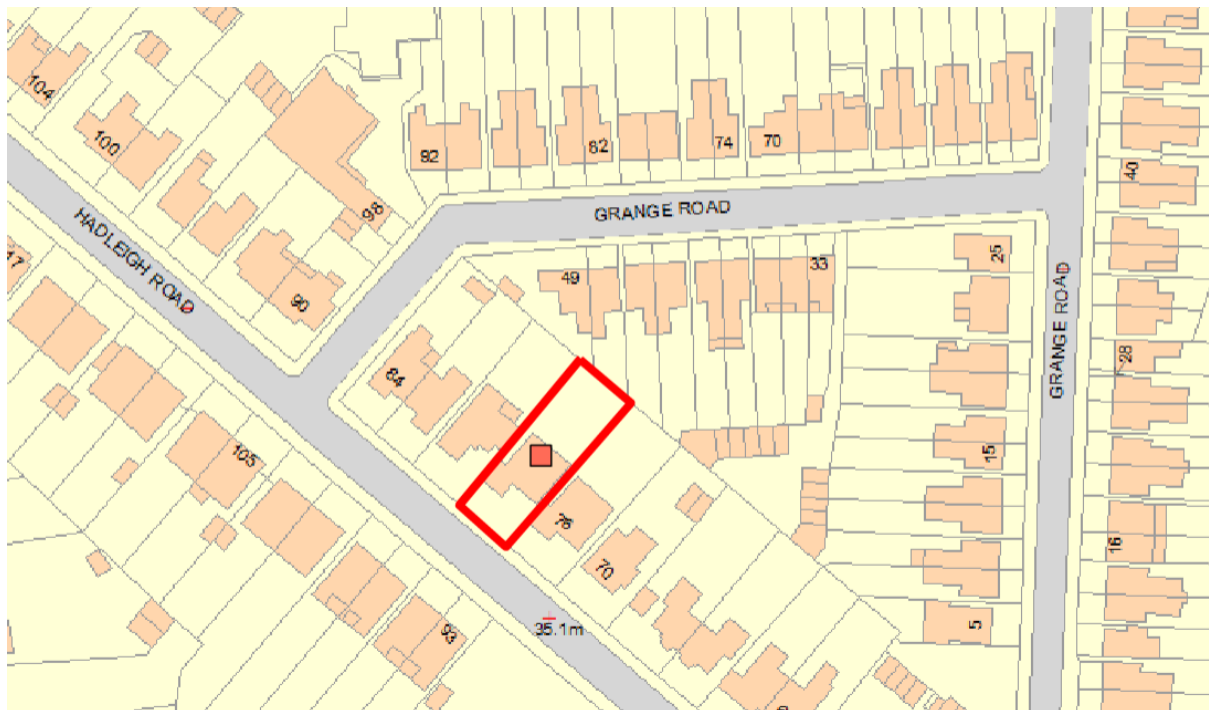


Reference:	16/01760/FULH	
Ward:	West Leigh	
Proposal:	Raise roof height to form habitable accommodation in roof, dormer to rear and alterations to front, side and rear elevations (Amended Proposal)	
Address:	78 Hadleigh Road, Leigh-On-Sea, Essex SS9 2LZ	
Applicant:	Mr & Mrs Hall	
Agent:	Knight Gratrix Architects	
Consultation Expiry:	8 th November 2016	
Expiry Date:	16 th December 2016	
Case Officer:	Naomi Scully	
Plan Nos:	1043 010 E, 1043 011 E	
Recommendation:	GRANT PLANNING PERMISSION	



This application was deferred at the Development Control Committee meeting on 11th of January 2017 for a site visit.

