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Southend-on-Sea Borough Council

Department of the Chief Executive

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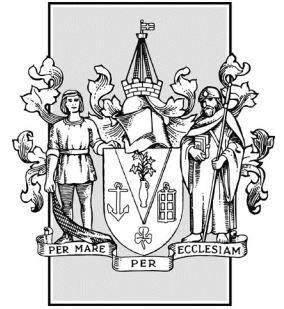
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Dear Councillor

DEVELOPMENT CONTROL COMMITTEE - WEDNESDAY, 12TH SEPTEMBER, 2018

Please find enclosed, for consideration at the meeting of the Development Control Committee taking place on Wednesday, 12th September, 2018 a copy of the supplementary report which is listed at Agenda Item No. 3

Yours faithfully

Tim Row

Principal Committee Officer

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SUPPLEMENTARY INFORMATION

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18/00978/FULM Car Park at 27 Victoria Avenue, Southend-on-Sea

4. Appraisal

Corrections

4.39 The site is flanked by tall buildings of up to 16 storeys (Alexandra House) not 15 storeys as noted in the report.

4.40 The proposed frontage element would be 15 storeys at its southern end dropping to 14 storeys at the northern end not 14 and 13 storeys as noted in the report.

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18/01146/OUTM Nazareth House 111 London Road, Southend-on-Sea

8.0 Representations

Since the publication of the agenda a letter has been received requesting the brick wall to the front and sides of the property, the gate house behind the front wall, the two pairs of double gates from London Road, the semi-circle drive leading to and from the properties and the garden including the mature trees between the brick wall and the front of the properties are locally listed.

[Officer comment: This request is being considered in accordance with the Council's normal procedures.]

Since the publication of the agenda the Property Director of Nazareth House has submitted a letter to the Members of the Development Control Committee and a letter and comparison plans have been submitted to Members from the applicant's agent. The letter from the Property Director comments that the existing care home is running at a loss and that the viability of the care home rebuild relies on adequate revenue being received from developing the remainder of the site. The charity may be forced to close. The letter from the agent counters the Officer's recommended reasons for refusal and refers to the pre-application process and the 2011 approved scheme. Plans have been submitted showing overlays of the proposed development and the 2011 scheme and a front elevation showing the front wall altered to provide railings has been provided.

[Officer comment: The content of the letters submitted have been considered and taken into account but do not alter the officer recommendation. The issues raised at pre-application stage have not been overcome within this submission. The 2011 application referred to is no longer extant and there have been material changes in planning policy since this application was determined. The 2011 consent was for a materially different proposal to this scheme. As such limited weight is afforded to the 2011 scheme.]

10.0 Recommendation

Due to a typographical error the first and second reasons for refusal need to be amended to:

1. The proposal, by reason of its size, scale, mass, bulk and the overall failure of the masterplan to address the design constraints of the site results in a development which fails to demonstrate a sufficiently high standard of design to achieve a sustainable form of development. The proposal would result in an excessively prominent, cramped and incongruous development that would cause significant harm to the character and appearance of the site and the wider surrounding area. The application has not shown that the quantum of development sought can be achieved while having acceptable impacts on design and character grounds. This is unacceptable and contrary to National Planning Policy Framework (2018), Policies KP2 and CP4 of the Core Strategy (2007), Policies DM1, DM3, DM4 of the Development Management Document (2015), Policy PA8 of the Southend Central Area Action Plan (SCAAP) (2018) and the advice contained within the Design and Townscape Guide (2009).
2. A number of the proposed self-contained flats and care home rooms would be provided with unacceptable levels of amenities for their future occupiers by reason of a poor level of light, ventilation and outlook to habitable rooms and a lack of amenity space. The application has not shown that the quantum of development sought can be achieved while providing adequate amenities for future occupiers. The proposal is therefore unacceptable and contrary to the National Planning Policy Framework (2018), Policies KP2 and CP4 of the Core Strategy (2007), Policies DM1, DM3 and DM8 of the Development Management Document (2015) and the advice contained within the Design and Townscape Guide (2009).

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17/00937/BC3M

Priory House, Prittlewell Chase, Westcliff on Sea

4.0 Appraisal

Community Infrastructure Levy Regulations

4.61 Although this application is CIL liable, in this instance the chargeable amount has been calculated as a zero rate due to the applicant being a publicly funded organisation and as the development is not-for-profit. However, it is recommended that a condition be applied to this permission to Use Class C2 for the care home and the daycentre hereby approved shall be used only for purposes falling under Use Class D1 to prevent future changes in the use of the building to a use that would not be zero rated and would have a greater impact in terms of infrastructure requirements. This condition is required to determine the scope of this permission in terms of its impact on community infrastructure in accordance with Core Strategy 2007 Policy CP6.

