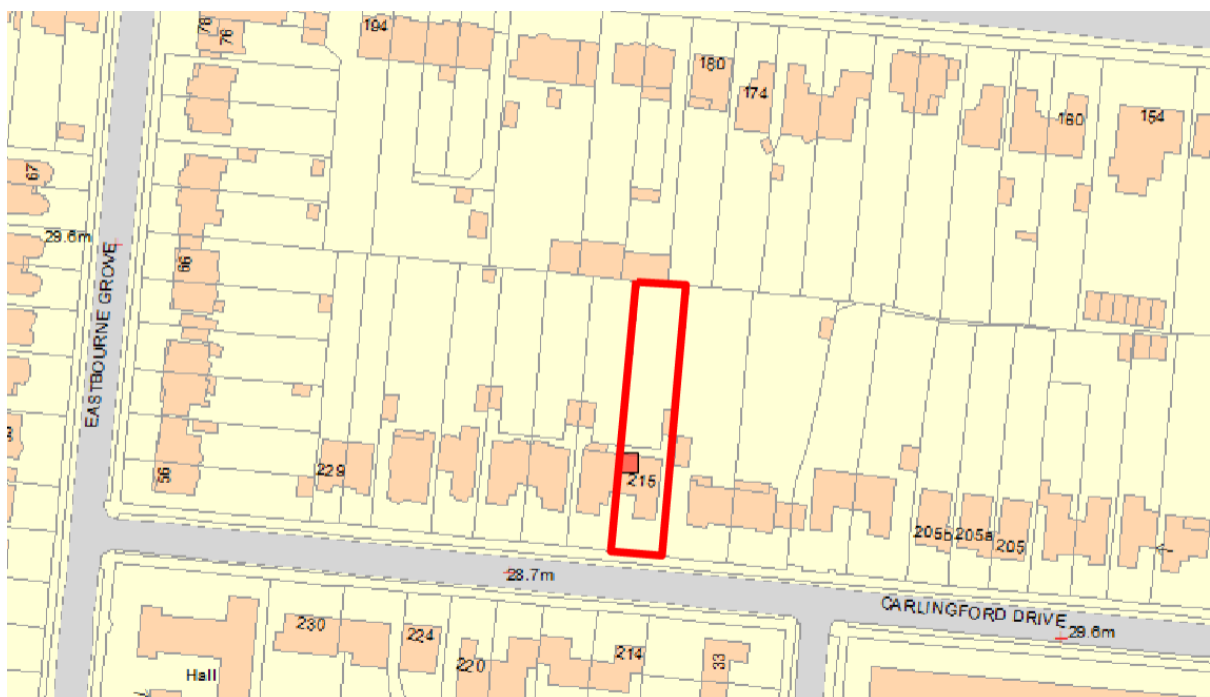


Reference:	16/02252/FULH
Ward:	Prittlewell
Proposal:	Single storey side and rear extension (Retrospective)
Address:	215 Carlingford Drive Westcliff-On-Sea Essex SS0 0SE
Applicant:	Mr Biju Matthew
Agent:	Mr Graham Miles
Consultation Expiry:	24.01.2017
Expiry Date:	16.02.2017
Case Officer:	Ciara Cosgrave
Plan Nos:	1497/10-A, 1497/00, 1497/11
Recommendation:	Members are recommended to GRANT PLANNING PERMISSION



1 The Proposal

- 1.1 The application seeks retrospective planning permission for a single storey extension to the side and rear of the property which is rendered to match existing. The extension is built up to the east boundary and extends 10.24m to the rear. The west elevation is 4.27m from the boundary and extends 6.6m from the rear of the existing conservatory. The extension measures 5.6m wide on the north elevation.
- 1.2 The height of the extension to the immediate rear of the house is 2.84m with a flat roof. As a result of the sloping gradient of the site, there is a step in the roof height and the rear elevation of the extension measures 3.9m in height, above ground level.
- 1.3 Windows and doors are white Upvc to match the existing dwelling. There are two windows on the north elevation and a window and door on the west elevation of the extension. The side extension also has double doors on the south elevation. Although empty at the time of the site visit, the room is proposed to be used as a dining/living room.
- 1.4 The applicants have removed a flat roofed detached garage from the side of the dwelling which measured 5.7m x 2.6m.

