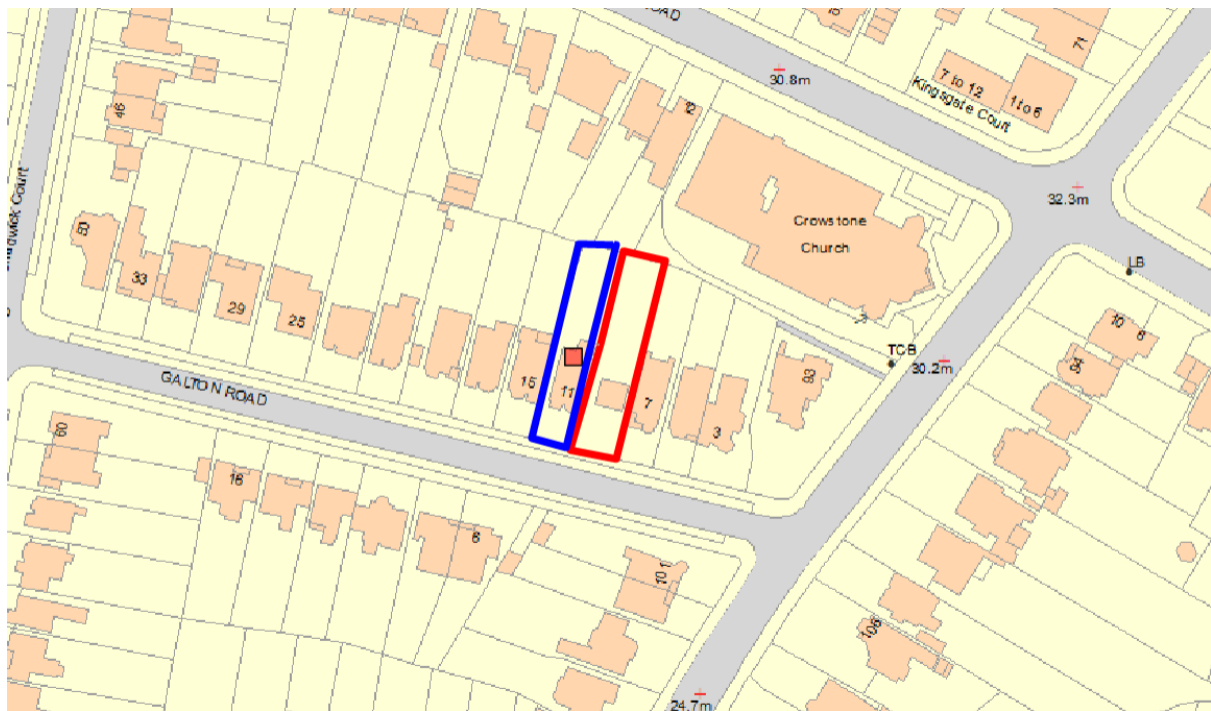


Reference:	16/01805/FUL	
Ward:	Chalkwell	
Proposal:	Demolish existing garage and erect detached dwellinghouse with basement car parking on land adjacent 11 Galton Road, extend existing crossover and form additional crossover onto Galton Road	
Address:	11 Galton Road, Westcliff-On-Sea, Essex, SS0 8LE	
Applicant:	Mr & Mrs Marriott	
Agent:	Knight Gratrix	
Consultation Expiry:	11/11/16	
Expiry Date:	24/11/16	
Case Officer:	Ian Harrison	
Plan Nos:	010, 011, 012 and 13	
Recommendation:	Delegate authority to GRANT PLANNING PERMISSION subject to the expiry following the end of the public notification period.	



