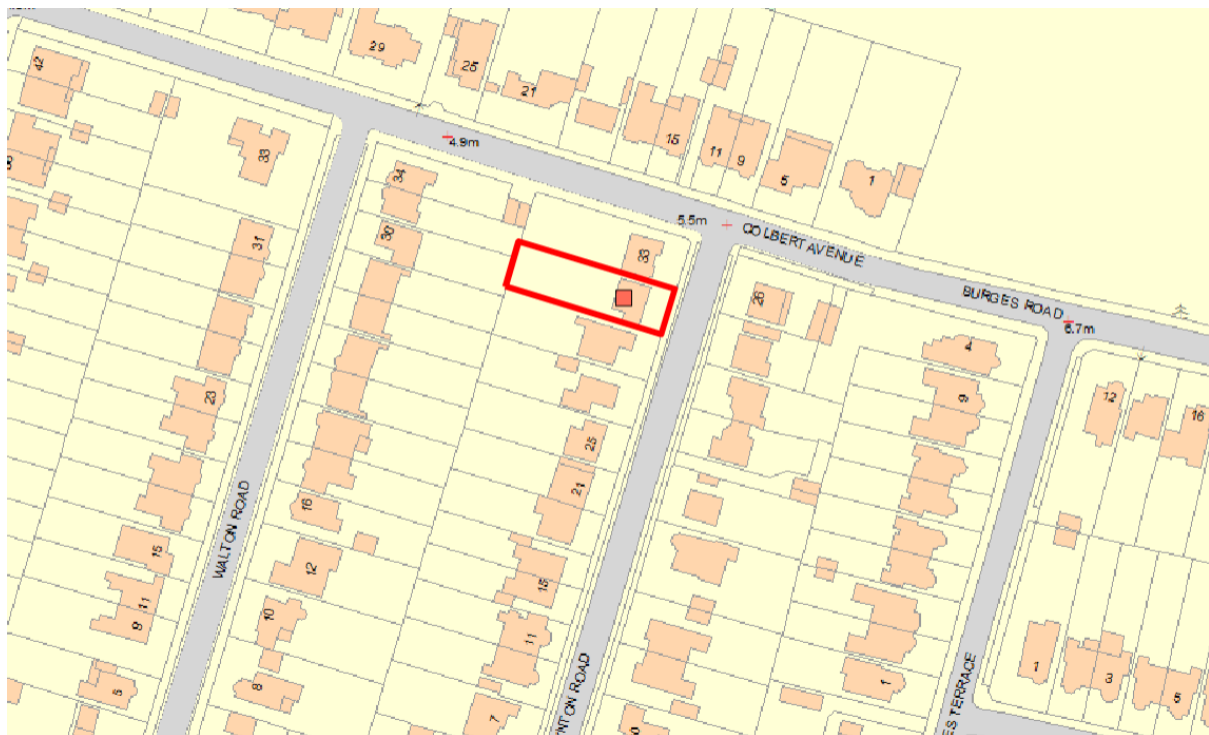


Reference:	16/02271/FULH
Ward:	Thorpe
Proposal:	Demolish existing single storey rear extension and garage to side, raise ridge height with dormer to rear, erect two storey rear extension with juliette balcony at first floor, first floor front extension incorporating porch at ground floor, part single/part two storey side extension, outbuilding to rear, alter elevations, form outdoor swimming pool at rear, layout hardstanding to front and install vehicular access on to Lynton road (Amended Proposal)
Address:	31 Lynton Road, Thorpe Bay, Essex, SS1 3BE
Applicant:	Mr and Mrs McCoy
Agent:	Medusa Design
Consultation Expiry:	25.01.2017
Expiry Date:	16.02.107
Case Officer:	Janine Rowley
Plan Nos:	1530.16.01; 1530.16.02 Revision I; 1530.16.03 Revision K
Recommendation:	GRANT PLANNING PERMISSION



1 The Proposal

- 1.1 Planning permission is sought to demolish the existing single storey rear extension and garage to side, raise the existing ridge height and install a dormer to the rear. A two storey rear extension with juliette balcony is proposed at first floor, first floor front extension incorporating porch at ground floor, part single/part two storey side extension, outbuilding to rear, alterations to elevations, an outdoor swimming pool at rear, hardstanding to front and a vehicular access on to Lynton road 4.8m wide.
- 1.2 The existing ridge height of the dwelling is 8.1m and the proposal will increase the height to 8.3m (0.2m difference). The two storey side extension is 2.8m-3m high at single storey and 7.7m high at two storey x 2.7m wide at ground floor and 1.3m wide at first floor x 11.6m deep at single storey and 6.5m deep at first floor. The two storey rear extension is 8.4m wide x 4m deep x 8.3m high. The rear dormer is 2.2m high x 3.1m deep x 1.8m wide. The two storey front extension is 6.4m high x 2.9m wide x 0.7m deep. The outbuilding to the rear is 3m deep x 10.2m wide x 2.3m-2.7m high. The proposal also includes a vehicle access onto Lynton Road.

