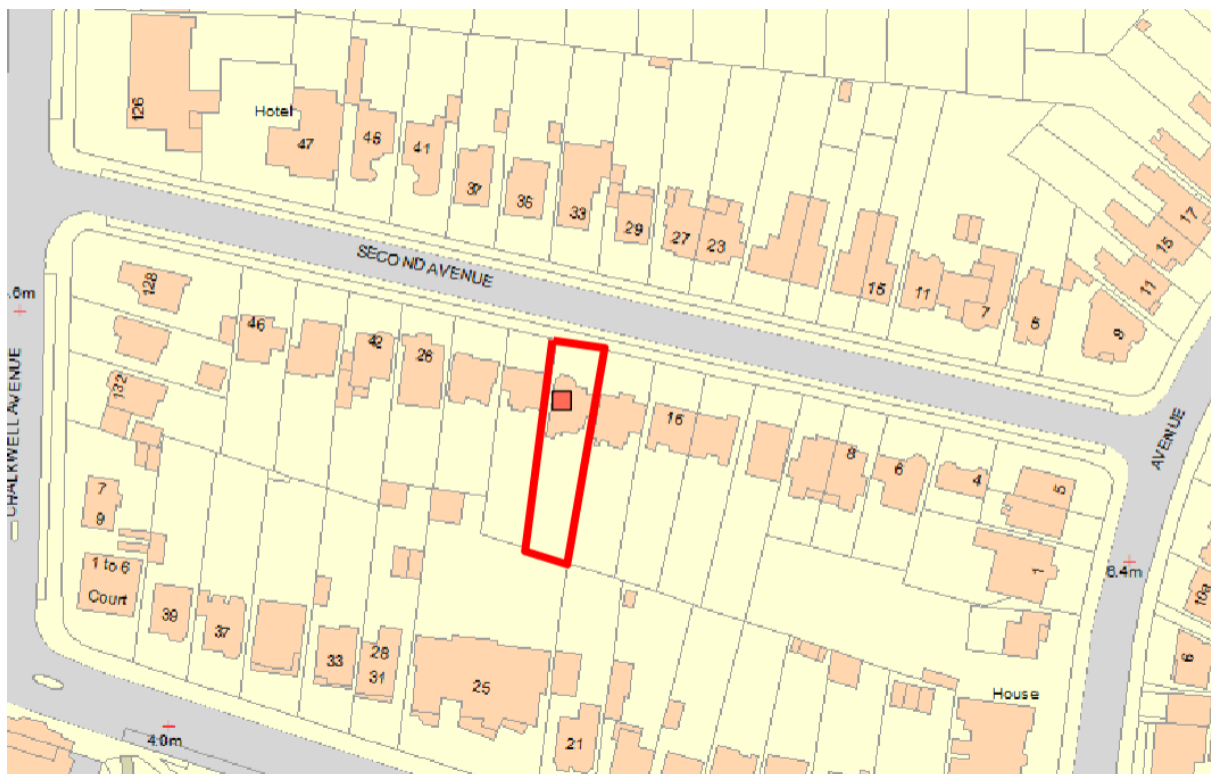


<b>Reference:</b>	16/01738/FULH	
<b>Ward:</b>	Chalkwell	
<b>Proposal:</b>	Erect two storey rear extension with Juliette balcony at first floor	
<b>Address:</b>	20 Second Avenue, Westcliff-On-Sea, Essex SS0 8HY	
<b>Applicant:</b>	Mr R. Condon	
<b>Agent:</b>	Metson Architects Ltd	
<b>Consultation Expiry:</b>	7 <sup>th</sup> November 2016	
<b>Expiry Date:</b>	11 <sup>th</sup> November 2016	
<b>Case Officer:</b>	Naomi Scully	
<b>Plan Nos:</b>	TP-301-A	
<b>Recommendation:</b>	<b>GRANT PLANNING PERMISSION</b>	



## **1 The Proposal**

- 1.1 The application seeks permission to erect a two storey rear extension with a Juliette balcony at first floor.
- 1.2 The proposed two storey rear extension would have a part hipped and part flat roof built to an eaves height of 5 metres and a maximum height of 8 metres. The part flat roof would project 1.65 metres from the east flank elevation to be aligned with the existing flat roof.
- 1.3 To the easternmost side the proposal would project 0.15 metres at ground floor level and 1.15 metres at first floor level. To the westernmost side the proposal would project 2.85 metres at ground and first floor level.
- 1.4 The proposed Juliette balcony would be located to the easternmost side of the proposed rear elevation with a toughened glass balustrade. It would not include an external raised platform.
- 1.5 The proposed windows and doors would be aluminium in grey to match existing while the walls would be rendered also to match existing. The proposed hipped roof would be plain tiles to match existing while the part flat roof would be fibreglass.