1 The Proposal

- 1.1 The application seeks planning permission for the demolition of single storey garaging at the east side of the 11 Galton Road and the erection of a dwelling and the alteration of the hardstanding and vehicle accesses at the site.
- 1.2 The application site measures 11 metres wide and 58 metres deep. The site currently features a block of garages that measures 6.4 metres deep and 6.5 metres wide and is attached to the side of the existing dwelling of 11 Galton Road by a wall. The removal of these structures would result in a gap of 9.8 metres being formed between the side elevation of the existing dwelling and the east boundary of the site.
- 1.3 It is proposed to erect a dwelling in the abovementioned gap that would have four floors of accommodation. At basement level the dwelling would measure 17 metres deep and 7 metres wide. The main part of the dwelling above the basement would measure 12 metres deep and 6.8 metres wide with a pitched roof built to an eaves height of 6.6 metres and a ridge height of 11.2 metres above the resultant ground level, with a full gable to the rear and a hipped gable to the front. Forward of the main part of the dwelling would be a three storey gable that would project by 0.7 metres and measure 4 metres wide with an eaves height that would match the main dwelling and a maximum height of 9.6 metres above ground level. A 1.3 metre deep curved bay would be provided forward of gable projection and an inset balcony with an open south elevation would be provided within the roofspace of the projection. At ground floor would be a 1.2 metre by 3 metre porch with a flat roof on which would be provided a first floor balcony. At the rear of the dwelling, the ground floor would project by 3.9 metres to the rear of the main dwelling, above which would be a two storey projection that would measure 4.1 metres wide and be built to an eaves height of 6.6 metres and a maximum height of 9.6 metres. Three rooflights would be provided at each side of the dwelling.
- 1.4 The proposed basement would include a garage parking space that would measure 6.2 metres by 3.8 metres and an additional parking space would be provided forward of the dwelling. The existing crossover at the Galton Road frontage of the site would be widened from 3.2 metres to 4.6 metres and a new access would be provided to serve the existing dwelling along with a parking area capable of accommodating two cars.
- 1.5 The proposed three bedroom dwelling would have an internal floor area of 325 square metres. The proposed bedrooms would measure 40, 17.4 and 14 metres and the two smaller bedrooms would be served by dressing areas which would substantially increase the size of the bedrooms.

2 Site and Surroundings

- 2.1 The application site measures 11 metres deep and 58 metres wide and is located to the north of Galton Road. The site contains single storey garages as set out above.
- 2.2 The character of the area is residential typified by two and three storey detached dwellings of relatively consistent scale and architecture.

3 Planning Considerations

- 3.1 The main considerations in the determination of this application are the principle of the development, design and impact on the streetscene, impact on residential amenity of neighbouring residents, the standard of accommodation for future occupiers, traffic and highways issues.

4 Appraisal

Principle of Development

National Planning Policy Framework; DPD1 (Core Strategy) policies KP2, CP4, CP8; Development Management DPD Policies DM1, DM3, DM7, DM8 and DM15 and the Design and Townscape Guide SPD1 (2009)

- 4.1 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. 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.”*
- 4.2 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 CP8 requires that development proposals contribute to local housing needs.
- 4.3 Policy CP8 of the Core Strategy identifies that the intensification of the use of land should play a significant role in meeting the housing needs of the Southend Borough, providing approximately 40% of the additional housing that is required to meet the needs of the Borough.
- 4.4 As part of its Strategic Housing Land Availability Assessment (SHLAA) update, the Council has published information on its potential housing supply (5 year supply of housing plus an additional 5% buffer as required by the NPPF). This demonstrates that the Council has a 6 year housing land supply against its adopted targets and therefore, meets the requirements of the NPPF in terms of housing delivery. Thus the authority is able to meet its housing needs targets without recourse to allowing development which would otherwise be unacceptable. The principle of further residential use at the site can be considered acceptable subject to the following detailed considerations.

Design and Impact on the Character of the Area

National Planning Policy Framework, Policy KP2 and CP4 of the Core Strategy, Development Management DPD Policies DM1 and DM3 and Design and Townscape Guide.

