zen' garden on the roof area which would provide visual interest. However, as no access is shown to the roof area, it is considered that there would not be scope for ancillary domestic items to be kept on the roof.
- 5.10 Whilst the roof would be visible from some vantage points, it is considered that the impact on views would be marginal as the roof would be below the ground level of Grand Parade. The additional bulk of the roof might restrict views of the garden areas to the south of the dwellings, but this impact would be marginal and would not restrict sight of the estuary. The presence of significant landscaping at the rear of the application site and both neighbouring properties ensures that any views of the dwelling would be fleeting and likewise, there are not currently significant or important open views that would be lost as a result of the proposed development.
- 5.11 The development would have an unusual appearance and represents modern design that is not alike any of the immediately adjacent properties. However, it is considered that the proposed materials are high quality and similar to the white rendered appearance of the adjacent block of three flats at 82 Undercliff Gardens. In the context of the mixed character of the surrounding area that is discussed above and noting the modern design of several buildings within Undercliff Gardens, it is considered that the modern development approach would not be at odds with the evolving character of the streetscene. Despite being a different approach, it is considered that the design is interesting and of high quality and would add to the character of the area. For these reasons it is considered that no objection should be raised to the visual

impact of the proposed replacement dwelling.

- 5.12 The Council's Design and Regeneration Officer has provided detailed design comments that are set out below. It is noted that no objection has been raised to the slightly forward positioning and therefore, although it would be preferable for the dwelling to be positioned in line with the neighbouring property, it is considered that the positioning of the dwelling would not conflict with the varied building line at the south frontage of Undercliff Gardens. The suggestion to position the dwelling further from the west boundary is noted, but as the existing dwelling is a semi-detached property that abuts that boundary, it is considered that a further separation distance is not necessary. It is considered that the specialist advice should carry significant weight and from this basis, as no fundamental objections are raised, it is considered that the proposal should be supported subject to the imposition of conditions.
- 5.13 The proposed ancillary developments at the Grand Parade frontage of the site include the provision of two parking spaces and a bin store. It is considered that these small scale ancillary developments would not be out-of-keeping with the streetscene of Grand Parade which features parking and small ancillary buildings in several locations. However, conditions can be imposed to ensure that details of these developments are submitted to and agreed in writing by the Local Planning Authority prior to the commencement of development. Despite concerns that have been raised, no garages are shown on the submitted plans and the potential future provision of garages should not be considered as part of the proposal.

Impact on Residential Amenity:

NPPF; DPD 1 (Core Strategy) Policies KP2 and CP4; DPD2 (Development Management) Policy DM1 and SPD 1 (Design & Townscape Guide (2009))

- 5.14 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. Similarly, policy DM1 states that 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.*"
- 5.14 The open land to the south of the site and the intermittent boundary treatments between properties means that the amenity space of surrounding properties achieves limited privacy and it is noted that many positions within the garden areas to the north of the dwellings afford open views into the garden areas and habitable rooms of neighbouring properties. With respect to the proposed rear terrace, it is shown that the west side of the terrace would feature a 1.8 metre tall obscure glazed screen but the east side would feature just a 1 metre high screen.

The elevated position of the proposed terrace would enable a different angle of overlooking towards the private amenity area at the rear of 86 Undercliff Gardens and therefore it is considered that a 1.8 metre high screen should also be provided at the east edge of the proposed terrace.