2 Site and Surroundings

- 2.1 This section of Lynton Road is quite mixed in character. All the houses are individual designs, but there are a number of reoccurring commonalities including general scale, detached form and a mix of gabled and hipped roofs consistent building line, and generally red/brown roof tiles.
- 2.2 The application property is a hipped roof property that has been previously extended to the side and rear at single storey. The proposal seeks to transform this into a much larger dwelling by erecting a two storey front, side and rear extension, extending to the side, raising the ridge.

3 Planning Considerations

- 3.1 The main considerations of this application are the principle of the development, design, traffic and transportation and impact on residential amenity, sustainable construction, CIL chargeable.

4 Appraisal

Principle of Development

National Planning Policy Framework; DPD1 (Core Strategy) Policies KP1, KP2 and CP4; Development Management DPD2 policies DM1, DM3, and the Design and Townscape Guide SPD1 (2009).

- 4.1 This proposal is considered in the context of the National Planning Policy Framework 2012. Core Strategy DPD1 policies KP2 and CP4 and policies DM1 and DM3 of the Development Management Document. These policies ensure that any development proposals ensure the existing character and appearance of the surrounding area are respected. No objections are raised in principle to extensions to this property subject to the material planning considerations discussed in detail below.

Design and Impact on the Streetscene

National Planning Policy Framework; DPD1 (Core Strategy) Policies KP2 and CP4; Development Management Plan DPD2 policy DM1 and the Design and Townscape Guide SPD1 (2009).

- 4.2 The existing site includes a two dwellinghouse with an overall height of 8.1m and it is proposed to increase the ridge height to 8.3m. The increase in height by 0.2m will appear higher than no. 33 to the north (7.7m) and in line with no. 29 to the south (8.39m). No objection is raised to the raised ridge height as it will not appear significantly higher than the existing properties within the streetscene.
- 4.3 Paragraph 351 of SPD1 states that *“side extensions should be designed to appear subservient to the parent building. This can generally be achieved by ensuring the extension is set back behind the existing building frontage line and that its design, in particular the roof, is fully integrated with the existing property. Poorly designed side extensions will detrimentally affect the proportions and character of the existing property and so extreme care should be taken to ensure the original design qualities are preserved. Setbacks can also alleviate the difficulty of keying new materials (particularly brickwork) into old and disguises slight variations.”*
- 4.4 Paragraph 352 of the Design and Townscape Guide SPD1 states:

“Where a terracing effect would be out of character, it is important to maintain a degree of separation between two neighbouring properties. This separation should be maintained at all levels - narrowing an extension at first floor level creates an unacceptable design and must be avoided. Extensions over one storey should be set off the boundary to provide an equivalent amount of contextual separation that reflects the prevailing local character and should always be continuous in their form”.
- 4.5 The proposed two storey side extension will be set 0.3m away from the site boundary at ground floor and 1.2m at first floor and is set back 0.4m from the front elevation. The roof form has been set down 0.7m from the existing ridge height, which is welcomed. The proposed two storey side extension by reason of its design and scale appears subservient to the existing dwelling maintaining separation between no. 29 to the south of the site in keeping with the prevailing local character. .
- 4.6 No objection is raised to the overall design and scale of the two storey rear extension or the dormer, which appears subservient to the roof proposed.
- 4.7 The proposed two storey front extension will be set in front of the existing building line, however taking into account the varying streetscene no objection is raised to the overall depth. The hipped roof design, eaves and fenestration alignment has a positive relationship with the existing dwelling.
- 4.8 The proposed outbuilding by design and scale is considered acceptable.

- 4.9 No objections are raised to the vehicle crossover in terms of its siting as the existing street tree will be maintained.
- 4.10 In light of the above, the proposed extensions and outbuilding by reason of their design and scale will be positive additions to the existing property and will not harm the overall character and appearance of the streetscene in accordance with the National Planning Policy Framework 2012, Policies KP2 and CP4 of the Core Strategy, Development Management DPD2 policy DM1 and advice contained within the adopted Design and Townscape Guide (SPD1).

Traffic and transportation

National Planning Policy Framework; DPD1 (Core Strategy) policies KP2, CP4, CP3; policy DM15 of the DPD2 (Development Management Document) and the Design and Townscape Guide SPD1.

- 4.11 The proposal will result in a replacement garage of 2m wide x 3.86m deep, although it is noted the intention is to use the area for cycle/bin storage and provide off street parking to the front of the site. Given the existing garage is already below current standards, and the proposal will not change this situation, no objection is raised on parking grounds. The proposed vehicle crossover is 4.8m wide, which is policy compliant.

