

SUPPLEMENTARY INFORMATION

AGENDA ITEM 4(a) REPORT ON PRE-MEETING SITE VISITS

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12/01461/FULH

252 Shoebury Road, Thorpe Bay, Southend-on-Sea, Essex, SS1
3RG

9. Representation Summary

Three letters of objection received raising the following issues:

- Light to lounge on neighbouring property is severely restricted, and as such the proposed development could be contrary to a Conveyance Certificate **[Officer Comment: conveyance certificates are not material planning considerations; are a civil matter]**.
- Property already overdeveloped. It is an eyesore.
- Plans and location plan are incorrect as they fail to show a large newly constructed brick outbuilding build under permitted development rights **[Officer Comment: outbuilding is not shown on the Ordnance Survey however was noted at the site visit]**
- The outdoor amenity space to the property has been drastically reduced and would affect the natural ability to deal with water drainage **[Officer Comment: There remains sufficient landscaping to absorb surface water]**
- Development has continued on the site despite the applicant being aware the development was unauthorised.
- The proposal is contrary to policies KP2 and CP4 of the Core Strategy, policies C11 and C12 of the Borough Local Plan, and the Design and Townscape Guide.
- Enforcement action should be authorised requiring the demolition of the approved structure.
- The extension is entirely out of character with the rest of the property.

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12/01335/FULH

85 Leigh Hill

4. Appraisal

Amended plans have been submitted that now show a privacy screen to be erected along the entire length of the southern boundary of the site; the screen would also have a return frontage along the western boundary of 2.2m. It is proposed that the screen would have a height of 2.1m and subject to appropriate materials being agreed, it is considered that the proposed privacy screen would protect the amenity of the adjoining residents from a loss of privacy through any undue overlooking. Subject to an adequate condition it is now recommended to grant planning permission.

It should be also noted that the window in the shed has been obscure glazed in accordance with condition 04 of planning permission 11/01692/FULH.

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

01 The development hereby permitted shall be carried out in accordance with the following approved plans: TP/2822/01-A and TP/2822/02-A

Reason: To ensure that the development is carried out in accordance with the policies outlined in the Reason for Approval. (R01D)

02 The decking shall have a finished appearance to match the existing decking. This shall be retained in perpetuity.

Reason: In the interest of the character and integrity of the listed building, in accordance with Policy CP4 of the Core Strategy and Policy C2 of the Borough Local Plan.

03 Within three months of the date of this decision a privacy screen shall be erected, in accordance with plans 2940/TP/01-A and 2940/TP/02-A, to the southwest corner and southern boundary of the decking. The gaps between the horizontal timber slats of the fence shall not exceed 4cm. Prior to the installation of the screen a sample of the timber to be used as part of the privacy screen, shall be submitted and agreed in writing with the Local Planning Authority. The privacy screen is only to be constructed in accordance with plans 2940/TP/01-A and 2940/TP/02-A and the agreed details and shall be retained in perpetuity.

Reason: To ensure that the screen is of an acceptable standard as to protect the privacy and environment of people in neighbouring residential properties and preserve and enhance the character of the conservation area and the setting within a listed building in accordance with East of England Plan 2008 policies SS1 and ENV6, DPD1 (Core Strategy) 2007 policy CP4, Borough Local Plan 1994 policy C2, C4, C11 and H5, and SPD1 (Design and Townscape Guide).

AGENDA ITEM 4(b) REPORTS ON MAIN PLANS

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12/01398/FULM

35-47 Milton Road, Westcliff-on-Sea, SS0 7JR

Plan Nos: Additional information received: 10167_605 Rev B, SUDS Outline Strategy Report dated October 2012 Rev A and Energy Strategy – Planning Report ref. 7573 dated 16/11/2012 and 10167_PL35 Rev B.

4. Appraisal

Design and Impact on the Streetscene

Additional information has been submitted including an Energy Strategy and a SUDs report for the proposed development.

With regard to renewables, 10% of the energy needs of the proposed development can be provided through the installation of photovoltaic panels onto the roofs of the proposed dwellinghouses. This is considered acceptable to satisfy the provisions of policy KP2 of the Core Strategy and therefore, condition 09 is amended accordingly as detailed below.