- 5.15 The submitted plans show the extensive use of obscure glass at the east elevation of the dwelling and as such it is considered that there would be limited overlooking from the proposed dwelling towards the neighbouring property. The three storey part of the proposed dwelling would be positioned to project just 1.6 metres further to the rear than the neighbouring property and therefore the impact on the light and outlook of the neighbouring property would not be significant. The only windows within the neighbouring property of 86 Undercliff Gardens serve non-habitable rooms and it is considered that this materially reduces the significance of the impacts of the bulkier built form at the application site.
- 5.16 It is noted that the neighbouring residents to the east have requested the provision of a privacy screen at the side elevation of the proposed balconies. However, as the balcony would only enable views towards the blank first floor elevation and the roofspace of that neighbouring property, it is considered that a privacy screen is not necessary and as such it would not be reasonable to require its provision through the imposition of a condition. No objection would be raised to the provision of a privacy screen, but for the reasons set out above it is considered that the provision should not be enforced.
- 5.17 The neighbouring property to the west is currently an attached property and it is therefore inevitable that the proposed replacement dwelling will have some impact on the party wall which will require consideration by the applicant. This is not however a matter for the Local Planning Authority as it is a civil matter that would be addressed by the two relevant parties. Due to the existing relationship, the neighbouring dwelling has no windows in the side elevation and therefore it is considered that the majority of the proposed development would have no impact on the amenities of the neighbouring resident. The forward projection of 0.7 metres would not cause a loss of light or outlook to an extent that would justify the refusal of the application.
- 5.18 The proposed dwelling would extend 1.4 metres to the rear of the neighbouring dwelling to the west and the ground floor rear projection would extend 5.8 metres to the rear of the neighbouring property and it is noted that a 1.8 metre high screen would be provided at the boundary of the site to prevent overlooking. Whilst this ensures the privacy within the habitable rooms and amenity area of the neighbouring property, it is considered that the extension and screen would combine to cause a 4 metre deep, 5 metre tall projection at the boundary of the site. Although this would have some impact on light and outlook, it is considered that the impact has to be considered in the context of an existing boundary wall that divides the two properties and extends to a height approximately 1 metre below the eaves of the neighbouring property. The proposed boundary enclosures would extend to a height that is approximately 2 metres taller than the existing wall, but as the top 1.8 metres would be formed with obscured glass, it is considered that the impact of the boundary enclosure would not be unduly oppressive and would not have an impact on light that would justify the refusal of the application. Due to these considerations it is considered that the additional impact on the neighbouring resident would not be harmful to an extent that would justify the refusal of the application. The limited light and outlook from the existing rear elevation due to the rising ground levels is considered to be relevant in this regard as it is considered that the amenities at the north part of the site are already limited.

- 5.19 Due to the topography of the site and the surrounding area, no other neighbouring properties would be materially affected by the proposed development.

Other Matters

- 5.20 The submitted plans show the provision of two parking spaces and an area for refuse storage. Subject to details of these works being submitted and agreed prior to their construction to ensure that they are visually acceptable, it is considered that the proposal would be served by adequate waste storage and parking at the site.
- 5.21 Due to the topography of the site it is considered that the construction of the dwelling would not interfere with the surrounding trees and their roots as they are at a significantly higher ground level and well away from the area where development would be taking place. However, to ensure that this is the case, it is considered that details of tree protection during the construction process should be submitted, and agreed and implemented.
- 5.22 It is noted that one bedroom and the gym room at the rear of the ground floor rely extensively on rooflights. The bedroom would have one small additional windows and the gym would not have any additional windows. Notwithstanding the comments of objection that have been received, it is considered that the gym need not be served by conventional windows as it is a non-habitable room and the unusual outlook of the other bedroom would be the applicant's choice. Although unusual, the room does have one small conventional window and it is therefore considered that the standard of internal living conditions would not be poor to an extent that would justify the refusal of the application.

Community Infrastructure Levy

- 5.23 This application is CIL liable. Section 143 of the Localism Act 2011 states that any financial sum that an authority has received, will, or could receive, in payment of CIL is a material 'local finance consideration' in planning decisions. The proposed replacement dwelling would result in the floorspace of built form increasing by 131 square metres and therefore the proposed development would require a CIL payment of £8,313.46.

6 Conclusion

- 6.1 For the reasons set out above it is considered that the proposed development would be of appropriate scale and interesting design and would not therefore cause material harm to the character and appearance of the site or the surrounding area. The proposal would not cause significant harm to the amenities of neighbouring residents so as to justify the refusal of the application and it is considered that conditions can be imposed to ensure that parking and refuse storage can be provided and that trees at the site can be protected. Whilst noting the objections that have been received, it is considered that planning permission should be granted for the proposed development.

7 Planning Policy Summary

7.1 National Planning Policy Framework

Development Management DPD Policies DM1 (Design Quality), DM3 (Efficient and Effective Use of Land), DM6 (The Seafront), DM8 (Residential Standards) and DM15 (Sustainable Transport Management)

Core Strategy DPD (adopted December 2007) Policies KP2 (Spatial Strategy) and CP4 (Development Principles)

Community Infrastructure Levy Charging Schedule.

Design and Townscape Guide SPD (adopted December 2009)

8 Representation Summary

Design and Regeneration Team

8.1 Existing Character

Undercliff Gardens is an eclectic mix of traditional and modern houses and flats of varying designs and quality but is not without interest. It does not have any historic merit as a frontage but its character is defined by the variety in architecture including some interesting modern designs. The topography of the site is also a defining townscape feature. The properties are set at the base of the cliff just behind the railway and overlooking the estuary. Views from the Grand Parade at the top of the cliff look across the top of the buildings to the water and the properties themselves do not feature prominently in this streetscene, which is principally defined by the sea views, however, there are extensive public views of the south (sea) elevations of the buildings from the Cinder Path, the popular footpath along the estuary.