1 The Proposal

- 1.1 The application seeks permission to raise the roof height to form habitable accommodation in roof, dormer to rear and alterations to front, side and rear elevations.
- 1.2 The proposed flat roof dormer projecting 3.1 metres from the rear roof slope, 2.27 metres high and would be 7.47 metres wide.
- 1.3 It is proposed to install two rooflights and one pitched roof extension to the front elevation roofslope. The proposed front extension project 2.2 metres from the roofslope and would be 1.6 metres high. The existing study room window to the west flank elevation would be removed.
- 1.4 It is also proposed to raise the ridge height of the roof by 0.8 metres and increase the height of the existing projecting front gable by 1.2 metres and insert one snug room window to the front elevation. It is further proposed to install two rooflights to both the east and west side elevations roofslope elevations of this projection.
- 1.5 The positioning of the main front elevation entrance door would be moved towards the westernmost side and be replaced with a new timber front door and a glazed sidelight.
- 1.6 Following discussions with the agent amended plans were provided to reduce the scale of the rear dormer proposed. Given this alteration represented a reduction in the size of the extension proposed further consultation with neighbours was not required or considered appropriate.
- 1.7 This application follows application 16/01140/FULH, which proposed to raise roof height to form habitable accommodation in roof, dormer to rear and alterations to front, side and rear elevations which was refused for the following reason:
 - The proposed development by reason of the increase in height and bulk of the roof would result in an overly dominant dwellinghouse to the detriment of the character of the existing dwelling and streetscene contrary to the National Planning Policy Framework, Policies KP2 and CP4 of the Core Strategy, Policy DM1 of the Development Management Document and the Design and Townscape Guide, 2009

2 Site and Surroundings

- 2.1 The site is located to the south east of Hadleigh Road, Grange Road is to the north and Marine Parade is to the south. The topography of the site decreases slightly to the north east. The site is occupied by a two storey detached dwellinghouse.
- 2.2 The property has an average sized rear garden relative to the area. The front curtilage of the property is hard surfaced and two car parking spaces can be accommodated. The surrounding area is residential in character consisting of two storey semi-detached and detached dwellings of a mixed character and design.

3 Planning Considerations

- 3.1 The key considerations in relation to this application are the principle of the development, design and impact on the character of the area, 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 of extending and altering the property is found to be 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 366 of the Design and Townscape Guide under the heading of 'Roof Extensions and Dormer Windows' states *"Proposals for additional roof accommodation within existing properties must respect the style, scale and form of the existing roof design and the character of the wider townscape. Dormer windows, where appropriate, should appear incidental in the roof slope (i.e. set in from both side walls, set well below the ridgeline and well above the eaves). The position of the new opening should correspond with the rhythm and align with existing fenestration on lower floors."*
- 4.6 Paragraph 374 of the Design and Townscape Guide states that *"extensions that raise the ridge height of an existing building are only considered acceptable in principle where they complement the design of the original building and where they do not break the continuity of the streetscene or appear overbearing."*
- 4.7 It is proposed to increase the ridge height by 0.8 metres and the increase the roof height of the projecting gable at the front by 1.2 metres. The previous application proposed to increase the ridge height by 1.1 metres which was considered to result in the wide projecting gable becoming a dominant feature in the streetscene and would be detrimental to the character of the surrounding area. The reduced increase of the main roof height and the projecting gable as proposed under this application is considered to overcome previous concerns.
- 4.8 It is also proposed to insert a roof extension to the westernmost side of the front elevation roofslope and to insert one window to the front elevation gable. It is noted that several dwellings along Hadleigh Road have dormers to the front elevation. In this context it is considered that the provision of a dormer would not be detrimental to the character of the surrounding area.
- 4.9 The proposed roof form would be well integrated in terms of scale and design with the original dwelling and surrounding area in accordance with the NPPF, policies KP2 and CP4 of the Core Strategy, policies DM1 and DM3 of the Development Management Document and the Design and Townscape Guide. The proposal is not found to represent an overdevelopment of the site.

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).