With regard to SUDs, the site at present is comprised entirely of hardstanding and the proposed development will decrease the levels of surface water run-off as new soft landscaped areas and areas of permeable paving are proposed. The proposed car parking spaces will be installed in permeable paving which will allow water to infiltrate through them. This is considered to be acceptable and condition 08 is amended accordingly as detailed below.

7. Recommendation

In light of the above conditions 03, 06, 08 and 09 are amended to read:

03. The development shall be constructed using the following external finishing material: Wienerberger Smoked Yellow Multi Gilt Stock facing bricks, Atherstone Red soldier course brickwork, Mini Stonewold Slate Grey rooftiles, Marshalls Saxon Buff paving slabs and the details of boundary walls, fencing, gates, driveways and parking bays in accordance with drawing numbers. 10167_PL35 Rev B, 10167_PL32 and 10167_605 Rev B, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard character and appearance of the area in accordance with Policies C11 of the Borough Local Plan and KP2 and CP4 of the Borough Local Plan.

06. The landscaping shall be carried out in accordance with drawing no. 10167_PL35 Rev B, prior to first occupation of any unit, unless otherwise agreed in writing by the Local Planning Authority. The landscaping shall thereafter remain in perpetuity.

Reason: In the interests of visual amenity and the amenities of occupiers and to ensure a satisfactory standard of landscaping pursuant to Policy C14 of the Borough Local Plan and Policy CP4 of the Core Strategy (DPD1).

08. The details of surface water attenuation for the site shall be carried out in accordance with the SUDS Outline Strategy Report dated October 2012 Rev A, unless otherwise approved in writing by the Local Planning Authority. The agreed details shall remain in perpetuity.

Reason: To ensure satisfactory drainage of the site in accordance with Policies KP2 and CP4 of the Core Strategy (DPD1).

09. The solar PV, as detailed in the Energy Strategy – Planning Report ref. 7573 dated 16/11/2012, shall be carried out concurrently with the remainder of the development, unless otherwise approved in writing by the Local Planning Authority. The works shall thereafter remain in perpetuity.

Reason: In the interests of providing sustainable development in accordance with Policy KP2 of the Core Strategy (DPD1).

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12/01439/FUL**

Grand Hotel, Broadway, Leigh-on-Sea, SS9 1PJ

4. Appraisal

Impact on Neighbours

4.14 Should read additional three bedrooms and not five.

5. Representation Summary

Leigh Town Council

5.7 No objection.

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12/01363/FUL**

Courtway House, 129 Hamlet Court Road, Westcliff-on-Sea

The application has been withdrawn

**Page 64
12/01413/FUL**

34 Woodlands Park, Leigh-on-Sea, SS9 3TY

Leigh Town Council

Objection. This is a road of substantial two storey detached houses with traditional height roofs. The proposed development is a really large three storey house which would be detrimental to the streetscene and out of keeping with the area by virtue of its bulk, height and the over-proportioned main and garage roofs.

Public Consultation

Two letters of representation have been received which objection to the application on the following grounds:

- Height is not in keeping with neighbouring properties and will be higher than all others in the road.
- Overly dominant by virtue of its scale.
- Overdevelopment.
- Loss of privacy and overlooking.
- This is a three storey rather than a two storey property.

Condition 8 is amended as follows:

08. No vinyl advertisements/signage shall be placed/stuck on to shop front windows fronting Flemming Avenue until details of the vinyls to be used have been submitted to and approved in writing by the Local Planning Authority. The installation of the vinyls must then be carried out in accordance with the approved details unless otherwise agreed with the Local Planning Authority.

Reason: To protect the character and appearance of the street and maintain its visual interest in accordance with DPD1 (Core Strategy) 2007 policy KP2 and CP4, Borough Local Plan 1994 policy C7, and SPD1 (Design and Townscape Guide).

6. Representation Summary

Natural England

6.7 No objection to the proposal in relation to the Natura 2000 site, SSSI.

Leigh-on-Sea Town Council

6.8 No objection

8. Recommendation

An amended plan has been received illustrating the entire existing building and the proposed development, thus the recommendation has been altered to reflect this:

02 The development hereby permitted shall be carried out in accordance with the approved plans Location Plan; 2366/7/33 7th December 2012.

Reason:

To ensure that the development is carried out in accordance with the policies outlined in the Reason for Approval.