It should be noted that the public views of the estuary from Grand Parade are specifically mentioned in DM6 Policy Table 1 and protected by an Article 4 Direction signifying their importance to local character.

Scale and siting

The existing building is a traditional two storey house with pitched roof which is terraced to the neighbouring building although unusually is of a contrasting design. The ridge is slightly higher than both the neighbours but does not appear out of place in the mixed frontage which has much variation in this respect and includes much larger buildings.

The proposal has a more box like form of 3 storeys with an overall height of 8.75m above ground level. This is an additional 22cm over the existing ridge height which is insignificant in this frontage. The change in form from a pitched roof to a flat roof will be more noticeable however the frontage as a whole includes a number of flat roofed houses and this therefore would not be out of character in this context.

The building is set slightly forward of the existing south building line and has a deeper plan also extending past the existing north building line. The plans also show that it has been detached from the neighbour to the west by a very small distance but will effectively read as terraced/attached in the streetscene.

Whilst the terraced nature of the existing building provides some justification for the siting here it may be that, given the change in design approach, the proposal would sit more comfortably in the streetscene if it were stepped slightly more off the west boundary so that it appeared as a detached building.

The existing building has a projecting bay and balcony to the front which steps out about the same distance as the proposed building frontage but as the enclosed balcony feature extends across the whole frontage the proposal will appear more prominent in the streetscape than the existing building especially when combined with the change in built form. The impact of this, and the extended rear projection, on the neighbour will be assessed separately but in townscape terms, given the variation in building line and heights along the frontage generally it is considered that this is within acceptable tolerances although setting it back slightly would reduce the prominence and would be encouraged in this instance.

As well as considering the impact on Undercliff Gardens it is also necessary to consider any impact the proposal may have on Grand Parade. As noted above public views of the estuary is a defining feature from this level and therefore the proposal will need to demonstrate that the change in height and form will not have a noticeable impact or impede estuary views from the top of the slope. It is noted that a section has been submitted which shows the proposal in relation to the cliff profile but this does not include pedestrian sight lines across the top of the building and this should be requested so that this impact can be assessed. It will be necessary also to ensure that the proposed bin and cycle stores at the top of the slope are not dominant or obstructive in this view.

It is noted that the proposed roof materials include zen garden pebbles. This may be visible from Grand Parade but will be an interesting and unusual addition.

Design Approach

The design is a striking modern curved box with curved openings forming inset balconies. Given the mixed townscape here there is no objection in principle to a new modern addition and the box like form is found elsewhere in Undercliff Gardens although the curved embellishments is a new interpretation of this form and will contrast to the other modern houses in the block, however, overall the proposal is well proportioned and interesting interpretation and should add to the distinctiveness of the frontage. The design is very fluid and its ultimate success in the streetscape will depend on the quality of detailing especially maintaining the clean lines of the design and a seamless finish to the proposed cladding. Detailing of the fenestration will also need to be carefully considered.

The design statement comments that it will be clad with Porcelanosa kion cladding which is a composite material made of natural minerals and resin which has a similar appearance to stone but which can be formed into curved sheets. This is not something that we have seen before in Southend but sounds to be a suitable cladding material in principle providing that the joints are well detailed and discreet so that the overall organic form is maintained. A sample of this should be requested along with details on how the panels will be divided and fitted together. It is recommended that this information be requested with the application so that there can be some assurance that the proposal as depicted and detailed in the visuals is achievable.

It is suggested that the cladding panels be made as large as possible so that the number of joints is minimised.

Details of the other external materials including window and balconies products should also be requested or conditioned.

Internal layout

Internally the curved theme is continued into the layout which should add to the distinctiveness of the proposal however this will have no external impact. Overall the proposal seems generous in terms of floorspace.

Sustainability

No information has been provided regarding the sustainable credentials of the proposal. It is considered that the scheme should look to include some renewables but given the exposed nature of the site these will need to be properly integrated into the overall design and it would be advisable for this to be considered as soon as possible.

Suggested conditions

- Materials sample for cladding and details of how this will be arranged and fixed
- Other external materials including product details
- Landscaping and boundaries
- Bin and cycle stores
- Renewables?