- 4.5 In the Council's Development Management DPD, policy DM1 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."
- 4.6 Policy DM3 states that "*all development on land that constitutes backland and infill development will be considered on a site-by-site basis. Development within these locations will be resisted where the proposals:*
- (i) Create a detrimental impact upon the living conditions and amenity of existing and future residents or neighbouring residents; or*
 - (ii) Conflict with the character and grain of the local area; or*
 - (iii) Result in unusable garden space for the existing and proposed dwellings in line with Policy DM8; or*
 - (iv) Result in the loss of local ecological assets including wildlife habitats and significant or protected trees."*
- 4.7 Paragraph 201 of SPD1 states that "*Infill sites are development sites on the street frontage between existing buildings. These areas are usually spaces left over after earlier development or the redevelopment of small industrial units or garages. The size of the site together with an analysis of local character and grain will determine whether these sites are suitable for development. In some cases the site may be too small or narrow to accommodate a completely new dwelling (including usable amenity space and parking) and trying to squeeze a house onto the site would significantly compromise its design quality and be detrimental to neighbouring properties and local character. In these circumstances, unless an exceptional design solution can be found, infill development will be considered unacceptable."*
- 4.8 The site that would be formed between dwellings following the removal of the existing garaging would be of adequate size to contain a dwelling whilst also replicating the grain and pattern of development. The large gap and the side spread of garaging that exists between properties is out-of-keeping with the rhythm of dwellings on the north side of Galton Road and it is therefore considered that the introduction of a dwelling to the site would represent an appropriate and acceptable form of infill development that would accord with the general content of the policies set out above.
- 4.9 The submitted plans include a street-scene drawing which demonstrates that the dwelling would be of a height that sits comfortably between the two neighbouring dwellings, reflecting the changing ground levels and the staggered heights of dwellings which result from this topography. It is therefore considered that the height of the dwelling is acceptable and it is noted that the proposed dwelling would be of comparable depth to both neighbouring properties.

- 4.10 The architectural detailing of the proposed dwelling would draw extensively from the neighbouring properties of Galton Road but also include a few modern design features (such as the recessed second floor balcony) which can be seen elsewhere within the surrounding area and are considered to represent an appropriately modern interpretation of the traditional dwellings of this area.
- 4.11 For these reasons it is considered that the proposal would suitably integrate with the grain of development within the vicinity of the site, would be of appropriate scale and would be of sufficiently high quality to accord with the policies of the development plan. Although visible in views from the rear of the locally listed building to the north east of the application site (Crowstone St. George's United Reformed Church) and limiting views of that church from the south west, it is considered that the proposal would not harm the setting of the heritage asset to an extent that would justify the refusal of the application.

Impact on Residential Amenity.

National Planning Policy Framework, Policy CP4 of the Core Strategy, Development Management DPD Policy DM1 and Design and Townscape Guide.

- 4.12 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. 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."
- 4.13 The neighbouring property to the east features two flats, one at ground floor and one that utilises the first and second floor accommodation. The ground floor flat within the building features no windows in the ground floor side elevation other than a small window within a door, which cannot be relied upon to serve a habitable room. Seven windows exist in the side elevation at ground, first and second floor which serve the upper floor flat (including the lobby and stairwell at ground floor). The first floor windows serve the staircase and provide a secondary window to the lounge at the front of the building which features two other windows/doors that face south. At second floor the windows serve the staircase and landing and a bedroom/study.
- 4.14 The proposed dwelling would be visible from these windows and would therefore have some impact on light and outlook. As the majority of the windows and the larger windows serve non-habitable areas of the dwelling or act as secondary windows, it is considered that the impact on the light and outlook would not be sufficiently harmful to justify the refusal of the application. There would be a significant impact on the existing dwelling which would materially change the environment within the upper floor flat which currently has unrestricted views and a large space at the side of the dwelling, but it is considered that the resultant situation would not be unacceptably poor to prevent or unduly restrict occupation.

