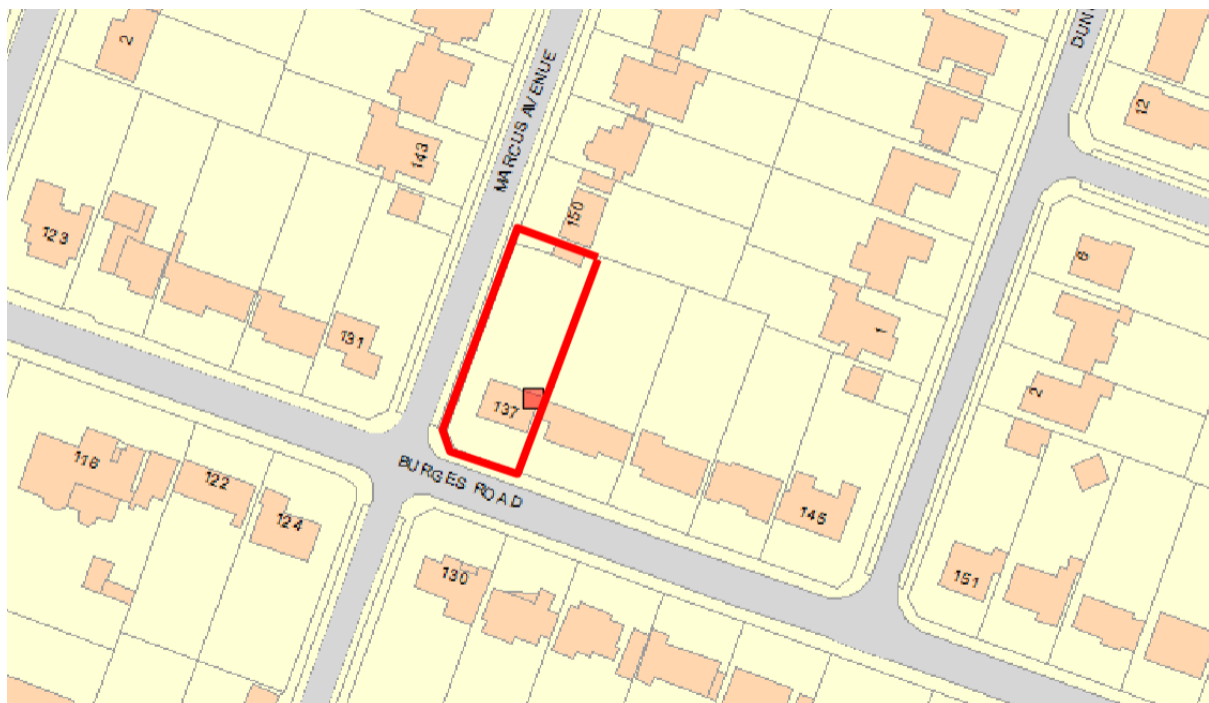


Reference:	17/00085/FULH	
Ward:	Thorpe	
Proposal:	Convert and extend existing garage to rear to form garden room/storage and alter elevations	
Address:	137 Burges Road, Thorpe Bay, Essex, SS1 3JN	
Applicant:	Mr B Sullivan	
Agent:	Mr Paul Seager	
Consultation Expiry:	24 <sup>th</sup> February 2017	
Expiry Date:	27 <sup>th</sup> March 2017	
Case Officer:	Anna Tastsoglou	
Plan Nos:	2508 01; 2508 02; 2508 03; 2508 04; 2508 05 & 2507 06	
Recommendation:	GRANT PLANNING PERMISSION	



## **1 The Proposal**

- 1.1 The application seeks to extend an existing garage and convert it to a garden room.
- 1.2 The outbuilding would be extended to the east by 3.4m, to the full depth of the existing outbuilding, resulting in a total width of 10.4m. The height to the eaves and maximum height would be maintained at the same level as the existing (2.6m high to the eaves with a 4.3m maximum height).
- 1.3 Materials to be used to the external elevations would include UPVC doors, concrete tiles and the external walls would be finished in render.

## **2 Site and Surroundings**

- 2.1 The site is occupied by a large sized detached two storey dwelling, located on the corner of the junction of Burges Road and Marcus Avenue. The property is finished in red brick and cladding painted white, with brown/red tiled roof. Similar to the neighbouring properties, the site benefits from a large sized rear garden and a deep front garden which is partially hard surfaced and used for parking.
- 2.2 The area is residential in character. This section of Burges Road is characterised by simple 1970s style large houses of similar designs and forms and with consistent materials. The properties extend in two storeys with simple roofs and they are of cohesive character. Generally spacious gaps are maintained around the junctions and the dwellings set back from the pavement.

## **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 impact on residential amenity.

## **4 Appraisal**

### **Principle of Development**

**NPPF; DPD 1 (Core Strategy) Policies KP2 and CP4; Development Management DPD Policies DM1 and DM3.**

- 4.1 The site is occupied by a residential dwelling. An outbuilding ancillary and incidental to the main dwelling is 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.**

- 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 358 of The Design and Townscape Guide (SPD1) advises that outbuildings *“should be designed to complement the character of the associated building”* and also embrace the design principles set out in the SPD1.
- 4.8 The proposed outbuilding, although large in scale, it would be of an acceptable size in relation to the main house and the plot, within which it is located. The outbuilding is located to the rear of the dwelling; however, given the location of the plot on a junction, it is visible from the public realm. However, as noted in the description of the proposal, the outbuilding would not be altered to the front, given that it would maintain the existing height and it would only be extended to the rear. It is therefore considered that, on balance, the design and scale of the extended outbuilding would relate satisfactorily to the dwelling and it would not result in a dominant form of development.

