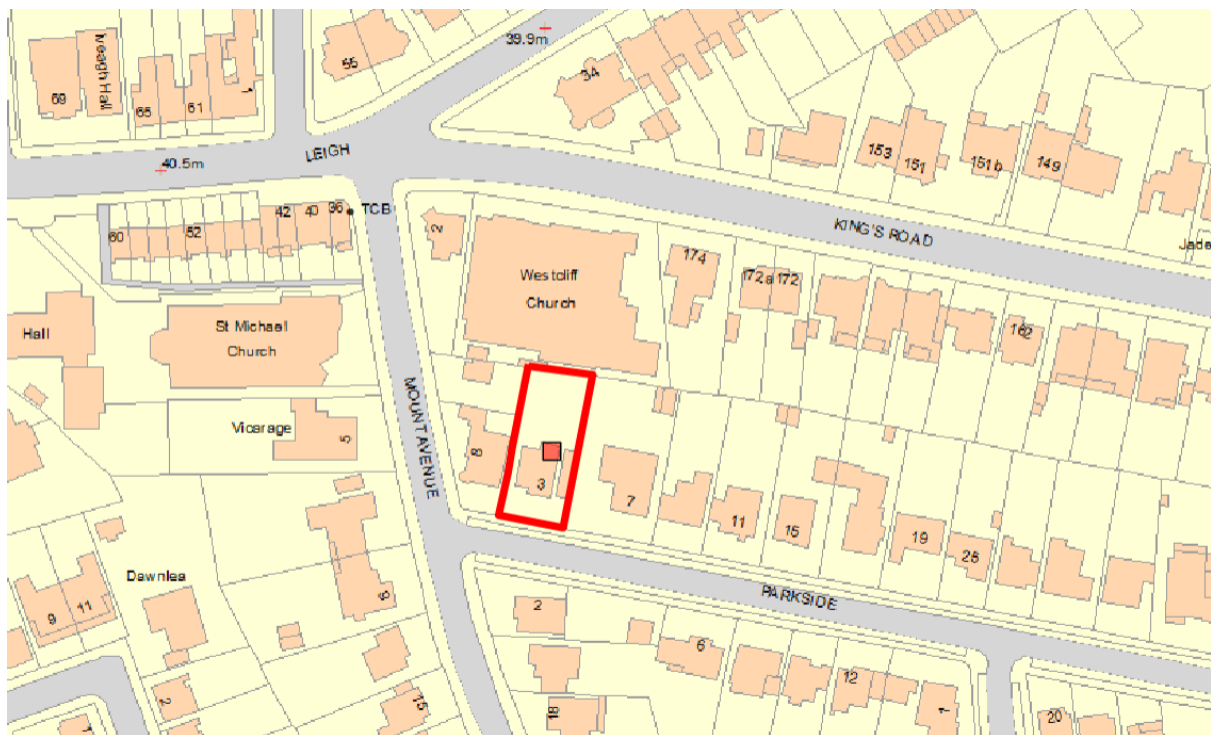


Reference:	16/02206/FULH
Ward:	Chalkwell
Proposal:	Erect two storey side extension, single storey rear extension, alterations to elevations and erect porch canopy to front
Address:	3 Parkside, Westcliff-On-Sea, Essex, SS0 8PR
Applicant:	Mr And Mrs Whyte
Agent:	Knight Gratrix Architects
Consultation Expiry:	9 th January 2016
Expiry Date:	3 rd February 2017
Case Officer:	Anna Tastsoglou
Plan Nos:	1085 010 C & 1085 011 C
Recommendation:	GRANT PLANNING PERMISSION



1 The Proposal

- 1.1 Planning permission is sought to erect a part single, part two storey side extension, single storey rear extension and alter porch to front. The existing single storey side extension and front gabled porch would be demolished. Materials to be used would include double glazed windows, solid timber doors to store and front door, power coated aluminium doors to rear, plain clay tiles and the external walls would be finished in painted render to match existing.
- 1.2 The side extension at ground floor would be extended 100mm back from the front building line and it would measure 3.5m wide to the front and 14.3m deep (including the extension to the rear). At first floor the extension would have of the same width, it would be set 1.2m back from the front building line and it would have a depth of 11.1m and a maximum height of 9.8m (in line with the ridge of the original dwelling). The ground and first floors of the extension would be linked with the mono-pitched roof.
- 1.3 The extension to the rear would measure 7.3m wide x 1m deep, incorporating a flat roof with a maximum height of 3.4 metres.
- 1.4 The porch to front would have a mono-pitched roof of and it would be supported by a pillar.
- 1.5 Internally the proposed extension would accommodate an open plan kitchen/diner, a utility and storage to front at ground floor and two bedrooms and a bathroom at first floor.