Leigh-on-Sea Town Council

8.2 No comments have been received.

Public Consultation

8.3 14 neighbouring properties were notified of the application and a site notice was posted at the site. One representation has been received which requests the provision of privacy screens at the side of the proposed balconies.

The Society for the Protection of Undercliff Gardens consider that the application be refused for the reasons summarised below:

- The building is of a commercial style and does not therefore reflect the grain and appearance of Undercliff Gardens. The shape and form of the dwelling conflicts with the surrounding houses and Undercliff Gardens.
- The proposal is not of high quality design and is not therefore 'a good neighbour'.
- The large areas of glass that is proposed would give the impression of a commercial scheme.

- The proposal causes harm to the amenity of the area and detracts from the Seafront Character Zone.
- Two of the bedrooms include no windows and therefore rely entirely on rooflights.

The application has been called-in to the Council's Development Control Committee by Councillors Arscott and Mulroney

9 Relevant Planning History

- 9.1 Application 13/01863/FULH was approved to allow the alteration of the roof to form living accommodation and the provision of balconies to the front and alter elevations.
- 9.2 Earlier application 13/01216/FULH proposed the alteration of the roof to form a mansard roof, the installation of dormer windows to the front and rear and the alteration of the dwellings elevations. That application was refused.
- 9.3 Application 12/01623/FULH proposed the erection of a detached double garage with associated driveway and drainage. That application was refused.

10 Recommendation

10.1 GRANT PLANNING PERMISSION 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 The development hereby permitted shall be carried out in accordance with the following approved plans: 01, 02, 03, 04, 05, 06, 07, 08, 09 and 010.**

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

- 03 Condition: No development shall take place until details including samples of the materials to be used on the external elevations of the dwelling have been submitted to and approved by the Local Planning Authority. The development shall only be carried out in accordance with the approved details unless otherwise agreed in writing with the Local Planning Authority.**

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 All windows marked 'OG' on the plans hereby approved shall be glazed in obscure glass (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 National Planning Policy Framework, DPD1 (Core Strategy) 2007 policy CP4, DPD2 (Development Management) Policy DM1, and SPD1 (Design and Townscape Guide).**

05 Prior to the commencement of the development hereby approved, details of the means of protecting trees at and near the site during the construction process shall be submitted to and approved in writing by the Local Planning Authority. Subsequently, the development shall only be undertaken in full compliance with the approved scheme of tree protection.

Reason: In the interests of visual amenity and the character of the surrounding area and to ensure that the appearance of the building is suitably softened by landscaping. 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).

06 No development shall take place until full details of both hard and soft landscape works, including those of all roof terraces, have been submitted to and approved in writing by the local planning authority. The approved hard landscaping works shall be carried out prior to first occupation of the development and the soft landscaping works within the first planting season following first occupation of the development, unless otherwise agreed in writing by the local planning authority. These details shall include, for example:-

- i. details of all means of enclosure to be erected at the site;**
- ii. all hard surfacing materials;**
- iii. details of the number, size and location of the trees, shrubs and plants to be planted together with a planting specification,**
- iv. details of measures to enhance biodiversity within the site.**

Reason: In the interests of visual amenity and the character of the surrounding area and to ensure that the appearance of the building is suitably softened by landscaping. 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).

07 Prior to the commencement of the development hereby approved, details of the proposed car parking and refuse storage at the north of the site shall be submitted to and approved in writing by the Local Planning Authority. The submitted details shall include details of ground levels, details of materials

to be used in the construction and elevational drawings. The development shall subsequently only be undertaken in accordance with the approved plans. The approved parking and refuse storage shall be provided prior to the first occupation of the dwelling hereby approved and retained in perpetuity.

Reason: To ensure the provision of adequate parking and refuse storage in a visually acceptable manner. This is as set out in the National Planning Policy Framework (NPPF), DPD1 (Core Strategy) 2007 policies KP2 and CP4, DPD2 (Development Management) policies DM1, DM3, DM8 and DM15, and SPD1 (Design and Townscape Guide).

- 08** A scheme detailing how at least 10% of the total energy needs of the dwellinghouse will be supplied using on site renewable sources must be submitted to and agreed in writing by the Local Planning Authority and implemented in full prior to the first occupation of the dwellinghouse. This provision shall be made for the lifetime of the development.

Reason: In the interests of providing sustainable development in accordance with Policy KP2 of the Core Strategy (DPD1).

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

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.