- 4.9 With regard to the materials, although the render finish would not match the external finishing materials of the existing dwelling, it is noted that another application, including various extensions and alterations to the dwelling has been submitted, and the current proposal is to match the external finishing materials of the altered dwelling. Whilst this application has not been determined yet, given that render finishing is not uncommon in the area, on balance, no objection is raised to the proposed materials, given they would not be out of keeping with the character of the wider area.

## **Traffic and Transport Issues**

### **NPPF; Development Management DPD Policy DM15**

- 4.10 Policy DM15 of the Development Management DPD requires all development to meet the minimum off-street parking standards. At least two parking spaces would be available to the front curtilage of the property and two more to the hard surfaced area in front of the outbuilding. Thus, no objection is raised in relation to car parking space provision.

### **Impact on Residential Amenity:**

### **NPPF; DPD 1 (Core Strategy) Policies KP2 and CP4; Southend-on-Sea Borough Local Plan Policies C11 and H5; SPD 1 (Design & Townscape Guide (2009))**

- 4.11 The Design and Townscape Guide (SPD1) states that *“all developments and extensions must be designed so as not to give rise to unreasonable or perceived overlooking or compromise the privacy of an existing building or private garden. This is particularly important in residential areas and proposals for new development will be expected to maintain an acceptable distance between boundaries and habitable rooms in surrounding properties.”* (Paragraph 213 – Relationship with Neighbours – under the heading of ‘Overlooking and Privacy’).
- 4.12 In terms of impact to the neighbours, the proposed extended outbuilding would be located 500mm off the northern boundary and it would extend 3.4m to the east. The outbuilding would not extend further to the front and it would not result in an increased ridge height. Therefore, it would not have an additional impact on the windows to the front elevations of the neighbouring property. To the rear, the extended outbuilding would project 2m beyond the rear elevation of the adjacent dwelling to the north and it would be sited 1.1m away. Given the limited rearward projection and height of the outbuilding, it is not considered that the proposal would result loss of light on windows to the rear or in an overbearing impact.
- 4.13 Concerns have been raised by the neighbour regarding the impact of the extended outbuilding on the existing south facing windows at ground and first floors. Whilst it is accepted that the window at ground floor would be affected by the proposed extension, given that it is a secondary window to a habitable room, which benefits from full height glazed doors to the rear elevation, it is not considered that it would result in a detrimental loss of light such that to justify refusal of the application.

The outbuilding is single storey and therefore, it would have limited impact on the window at first floor, which is not the primary or sole source of light to a habitable room. On that basis, it is not considered that the extended outbuilding would have a detrimental impact on the amenity of the occupiers of 150 Marcus Avenue.

- 4.14 An overall 24m separation distance would be maintained between the extended outbuilding and No. 139 Burges Road. As such, the proposed development would not result in a detrimental impact on the residential amenity of the neighbours to the east.
- 4.15 The extended outbuilding would not have any additional impact any other nearby residential dwelling. The proposed glazed doors would be facing the application dwelling and thus, no objection is raised regarding overlooking or loss of privacy.

### **Community Infrastructure Levy**

#### **CIL Charging Schedule 2015**

- 4.16 The new floor space created by the proposal would be less than 100m<sup>2</sup>. 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, on balance, would have an acceptable impact on the amenities of neighbouring occupiers and the character and appearance of the application site, the streetscene and the locality more widely. The proposal would not result in any adverse impact on parking provision or highways safety. 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 KP1 (Spatial Strategy), KP2 (Development Principles) and CP4 (Environment & Urban Renaissance)
- 6.3 Development Management DPD 2015: DM1 (Design Quality), DM3 (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**

### **Transport and Highways**

7.1 No comments received.

### **Parks**

7.2 No comments received.

### **Public Notification**

7.3 Seven neighbours were notified and one representation has been received, raising concerns regarding the overshadowing impact of the proposed development on the existing ground and first floor windows to the south elevation of the neighbouring dwelling.

7.4 Cllr Woodley requested this application to be presented before members for the following reason:

- *There are two windows on the south elevation, one the ground floor sitting room, the other at first floor level which is the master bedroom. Both overlook the rear of 137 Burges Road. The ground floor room would be worse affected because it would provide a view of a brick wall about three feet from the window. Obviously unsightly as well as cutting out light. The light reduction although possibly not drastic would have an effect. Upstairs the view would be of the pitched roof of the proposed garden room (not pretty) and with some minor reduction of light.*

*I believe that because of the proposed positioning of the garden room (ie a brick wall 3 feet from 150 Marcus Ave) would have a major impact on their amenities as well as some loss of light to the ground floor sitting room.*

## **8 Relevant Planning History**

8.1 99/00909/FUL - Demolish single garage and erect detached double garage at rear. Planning permission granted.

8.2 16/00887/FULH - Demolish existing side extension and erect a two storey side extension, single storey rear extension and convert loft into habitable accommodation with dormers to front and rear, incorporating balcony to front, alter elevations and erect porch canopy to front. Planning permission refused.

8.3 16/02270/FULH - Erect part single/part two storey rear extension, single storey side extensions, convert loft into habitable accommodation incorporating dormers to front and rear, balconies to front and rear elevations and erect porch canopy to front. Application pending consideration.

## **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: 2508 04; 2508 05 & 2507 06 (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 be of the choice of materials, method of construction and finished appearance as shown on the drawings hereby approved.

**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 policies DM1 and DM3, and SPD1 (Design and Townscape Guide).

- 04** The outbuilding hereby permitted shall only be used for purposes incidental to the residential use of the dwelling known as No. 137 Burges Road.

**Reason:** To safeguard the character and amenities of the area and to safeguard the amenities of adjoining residential properties, in accordance with the Development Management DPD policy DM1.

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](http://www.southend.gov.uk/cil) for further details about CIL.