From the upper floor windows, the proposed roofspace would be visible and would restrict views, but would not be oppressively overbearing to an extent that would justify the refusal of the application. As the rooflights in the proposed dwelling would be 2.7 metres above the finished floor level, it is considered that any views from that accommodation would be upwards only and therefore there would be no overlooking of the neighbouring property. It is therefore considered that it is not necessary or reasonable to require the proposed rooflights at the east side of the dwelling to be fitted with obscure glass.

- 4.15 The proposed dwelling would have some impact on the amount of light that reaches the amenity area to the north of the neighbouring property, but as with the internal accommodation, it is considered that the environment within the resultant north facing garden would be no worse than would normally be expected.
- 4.16 The existing dwelling to the west of the site is within the applicant's control and therefore it is considered that any negative impacts of the proposed development would be self-imposed and should be given weight accordingly. It is noted that the three windows at first floor in the side elevation appears to serve non-habitable rooms and therefore, alike the property to the east which is discussed above, it is considered that the impact of the development would not be harmful to an extent that would justify the refusal of the application.
- 4.17 No other properties would be materially affected by the proposed development to an extent that would justify the refusal of the application on those grounds. It is considered that overlooking from the additional windows and balconies that are proposed would not be materially worse than that which is caused by existing dwellings and is no worse than what would reasonably be expected within this location.

Standard of Accommodation:

National Planning Policy Framework, Policy KP2 and CP4 of the Core Strategy, Development Management DPD Policies DM1, DM3 and DM8 and the Design and Townscape Guide.

- 4.18 Paragraph 17 of the NPPF states that "*planning should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings*". It is considered that most weight should be given to the Technical Housing Standards that have been published by the government which are set out as per the below table:
- Minimum property size for a 3 bedroom (6 person bed space) dwelling shall be 108 square metres.
 - Bedroom Sizes : The minimum floor area for bedrooms to be no less than 7.5m² for a single bedroom with a minimum width of 2.15m² ; and 11.5m² for a double/twin bedroom with a minimum width of 2.75m or 2.55m in the case of a second double/twin bedroom.
 - Floorspace with a head height of less than 1.5 metres should not be counted in the above calculations unless it is solely used for storage in which case 50% of that floorspace shall be counted.

- A minimum ceiling height of 2.3 metres shall be provided for at least 75% of the Gross Internal Area.

Weight should also be given to the content of policy DM8 which states the following standards in addition to the national standards.

- Provision of a storage cupboard with a minimum floor area of 1.25m² should be provided for 1-2 person dwellings. A minimum of 0.5m² storage area should be provided for each additional bed space.
- Amenity: Suitable space should be provided for a washing machine and for drying clothes, as well as private outdoor amenity, where feasible and appropriate to the scheme.
- Storage: Suitable, safe cycle storage with convenient access to the street frontage.
- Refuse Facilities: Non-recyclable waste storage facilities should be provided in new residential development in accordance with the Code for Sustainable Homes Technical Guide and any local standards. Suitable space should be provided for and recycling bins within the home. Refuse stores should be located to limit the nuisance caused by noise and smells and should be provided with a means for cleaning, such as a water supply.

Working: Provide suitable space which provides occupiers with the opportunity to work from home. This space must be able to accommodate a desk and filing/storage cupboards.

- 4.19 The proposed residential unit is shown to have a total of six bed spaces and would measure 325 square metres, thereby complying with the abovementioned standards. All of the bedrooms would comply with the abovementioned standards.
- 4.20 The amenity space provision for the proposed dwelling is considered to be adequate and in-keeping with the grain of the surrounding area and the reasonable expectations of an occupant of the dwelling proposed.
- 4.21 Policy DM8 states that developments should meet the Lifetime Homes Standards unless it can be clearly demonstrated that it is not viable and feasible to do so. Lifetime Homes Standards have been dissolved, but their content has been incorporated into Part M of the Building Regulations and it is considered that these standards should now provide the basis for the determination of this application. Although not demonstrated by the applicant's submissions it is considered that it is very likely that the development would be able to comply with Part M4(2) of the Building Regulations. Further clarification is being sought from the applicant in this regard and will be made available to the Development Control Committee through the Supplementary Report.