10. Recommendation

Amendment to Condition 06;

~~06 Prior to the use or occupation of the development parking spaces for cars, motorcycles and minibuses shall be provided at the site in full accordance with plan number 1477-PEL-00-GF-DR-A-0004-S2/P2. The approved parking facilities shall be retained thereafter in perpetuity only for the use of the occupiers, staff and visitors to the site. Prior to the occupation or use of the development the provision of the additional parking facilities shown in the final phase of the development as shown on plan number 1477-PEL-00-GF-DR-A-0005-S2/P2 shall be submitted to and approved in writing by the local planning authority. The development shall be implemented in accordance with the approved timescale and shall be retained as such in perpetuity thereafter with the parking facilities used only for occupiers, staff and visitors to the site.~~

06 Prior to the use or occupation of the development, parking spaces for cars, motorcycles and minibuses shall be provided at the site in full accordance with plan number 1477-PEL-00-GF-DR-A-0004-S2/P2. The approved parking facilities shall be retained thereafter in perpetuity only for the use of the occupiers, staff and visitors to the site. Prior to the occupation or use of the development the provision of the additional parking facilities shown in the final phase of the development as shown on plan number 1477-PEL-00-GF-DR-A-0005-S2/P2 shall be submitted to and approved in writing by the local planning authority. The development shall be implemented in accordance with the approved timescale and shall be retained as such in perpetuity thereafter with the parking facilities used only for occupiers, staff and visitors to the site.

Informatives

5 You are advised that in this instance the chargeable amount for the Community Infrastructure Levy (CIL) has been calculated as zero due to the specific nature of the

use. However, should the nature of the use change then you are advised to contact the planning department to discuss the requirement for planning permission and CIL liability.

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115 Tattersall Gardens

1. The Proposal

Following publication of the report the applicant has submitted a statement in support of the application which is summarised as follows:

The applicant expressed surprise that the application was called in and is being recommended for refusal however welcomes the fact that Leigh Town Council do not object to the proposal.

The applicant outlines the design changes to the proposal that are now considered acceptable including the two storey element to the side of the property, the new pitched front dormer and north side dormer, the roof lights and the second floor balcony.

The applicant notes that application is not being recommended for refusal on grounds of impact on neighbouring residential amenity and that there is a single reason for refusal concerning the height and design of the roof combined with the rear gable feature.

The applicant considers that there is an example of comparable development at 83 Tattersall Gardens which was granted permission in 2015. **[Officer comment: There was no planning permission granted at this property in 2015. Permission was granted in 2013 for extensions, however officers are of the view that the proposals are not directly comparable - for example there is no increase in ridge height.]**

New dwellings have been granted permission at 131 Marine Parade, 10 & 11 Marine Parade and 12 Marine Close where the applicant considers that the roof height and roof design are significantly different to the previous built form.

The applicant considers that the proposed development is modest and less bulky than the cited examples and fails to understand how the proposal is considered to oversized and overbearing.

The applicant contends that the land to the rear of the site is private property and the application site would not be visible from the nearest public land to the rear of the site.

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17/01180/FULM

636 Southchurch Road, Southend on Sea

4.0 Appraisal

Paragraph 4.50 correction;

~~4.50 In terms of on-street parking, unrestricted parking is available along the majority of residential streets within the vicinity of the site, including Surbiton Avenue. Parking bays are provided on both sides of Southchurch Road and are restricted to one hour no return between 09:00AM to 18:00PM. The surrounding pedestrian network is well lit and provides a continuous pedestrian connection to local facilities and amenities. Furthermore, the surrounding residential streets are suitable for cycling and one secure cycle space per residential unit is provided within the site. No cycle parking is proposed for the retail unit proposed.~~

4.50 In terms of on-street parking, unrestricted parking is available along the majority of residential streets within the vicinity of the site, including Surbiton Avenue. Parking bays are provided on both sides of Southchurch Road and are restricted to two hours no return within 4 hours between 09:00AM to 18:00PM. The surrounding pedestrian network is well lit and provides a continuous pedestrian connection to local facilities and amenities. Furthermore, the surrounding residential streets are suitable for cycling and one secure cycle space per residential unit is provided within the site. No cycle parking is proposed for the retail unit proposed.

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18/00240/UNAU_B

4 Marine Avenue, Westcliff on Sea.

Description of Breaches of Control – correction

Without planning permission, the replacement of the existing Upvc framed windows at ground and wooden framed windows at first floor level in the front elevation with Upvc windows. (Conservation & Article 4 Area)

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