

Southend-on-Sea Borough Council

Development Control Committee 11th January 2017

SUPPLEMENTARY INFORMATION

Reports on Pre-Meeting Site Visits

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SOS/16/01773/FUL 19 Kings Road, Westcliff-on-Sea

4. Appraisal

Please note the following amendment to para 4.10:

4.10 It is noted that one letter of objection has been received from a resident of Drake Road and a second objection letter (with no address given) The application has come about following an enforcement complaint and it is therefore reasonable to add weight to the fact that the development has had sufficient impact on amenity to warrant it being reported to the Local Planning Authority. Despite the canopy/roof design it appears that overhanging the edges of the tree house would enable views towards the amenity area and habitable rooms of the adjacent properties (*Kingholme, Drake Road* and 2 Drake Road). For these reasons, it is considered, on balance, that the development has had an impact on residential amenity, in terms of overlooking and loss of privacy, that is harmful and contrary to the abovementioned policies.

9. Recommendation

Reasons for Refusal

Please note the amendment to Reason 02 as follows:

02. The treehouse development, by virtue of its height and design, is considered to be harmful to residential amenity as it enables unacceptable overlooking and causes a loss of privacy at *Kingholme, Drake Road and 2 Drake Road* to the detriment of the amenities of the occupiers of this property. The proposal is therefore unacceptable and contrary to the National Planning Policy Framework (NPPF), Southend Core Strategy (2007) policies KP2 and CP4, Southend Development Management Document (2015) policies DM1 and DM3, and the advice contained with the Southend Design and Townscape Guide (2009).

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16/02040/FULH 43 Theobalds Road, Leigh on Sea

8. Representation Summary

Cllr Georgina Phillips has commented as follows:

On having considered the planning application, representations and documents relating to this request (to move the proposed summer house nearer to the garden fence),I believe that to do so would unfairly impact on a neighbouring property. The position one metre away from the fence of such a large summerhouse would be overbearing and could also cause loss of light. I therefore would not support the proposed application in this case. I would be glad if you could allow my views to be taken into consideration as ward councillor

Reports on Main Plans List

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16/01572/FUL The Sarah Moore Public House, 57-59 Elm Road, Leigh-on-Sea

7. Representation Summary

7.4 An additional letter has been received from the objector that has been quoted within the Officer Report, which raises an objection on the grounds that the development will affect the light afforded to a neighbouring office window and sets out that the applicant should be required to remove that window. **[Officer Comment – for the reasons set out at paragraph 4.24 of the main report it remains the opinion of Officers that this should not form a basis of an objection and the applicant cannot reasonably be required to move a window in the neighbouring property.]**

9. Recommendation

Please note additional conditions as follows:

07. Prior to the commencement of development a renewable energy assessment shall be submitted to and agreed in writing with the Council to demonstrate how at least 10% of the energy needs of the development will come from onsite renewable options (and/or decentralised renewable or low carbon energy sources. The scheme as approved shall be implemented and brought into use on first occupation of the development unless otherwise agreed in writing with the Local Planning Authority.

Reason: To minimise the environmental impact of the development through efficient use of resources and better use of sustainable and renewable resources in accordance

with the National Planning Policy Framework, DPD1 (Core Strategy) policy KP2, DPD2 (Development Management) policy DM2 and SPD1 (Design and Townscape Guide).

08. Prior to 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).

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16/02036/FULH**

The Old Coach House, 2A Lymington Avenue, Leigh-on-Sea

7. Representation Summary

7.2 Further emails and correspondence have been received from one of the objectors raising various points which are similar to or a repetition of the points set out within the Officer Report.

7.3 A fourth letter of support has been received.