## **2 Site and Surroundings**

- 2.1 The application property is located to the north of Second Avenue, Chalkwell Avenue is to the east and Crowstone Avenue is to the south. The site is occupied by a two storey detached dwelling with an average sized rear garden relative to the area and two parking spaces are available to the front of the property. To the east of the applicant property, to the shared rear boundary is a part 2/3/4 storey block of eight flats.
- 2.2 The topography of the application site is sloped towards the west in the direction of the seafront. The site is designated as part of flood zone 2 and 3. The surrounding area is residential in character consisting of two storey detached dwellings which are of no uniform character.

## **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, impact on residential amenity, traffic and transportation issues and CIL.

## **4 Appraisal**

### **Principle of Development**

**National Planning Policy Framework (2012); Development Plan Document 1 (DPD1): Core Strategy Policies KP2 (Development Principles) and CP4 (Environment and Urban Renaissance); Development Management Document 2: Policy DM1 (Design Quality),**

**DM3 (The Efficient and Effective Use of Land) and Design and Townscape Guide SPD1 (2009).**

- 4.1 This proposal is considered in the context of the Core Strategy DPD policies KP2 and CP4, Policy DM1 and DM3 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 considerations below.

**Design and Impact on the Character of the Area**

**National Planning Policy Framework (2012); Development Plan Document 1 (DPD1): Core Strategy Policies KP2 (Development Principles) and CP4 (Environment and Urban Renaissance); Development Management Document 2: Policy DM1 (Design Quality), DM3 (The Efficient and Effective Use of Land) and Design and Townscape Guide SPD1 (2009).**

- 4.2 The National Planning Policy Framework (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 56 – ‘Requiring good design’).
- 4.3 Policy KP2 of the Core Strategy advocates the need for all new development to *“respect the character and scale of the existing neighbourhood where appropriate and secure improvements to the urban environment through quality design.”* Policy CP4 of the Core Strategy states *“development proposals will be expected to contribute to the creation of high quality, sustainable urban environment which enhances and complements the natural and built assets of Southend by maintaining and enhancing the amenities, appeal and character of residential areas, securing good relationships with existing development, and respecting the scale and nature of that development.”*
- 4.4 Policy DM1 of the Development Management DPD2 advocates the need for good quality design that contributes positively to the creation of successful places. All developments should respect the character of the site, its local context and surroundings in terms of its architectural approach, height, scale, form and proportions.
- 4.5 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.”*
- 4.6 The proposed part hipped roof of the two storey rear extension would be aligned with the existing ridge height of the dwelling. Given the part flat roof element would be aligned with the existing it is considered to be integrated

with the applicant property. The proposed roof form would not match existing and all proposed materials would match existing however would be a small element of the roof which would not be really visible from public vantage points. It is therefore considered the proposed development would be well integrated in terms of scale and design with the original dwelling in accordance with the NPPF, policies KP2 and CP4 of the Core Strategy, policy DM1 and DM3 of the Development Management Document and the Design and Townscape Guide.

### **Impact on Residential Amenity**

**National Planning Policy Framework (2012); Development Plan Document 1 (DPD1): Core Strategy Policies CP4 (Environment and Urban Renaissance); Development Management Document 2: Policy DM1 (Design Quality) and Design and Townscape Guide SPD1 (2009).**

- 4.7 Paragraph 343 of the Design and Townscape Guide (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."* Policy DM1 of the Development Management DPD also 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."*
- 4.8 The proposed two storey rear extension would project a maximum of 2.85 metres and would be built to an eaves height of 5 metres and a maximum height of 8 metres. The proposal would be sited 1.65 metres from the shared eastern boundary with No. 18, 1 metre from the shared western boundary with No. 22 and sited approximately 24 metres from the shared rear boundary with 'Chapman Sands' flat complex.
- 4.9 No. 18 to the west of the property has formed a single storey rear extension and given the existing separation distance of 1 metre between the properties would not be altered it is considered the proposed rear extension would not cause an issue of overbearing, sense of enclosure or loss of light for the occupants of this property. It is noted that there are windows within the flank elevations of the neighbouring properties at ground and first floor level however these appear to be secondary windows or serving non-habitable rooms. The proposal would result in the rear elevation of the applicant property and No. 22 to the east becoming aligned as such no concerns are raised with regard to the living conditions in terms of access to daylight/sunlight or outlook.
- 4.10 The existing balcony at first floor level would be replaced with the proposed Juliette balcony. The current level of overlooking available from the balcony would not be increased and therefore the residential amenity of surrounding properties would not be altered.
- 4.11 To the easternmost side rear elevation at ground floor level it is proposed to install five full length glazed bi-folding patio doors which would extend to the