- 4.10 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."*

- 4.11 It is proposed to form a flat roof dormer to the rear elevation to form habitable accommodation in the roof. The proposed dormer would be sited 1.2 metres above the eaves, 1.58 metres from the west and 1.65 metres from the east flank elevations, projecting 3.1 metres from the rear elevation roof slope a reduction of 0.41 metres in comparison to the previous application. It is considered the proposed rear dormer would be proportionate to the existing dwellinghouse and it is found to be acceptable in this instance. Taking the siting and projection of the proposed dormer into consideration it is not considered to be overbearing or cause a sense of enclosure for the occupants of the surrounding properties.
- 4.12 The east flank elevation of No. 80 features two windows at first floor level serving a bedroom and two windows serving a living room at ground floor level. No. 76 features no windows to the west flank elevation. The increase in height would cause loss of some light to the bedroom and living room in the side elevation of No. 80. However given the windows to the side elevation at ground and first floor level are secondary it is considered the raised roof height would not be overbearing or create a sense of enclosure for the occupants of No. 80. As the outlook from the windows is already dominated by the existing dwelling it is considered that the impact of the proposal would not be significantly worse than the existing situation.
- 4.13 The proposed dormer window at the rear would face the gardens of the neighbouring properties but not the dwellings. It is recognised that the elevated views towards the neighbouring gardens would cause the loss of some privacy within the gardens, but not to an extent that would cause material harm to residential amenity in a manner that would justify the refusal of the application. The distance of 16.6 metres to the properties of Grange Road is ample to ensure that views from the dormer do not harmfully overlook the neighbouring properties.
- 4.14 The six rooflights and extension to the front would enable views towards neighbouring properties, but only towards those parts of the properties that are already visible from the public domain and are therefore not private.

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).

- 4.15 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.
- 4.16 Due to internal alterations the proposal would result in the loss of some garage space however space would be retained at the site to enable parking of two cars. Therefore no objection can be raised in relation to the loss of parking.

Community Infrastructure Levy (CIL)

Charging Schedule

- 4.17 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 found to have overcome the reasons for refusing the previous application at the site and is recommended for approval subject to conditions.

6 Planning Policy Summary

- 6.1 National Planning Policy Framework (NPPF) (2012)
- 6.2 Development Plan Document 1: Core Strategy Policies CP3 (Transport and Accessibility), CP4 (Environment and Urban Renaissance) and KP2 (Development Principles)
- 6.3 Development Management Document 2: Policy DM1 (Design Quality), DM3 (The Efficient and Effective Use of Land) and 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 Nine neighbouring properties were notified and two letters of representation were received objecting to the following:
- The reduction in the ridge height is very marginal, almost imperceptible.
 - The proposal is very clearly in the nature of overdevelopment and should be rejected.
 - Proposed extension would result in the loss of privacy to the rear garden of No. 76 and the loss of some late afternoon sun over the decking area in Spring and Autumn.
 - Proposed plans are totally inappropriate for the area as well as being in sharp contrast to the style, appearance and size of neighbouring properties.

- There is little or no consideration to over development and to bring down the roof line down to the level of the adjacent properties.
- This application continues to violate planning guidelines as well as being blatant snub to the integrity of the committee and local residents.
- Proposal results in a loss of amenity at neighbouring properties.

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

Leigh Town Council

7.2 The following comments were received:

7.3 Overdevelopment due to the size and bulk of dormers. Out of keeping with the street scene, as will be the only 3 storey house in Hadleigh Road, as by raising the roof line it is an extra storey and not just a loft conversion

8 Relevant Planning History

8.1 16/01140/FULH – Raise roof height to form habitable accommodation in roof, dormer to rear and alterations to front, side and rear elevations – Application Refused.

9 Recommendation

GRANT PLANNING PERMISSION subject to the following conditions:

01 The development hereby permitted shall begin not later than three years from the date of this decision.

Reason: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

02 The development hereby permitted shall be carried out in accordance with the following approved plans: 1043 010 E, 1043 011 D

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 for further details about CIL.