Highways and Transport Issues:

National Planning Policy Framework, Policy KP2, CP4 and CP8 of the Core Strategy, Development Management DPD Policies DM1, DM3 and DM15 and the Design and Townscape Guide.

- 4.22 The existing vehicular access point to the site is proposed to be amended and a new crossover would be provided. The Highway Authority has raised no objection to this element of the proposal and it is therefore considered that the means of accessing the site should not be found objectionable on highway safety grounds. Conditions should be imposed to require the two points of access and parking areas to be provided prior to the occupation of the dwelling hereby approved.
- 4.23 Policy DM15 states that each dwelling should be served by two parking spaces and the proposal complies with these standards providing two spaces for each dwelling. It is noted that the garage parking space does not meet the requirements of the Council's adopted parking standards as it does not measure 3 metres by 7 metres. However, the justification for garages to be of that size is to enable a garage to be functional in terms of accommodating a car and ancillary storage. In this case, the proposed garage would be adequate to contain a car and there are two stores and a large basement that would be more than outweigh the conflict with policy. In this instance it is considered that the undersized garage can be considered acceptable.

Sustainability

Core Strategy Policies KP2, CP4 and CP8, Development Management DPD Policy DM2 and SPD1

- 4.24 Policy KP2 of the DPD1 and the SPD1 require that 10% of the energy needs of a new development should come from on-site renewable resources, and also promotes the minimisation of consumption of resources. No details have been submitted to demonstrate this proposal would provide 10% of the energy needs, it is considered this could be required by condition if permission is granted.
- 4.25 Policy DM2 states that developments should achieve compliance with Level 3 of the Code for Sustainable Homes. It is also stated that water efficient design measures should be incorporated into development. Changes to legislation means that these standards have now been incorporated into Building Regulations and as such it is considered that it is reasonable and necessary to impose conditions to any permission granted at this site to require development to achieve the 'enhanced standard' of building regulations.

Community Infrastructure Levy

- 4.27 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 development will result in the erection of a building that measures 325 square metres in internal area and it is noted that 38 square metres of 'in-use' floorspace would be removed. The net gain of 287 square metres of floorspace means that the proposed development would require a CIL payment of £6,071.15. It is however noted that a 'self-build exemption' form has been submitted and that application will be assessed by the Local Planning Authority in due course.

Conclusion

- 4.28 It is considered that the proposed development enable the provision of a dwelling at the site without causing harm to the character and appearance of the application site and the surrounding area. It is also considered that the proposed development would be served by adequate parking, would not cause unacceptable harm to the amenities of neighbouring residents and would be built to adequate standards to comply with the Technical Housing Standards. It is therefore considered that the proposed development should be found acceptable.

5 Planning Policy Summary

- 5.1 National Planning Policy Framework
- 5.2 DPD1 Core Strategy Policies CP4 (Environment & Urban Renaissance) and KP2 (Development Principles), CP8 (Dwelling Provision)
- 5.3 Development Management DPD Policies DM1, DM2, DM3, DM7, DM8 and DM15
- 5.4 Community Infrastructure Levy Charging Schedule
- 5.5 Design & Townscape Guide 2009 (SPD1).

6 Representation Summary

Design & Regeneration

- 6.1 No comments have been received at the time of writing.

Traffic & Highways Network

- 6.2 No comments have been received at the time of writing.

Public Consultation

- 6.3 A site notice was displayed and 22 neighbours were notified of the application. No responses to the application have been received, but it should be noted that the public consultation period runs until 11/11/16. Any responses received will be made available within a Supplementary Report to the Development Control Committee.

7 Relevant Planning History

- 7.1 Works of alteration to the existing dwelling were refused under the terms of applications 03/01400/FUL and 04/00044/FUL.