2 Site and Surroundings

- 2.1 The application site is occupied by a detached two storey dwelling located on the northern side of 3 Parkside, east of Mount Avenue. The property has a hipped roof, with a front gable projection and double storey bay window and a partially attached single storey side extension with gable roof. Currently the main part of the house is poorly designed, featuring a small and misaligned window and a poorly detailed gabled front open porch. The front curtilage is partially hard surfaced, providing sufficient parking for at least two vehicles.
- 2.2 The area is residential in character and the properties in the streetscene vary in terms of design, mass and form. Although the properties have an established front building line, they vary in terms of ridge height, overall scale 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, any traffic or transport issues and CIL liability.

4 Appraisal

Principle of Development

NPPF; DPD 1 (Core Strategy) Policies KP2 and CP4; Development Management DPD Policies DM1 and DM3; SPD 1 (Design & Townscape Guide (2009))

- 4.1 The dwelling is located within a residential area and extensions to the property are considered acceptable in principle. Other material planning considerations are discussed below.

Design and Impact on the Character of the Area:

NPPF; DPD 1 (Core Strategy) Policies KP2 and CP4; Development Management DPD Policies DM1 and DM3; SPD 1 (Design & Townscape Guide (2009))

- 4.2 It should be noted that good design is a fundamental requirement of new development to achieve high quality living environments. Its importance is reflected in the NPPF, in the Policies KP2 and CP4 of the Core Strategy and also in Policy DM1 of the Development Management DPD. The Design and Townscape Guide (SPD1) also states that *“the Borough Council is committed to good design and will seek to create attractive, high-quality living environments.”*
- 4.3 Paragraph 56 of the NPPF states that *“good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.”*
- 4.4 Policy DM1 of the Development Management DPD states that all 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”.*
- 4.5 Policy DM3 (5) also advises that *‘Alterations and additions to a building will be expected to make a positive contribution to the character of the original building and the surrounding area through:*
- (i) The use of materials and detailing that draws reference from, and where appropriate enhances, the original building, and ensures successful integration with it; and*
 - (ii) Adopting a scale that is respectful and subservient to that of the original building and surrounding area; and*
 - (iii) Where alternative materials and detailing to those of the prevailing character of the area are proposed, the Council will look favourably upon proposals that demonstrate high levels of innovative and sustainable design that positively enhances the character of the original building or surrounding area.’*

- 4.6 According to Policy KP2 of Core Strategy (CS) new development should “*respect the character and scale of the existing neighbourhood where appropriate*”. Policy CP4 of CS requires that development proposals should “*maintain and enhance the amenities, appeal and character of residential areas, securing good relationships with existing development, and respecting the scale and nature of that development*”.
- 4.7 Paragraph 351 of The Design and Townscape Guide (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 integrate with the existing property.*”
- 4.8 The property is a hipped roof detached dwelling with the front gable projection. It is proposed to erect a part single part two storey side extension, which would be set 100mm back from the front building line at ground floor and 1.2m back at first floor and be raised up in line with the ridge of the original dwelling. The side extension would alter the appearance of the dwelling forming an almost centred gable projection. Although it would be raised in line with the main roof, and therefore, not subservient to the main dwelling, in this particular instance, it is considered to be the most appropriate way to extend the property to the side. Furthermore, given that at first floor would be set back, it is considered that it would not result in a dominant form of development. Taking into consideration the alterations proposed to the currently poorly designed front elevation, including the formation of a new porch and the installation of larger and fenestration consistent with that of the existing front bay window, it is considered that proposed development would not be detrimental to the appearance of the dwelling or the streetscene. The proposed mono-pitched roof linking the ground with the first floor would provide articulation to the dwelling and it would match with the proposed mono-pitched roof of the proposed front porch.
- 4.9 The proposal would result in a small flat roof section at ridge level. Given the limited size of the flat roof, the fact that the main hipped roof of the dwelling would be maintained and subject to the flat section being dropped down below the ridge of the roof, the proposal is not considered to be materially harmful to the character and appearance of the dwelling, or the wider area. A condition is considered reasonable to be imposed to secure the flat roof section would not be visible from the streetscene.
- 4.10 To the rear the property has an existing gable, which sits lower from the main ridge. A similar gable is proposed to be formed to the rear of the side extension at first floor, which is considered to be of an appropriate scale and design in relation to the main dwelling. A new window will be installed to the existing rear gable, which is considered positive for the proposed development. At ground floor the extension would be of a small scale, incorporating a flat roof. Although the roof would not entirely integrate with the main roof from, it would not be visible from the public realm and also it would be well detailed and thus, not materially harmful to the appearance of the property.

- 4.11 In terms of external finishing materials, the extension would match the existing materials of the property and therefore, no objection is raised in that respect.

Traffic and Transport Issues

NPPF; Development Management DPD Policy DM15; Vehicle Crossing Policy & Application Guidance (2014); SPD 1 (Design & Townscape Guide (2009))

- 4.12 Policy DM15 of the Development Management DPD requires that adequate parking should be provided for all development. Although the proposal would result in loss of an existing garage, two off-street parking spaces would still be provided to the front curtilage of the dwelling (at least 4.8m x 4.8m hard surfaced area to the front and double crossover). As such, no objection is raised in relation to off-street parking space provision.