Impact on residential amenity

National Planning Policy Framework, Development Management DPD2 policy DM1, Core Strategy Policies KP2 and CP4, Development Management Document DPD2 policy DM1 and the Design and Townscape Guide (SPD1)

- 4.12 Policy DM1 of the Development Management Document states that any new 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. 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.
- 4.13 It is not considered the raised ridge height will result in a detrimental impact on the amenities of no. 29 to the south and no. 33 to the north in terms of being overbearing or resulting in loss light given the overall increase of 0.2m.
- 4.14 With respect to light and potential of overbearing on the existing amenities enjoyed by occupier at no. 29, the proposed two storey side extension will be set 0.3m from the boundary line at single storey and 1.2m at first floor level. Following a site visit to no. 29 Lynton Road, there are two windows to the flank elevation that serve an existing kitchen at ground floor, however the windows are secondary as the kitchen is also served by a window and door to the rear elevation. Windows at first floor serve a landing and bathroom, which are not habitable rooms and not afforded protection.

Whilst the side extension will have some impact on the amenities of no. 29, it is not considered that the impact would not be so great to result in material harm. Taking into account the siting of the two storey rear extension 4.3m away and given the extension is to the north of no. 29 it is not considered the proposal will result in demonstrable loss of light or overshadowing.

- 4.15 With respect to the two storey rear extension, the extension will be set 2m away from the flank elevation of no. 33 to the north of the site. The two storey extension will project 4m beyond the existing rear wall and complies with the notional 45 degree rule. Whilst the development will have some material impact on the amenities of no. 33 taking into account the separation distance and orientation of the property no objection is raised.
- 4.16 In relation to the overlooking and loss of privacy, windows are proposed to the flank elevations however, these can be dealt with by condition if the application is deemed acceptable to be obscure glazed.
- 4.17 The proposed outbuilding will be sited 0.7m away from the rear boundary and will have an overall height of 2.4m to 2.8m. Given the overall separation distance to the rear of properties in Walton Road no objection is raised.

Community Infrastructure Levy (CIL) Charging Schedule.

- 4.18 This application is CIL liable and the applicant has applied for a self-build exemption.

5 Planning Policy Summary

- 5.1 National Planning Policy Framework 2012
- 5.2 Development Plan Document 1: Core Strategy Policies KP1 (Spatial Strategy), KP2 (Development Principles), CP3 (Transport and Accessibility), CP4 (The Environment and Urban Renaissance)
- 5.3 Development Plan Document 2: Development Management Document Policies DM1 (Design Quality), DM3 (The Efficient and effective use of land), DM8 (Residential Standards). DM15 (Sustainable Transport Management)
- 5.4 SPD1 Design & Townscape Guide 2009

6 Representation Summary

Design and Regeneration

- 6.1 No objections.

Traffic and Transportation

6.2 No objections.

Public Consultation

6.3 8 neighbours notified of the proposal and 5 letters of representation has been received objecting to the proposal stating:

- The planned building will create too big of a footprint on the streetscene due to its overall bulk;
- Reduce daylight into two principle windows of no. 29 Lynton Road;
- Overbearing impact on occupiers of no. 29 Lynton Road
- Will impact on rights to light [**Officer Comment: This is not a material planning consideration but a civil matter**];
- Not in keeping with existing styles in the streetscene;
- The road also has restrictive covenants that apply to all properties in the road [**Officer Comment: This is not a material planning consideration but a civil matter**];
- 3 storey scaffolding has been installed and restrictions should be in place for building works

7 Relevant Planning History

7.1 Demolish existing single storey rear extension, erect two storey rear extension with juliette balcony at first floor, first floor front extension incorporating porch, part single/part first floor side extension, outbuilding to rear, install external swimming pool, layout hardstanding, form vehicular access on to Lynton Road and alter elevations- 16/02092/PREAPF

7.2 Demolish existing single storey rear extension and garage to side, raise ridge height, erect two storey rear extension with juliette balcony at first floor, first floor front extension incorporating porch at ground floor, part single/part two storey side extension, outbuilding to rear, alter elevations, form outdoor swimming pool at rear, layout hardstanding to front and install vehicular access on to Lynton road- Withdrawn (16/01556/FULH)

8 Recommendation

8.1 **Members are recommended to GRANT PLANNING PERMISSION subject to the following conditions:**

1 **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.

2 **The development hereby permitted shall be carried out in accordance with the following approved plans: 1530.16.01; 1530.16.02 Revision I; 1530.16.03 Revision K.**

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

- 3 All new work to the outside of the building must match existing original work in terms of the choice of materials including render, roof tiles and 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: In the interests of visual amenity to ensure that the appearance of the building makes a positive contribution to the character and appearance of the area. This is set out in National Planning Policy Framework, DPD1 (Core Strategy) 2007 policy KP2 and CP4, DPD2 (Development Management Document) policy DM1, and SPD1 (Design and Townscape Guide).

Informative

- 1 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.