proposed east flank elevation. While to the westernmost side it is proposed to install three full length glazed bi-folding patio doors. At first floor level one bedroom window would be installed and four glazed doors to gain access onto the proposed Juliette balcony. The proposed alterations would increase the current level of glazing however given it is to the rear elevation and given the separation distances to the neighbouring properties it is not considered to cause an issue of overlooking or loss of privacy for the surrounding properties.

### **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).**

- 4.12 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.
- 4.13 The proposal does not increase the parking requirements for the property; parking spaces are currently available to the front of the property. As such, no objections are raised.

### **Flood Risk**

**National Planning Policy Framework (2012); Development Plan Document 1 (DPD1): Core Strategy Policies CP4 (Environment and Urban Renaissance); Development Management Document 2: Policy DM1 (Design Quality) and Design and Townscape Guide SPD1 (2009).**

- 4.14 As the application site is within Flood Zones 2 and 3 the applicant is required to submit a Flood Risk Assessment. To address this matter, the applicant has submitted a flood risk assessment which identifies that flood resilience and flood proofing measures that would be incorporated in the proposed development where appropriate. The applicant has identified that the floor levels of the extension will be no lower than the existing building. It is considered that the Local Planning Authority can be satisfied that the development can be safely occupied.

### **Community Infrastructure Levy (CIL)**

## **Charging Schedule**

- 4.15 The proposal for the existing 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.

## **5 Conclusion**

- 5.1 Having taken all material planning considerations into account, it is found that subject to compliance with the attached conditions, the proposed development would be acceptable and compliant with the objectives of the relevant development plan policies and guidance. The proposal would have an acceptable impact on the amenities of neighbouring occupiers and the character and appearance of the application site, the street scene and the locality more widely. The highways impacts of the proposal are not considered to be such that a refusal of planning permission would be justified. This application is therefore recommended for approval subject to conditions.

## **6 Planning Policy Summary**

- 6.1 National Planning Policy Framework (NPPF) (2012)
- 6.2 Development Plan Document 1: CP4 (The Environment and Urban Renaissance) and KP2 (Development Principles)
- 6.3 Development Plan Document 2: Policy DM1 (Design Quality) and Policy DM15 (Sustainable Transport Management)
- 6.4 Supplementary Planning Document 1: Design and Townscape Guide 2009
- 6.5 CIL Charging Schedule

## **7 Representation Summary**

### **Public Consultation**

- 7.1 Thirteen neighbouring properties were notified and no letters of representation were received.
- 7.2 Councillor Folkard has requested that this planning application go before the Development Control Committee for consideration.

## **8 Relevant Planning History**

- 8.1 16/01271/AMDT - Vary condition 3 to allow outbuilding to be used sports clinic (Minor Material Amendment to Planning Permission 12/00977/FULH dated 4th September 2012) – Pending Decision
- 8.2 16/01005/FULH - Erect roof extension with raised roof heights to form habitable accommodation in roof with juliette balcony to rear, dormer to side,

roof light to front, install screening to rear first floor balcony, mono-pitched roof to single storey rear extension and alter elevations (Amended Proposal) – Application Refused

8.3

16/00122/FULH – Erect roof extensions with raised roof heights, dormer to rear and balcony, install screening to rear first floor balcony, mono-pitched roof to single storey rear extensions and alter elevation – Application Refused.

8.4

14/00228/CLP – Single storey rear extension and roof extension (Lawful Development Certificate – Proposed) – Grant Lawful development Certificate (Proposed)

8.5

12/00977/FULH – Erect outbuilding (garden store/personal gym at rear (retrospective) – Permission Granted

8.6

12/00695/CLP – Erect shed at rear (Lawful Development Certificate – Proposed) – Refuse Lawful Development Certificate

## **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: TP-301-A**

**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 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**

**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.**