Impact on Residential Amenity:

NPPF; Development Management DPD Policy DM1; SPD 1 (Design & Townscape Guide (2009))

- 4.13 The Design and Townscape Guide (SPD1) states 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.”* (Paragraph 343 - Alterations and Additions to Existing Residential Buildings). Policy DM1 of the Development Management DPD requires all development to be appropriate in its setting by respecting neighbouring development and existing residential amenities *“having regard to privacy, overlooking, outlook, noise and disturbance, sense of enclosure/overbearing relationship, pollution, daylight and sunlight.”*
- 4.14 The proposed side extension would be sited one metre off the eastern boundary with No. 7 Parkside and it would not project beyond the front or rear elevations of the neighbouring dwelling. An additional 5.6m separation distance is maintained between the boundary and the dwelling at 7 Parkside. It is therefore considered that the proposal by reason of the separation distance and position of the extension in relation to the neighbouring dwelling to the east, it would not result in an overbearing or overshadowing impact. The single storey rear extension would be sited 6.5m away from the dwelling to the east and taking into account its limited height, separation distance and limited set back from the rear elevation of the adjoining property (no more than 500mm), it is not considered that it would be harmful to the residential amenity of the occupants of No. 7 Parkside, by way of loss of light or domination.
- 4.15 With regard to the proposed windows to the east elevation, although no objection is raised to a clear window at ground floor dining area, given the existing high fence between the two properties, the bathroom window at first floor should be glazed in obscure glass to prevent from unreasonable overlooking. This would be secured by condition.

- 4.16 In terms of the impact on the property to the west (No. 8 Mount Avenue) the proposed development would not have any detrimental impact, given that the two storey side extension would not project beyond the existing front and rear elevations of the dwelling and the single storey rear extension would be sited around 7.3m away from the adjacent dwelling. No new windows are proposed to be installed to the west elevation and as such, no objection is raised rearing overlooking the neighbours to the west.
- 4.17 A church is located to the rear of the property and an overall 14.2 metres separation distance would be maintained between the rear extension and the rear boundary, which is considered sufficient to overcome any unacceptable overlooking or overshadowing impact.
- 4.18 The windows to the front elevation would overlook the neighbouring front gardens and the highway, which is considered acceptable.

Community Infrastructure Levy

CIL Charging Schedule 2015

- 4.19 The new floor space created by the proposal would be less than 100m². Therefore, the proposed development is not CIL liable.

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. There would be no highways impacts from the proposal. This application is therefore recommended for approval subject to conditions.

6 Planning Policy Summary

- 6.1 The National Planning Policy Framework (2012) : Section 7 (Requiring Good design)
- 6.2 Development Plan Document 1: Core Strategy Policies KP2 (Development Principles) and CP4 (Environment & Urban Renaissance)
- 6.3 Development Management DPD 2015: DM1 (Design Quality), DM3 (The Efficient and Effective Use of Land) and DM15 (Sustainable Transport Management)
- 6.4 Supplementary Planning Document 1: Design & Townscape Guide (2009)
- 6.5 CIL Charging Schedule 2015

7 Representation Summary

Public Consultation

- 7.1 Seven neighbours were consulted and no letters of objection have been received.
- 7.2 The application has been called into committee by Cllr Folkard.

Design and Regeneration

- 7.3 No objection subject to the flat roof section being set down below the ridge of the hipped roof.

Transport and Highways

- 7.4 No comments received.

Parks

- 7.5 No comments received.

8 Relevant Planning History

- 8.1 No relevant planning history.

9 Recommendation

GRANT PERMISSION subject to the following conditions:

- 01 The development hereby permitted shall begin not later than three years from the date of this decision. (C01A)**

Reason: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990. (R01A)

- 02 The development hereby permitted shall be carried out in accordance with the following approved plans: 1085 010 C & 1085 011 C (C01D)**

Reason: To ensure that the development is carried out in accordance with the provisions of the Development Plan. (R01D)

- 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. (C23D)**

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, Development Management DPD policy DM1, and SPD1 (Design and Townscape Guide).

- 04** Notwithstanding the approved plans (condition 02), the proposed flat roof section shall be set lower from the ridge of the hipped roof and ridge tiles shall be installed at the edges of this flat roof section, in accordance with the details which shall be previously been submitted to and approved 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, Development Management DPD policy DM1, and SPD1 (Design and Townscape Guide).

- 05** The roof of the building/extension hereby approved shall not be used as a balcony, roof garden or similar amenity area or for any other purpose unless otherwise agreed in writing by the local planning authority. The roof can however be used for the purposes of maintenance or to escape in an emergency. (C17A)

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

- 06** The first floor bathroom window in the east elevation shall only be glazed in obscure glass (the glass to be obscure to at least Level 4 on the Pilkington Levels of Privacy, or such equivalent as may be agreed in writing with the local planning authority) and fixed shut, except for any top hung fan light which shall be a minimum of 1.7 metres above internal floor level unless otherwise agreed in writing by the local planning authority. In the case of multiple or double glazed units at least one layer of glass in the relevant units shall be glazed in obscure glass to at least Level 4. (C17B)

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

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.

Informative

- 1 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.**