2 Site and Surroundings

- 2.1 The site is located to the western side of Carlingford Drive, approx. 100m from the junction of Eastbourne Grove. The site contains a semi-detached bungalow, with an existing rear projection which forms part of row of similar dwellings in the streetscene. Other dwelling forms and scales can be found in the wider Carlingford Drive streetscene.
- 2.2 The site is not subject to any site specific policies.

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, any traffic and transport issues and the impact on residential amenity.

4 Appraisal

Principle of Development

National Planning Policy Framework 2012, Core Strategy Policies KP2 and CP4, Development Management DPD policy DM1, DM3 and SPD1.

- 4.1 This proposal is considered in the context of the National Planning Policy Framework 2012 and Core Strategy Policies KP2 and CP4. Also of relevance is policy DM1 which addresses design quality. 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. The dwelling is situated within a residential area and an extension or an alteration to the property is considered acceptable in principle, subject to detailed considerations.

Design and Impact on the Character of the Area:

- 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 The Core strategy Policy KP2 states 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”* to create sustainable urban environment.
- 4.4 In addition Core Strategy Policy CP4 stipulates *“development proposals will be expected to contribute to the creation of a 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.”*
- 4.5 Paragraph 348 of the Design and Townscape Guide (SPD1) under the heading of ‘Rear Extensions’ states that *“whether or not there are any public views, the design of rear extensions is still important and every effort should be made to integrate them with the character of the parent building, particularly in terms of scale, materials and the relationship with existing fenestration and roof form.”*
- 4.6 The design and townscape guide paragraph 351 stipulates that *‘side extensions can easily become overbearing and dominate the original property. In order to avoid this, 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’.*
- 4.7 The proposed single storey side extension is visible from the streetscene of Carlingford Drive, whilst the design of the extension is not considered high quality due to its elevational treatment, the side extension is set 12.2m from the front elevation and is not prominent and is not considered visually harmful. The neighbouring property to the east has a side garage which is in line with the side extension.
- 4.8 The rear extension extends a total of 10.24m on the east elevation into the rear garden and is large in relation to the original dwelling. However, there are examples of rear extensions in the vicinity of the site and there are a number of outbuildings also present. Given that there was originally a garage standing in its place, although not to the same scale, it can be considered on balance to be considered acceptable in terms of design.

Traffic and Transport Issues

- 4.9 The demolished garage measured 5.7m x 2.6m which does not meet the minimum parking standards for garages and therefore does not constitute a formal parking space. The parking arrangement to the front of the dwelling remains unchanged. The proposed development does not increase the parking requirements for the property.

Impact on Residential Amenity:

- 4.10 The Design and Townscape Guide (SPD1 Paragraph 343; under the heading of Alterations and Additions to Existing Residential Buildings) states that 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'*. In addition to this 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 The rear extension is built up to the boundary on the east, there are no windows on this elevation of the extension. The neighbouring property (No. 213) has an existing detached outbuilding built up to the boundary also. It is considered that the extension does not result in a loss of light or is overbearing for No.213.
- 4.12 There is a separation distance of 4.27m from the boundary of No.217 on the west. The west elevation of the extension has a door and single window, although this does result in some overlooking of No.217, it is not to the extent that would warrant refusal. The extension is not considered to result in an undue loss of light or be overbearing on No.217.
- 4.13 There is a considerable separation distance to neighbours to the north which face onto Carlton Avenue (approx. 25m to the boundary) and therefore the proposal does not impact on their residential amenity.

Community Infrastructure Levy (CIL) Charging Schedule.

- 4.14 The new floor space created from 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, on balance it is found that subject to compliance with the attached conditions, the proposed development is acceptable and compliant with the objectives of the relevant development plan policies and guidance. The proposal has an acceptable impact on the amenities of neighbouring occupiers, traffic and highways and the character and appearance of the application site, the street scene and the locality more widely. 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), CP3(Transport and Accessibility) and CP4 (Environment & Urban Renaissance)
- 6.3 Development Management DPD 2015: DM1 (Design Quality), DM3 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 Six neighbours were consulted and no correspondence was received.

8 **Relevant Planning History**

- 8.1 The planning application is a result of an enforcement case Ref: EN/16/00190/UNAU_B.

9 **Recommendation**

- 9.1 **Member are recommended to GRANT PLANNING PERMISSION (Retrospective) subject to conditions:**

01 The development hereby permitted shall be retained in accordance with the following approved plans: 1497/10-A, 1497/00, 1497/11

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

02 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.

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 and SPD1 (Design and Townscape Guide).