8 Recommendation

As the public consultation period is on-going and will continue until 11/11/16, it is recommended that the Delegated Authority is given to the Group Manager for Planning and Building Control or the Head of Planning and Transport to GRANT PLANNING PERMISSION provided that the public notification exercise raises no additional issues that would justify a different conclusion being reached, and 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: 010, 011, 012 and 13

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

- 03 The development hereby approved shall only be undertaken using the materials set out within the submitted plans unless otherwise agreed in writing by 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 Prior to the commencement of the development hereby approved details shall be submitted to and approved in writing of the means of constructing the retaining walls at each side of the proposed access to the basement garage. The details shall include details of the materials that shall be used and any forms of enclosure that will be erected at ground level. Subsequently the development shall only be undertaken using in accordance with the approved details unless otherwise agreed in writing by 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).

- 05 The proposed second floor rooflights shall be a minimum of 2.7 metres above internal floor level (as shown on the plans hereby approved) unless otherwise agreed in writing by the local planning authority.

Reason: To protect the privacy and environment of people in neighbouring residential properties, in accordance with the NPPF, DPD1 (Core Strategy) 2007 policy CP4, Development Management DPD Policy DM1 and SPD1 (Design and Townscape Guide).

- 06 Notwithstanding the provisions of Classes A, B, C and D of Part 1 of Schedule 2 to the Town and Country Planning General Permitted Development Order 2015 (or any statutory modification or re-enactment or replacement thereof (as the case may be) for the time being in force), no extensions shall be erected at the site unless otherwise agreed in writing by the local planning authority.

Reason: To safeguard character and appearance of surrounding area in accordance with policies DM1 and DM5 of the Development Management DPD and policies KP2 and CP4 of the Core Strategy.

- 07 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).

- 08 Prior to first occupation of the development hereby approved details of the water efficient design measures set out in Policy DM2 (iv) of the Development Management Document to limit internal water consumption to 105 litres per person per day (lpd) (110 lpd when including external water consumption), including measures of water efficient fittings, appliances and water recycling systems such as grey water and rainwater harvesting.

Reason: To minimise the environmental impact of the development through efficient use of water in accordance with the National Planning Policy Framework, DPD1 (Core Strategy) policy KP2, DPD2 (Development Management Document) policy DM2 and SPD1 (Design and Townscape Guide).

- 09 The dwelling hereby approved shall be built in accordance with Part M4(2) of the Building Regulations, as shown on the plans hereby approved, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the provision of dwellings that enable lifetime living, in accordance with policy DM8 of DPD2 (Development Management).

- 10 The dwelling hereby approved shall not be occupied until such time that the accesses shown at the application site (serving the proposed development) and on the land within the applicant's control (serving the existing dwelling of 11 Galton Road) have been installed and all hardstanding has been provided in accordance with the approved plans.

Reason: To ensure the provision of dwellings that enable lifetime living, in accordance with policy DM8 of DPD2 (Development Management).

- 11 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).

Informative

Please note that the development the subject of this application is liable for a charge under the Community Infrastructure Levy Regulations 2010 (as amended). Enclosed with this decision notice is a Community Infrastructure Levy (CIL) Liability Notice for the attention of the applicant and any person who has an interest in the land. This contains details including the chargeable amount, when this is payable and when and how exemption or relief on the charge can be sought. You are advised that a CIL Commencement Notice (CIL Form 6) must be received by the Council at least one day before commencement of development. Receipt of this notice will be acknowledged by the Council. Please ensure that you have received both a CIL Liability notice and acknowledgement of your CIL Commencement Notice before development is commenced. Most claims for CIL relief or exemption must be sought from and approved by the Council prior to commencement of the development. Charges and surcharges may apply, and exemption or relief could be withdrawn if you fail to meet statutory requirements relating to CIL. Further details on CIL matters can be found on the Council's website at www.southend.gov.uk/cil.

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.