

Reference:	17/01730/FULH	
Ward:	West Leigh	
Proposal:	Erect hipped to gable roof extension, install dormers sides and roof lights to side and front (Amended Proposal)	
Address:	71 Marine Parade, Leigh-On-Sea	
Applicant:	Martin Gibbson	
Agent:	A9 Architecture	
Consultation Expiry:	01.11.2017	
Expiry Date:	15.12.2017	
Case Officer:	Kara Elliott	
Plan Nos:	761-07ii, 761-05A, 761-06I, 761-04B, 761-03A, 761-02, 761F, 761-00	
Recommendation:	GRANT PLANNING PERMISSION subject to conditions	



1 The Proposal

- 1.1 Planning permission is sought to erect a hip to gable roof extension to the rear with the insertion of four pitched roof dormers (two on each side of the dwelling). A new window is proposed to the roof slope of the front elevation of the dwelling. Three Velux-style rooflights are proposed to the eastern roof slope.
- 1.2 The proposed alterations would provide accommodation in the roof of the dwelling, providing a further two bedrooms (6 in total) with en-suites.
- 1.3 The proposed dormers would be a maximum height of approximately 1.85 metres high and would be set approximately 1.35m from the eaves of the dwelling.
- 1.4 The development is proposed to be finished in painted render to the external walls with clay tiles for the roofs and black painted timber windows, all to match existing.
- 1.5 The proposed alterations would provide two additional bedrooms including en-suite facilities in the second floor of the dwelling.
- 1.6 This application forms a resubmission of a previously refused scheme (16/01418/FULH). The previously refused scheme proposed to raise the ridge height of the dwelling and erect a hip to gable roof extension to the front and rear with dormers to the sides and a balcony to the front. The application was refused for the following reason:
 1. The proposed alterations to the scale and form of the roofscape would be prominent and unsympathetic features to the detriment of the appearance of the existing property and the character of the area.

2 Site and Surroundings

- 2.1 The application site is located in a prominent corner location to the south of Marine Parade. Harley Street is to the west and Herschell Road is to the east. The site is occupied by a large detached two storey property of a unique Arts and Crafts style with a number of decorative elements such as the large first floor timber jettied window, exposed timber rafters to the eaves, hipped clay tile roof and tall feature chimneys with brickwork decoration.
- 2.2 The surrounding area is residential in character consisting of large family houses with an eclectic mix of designs, mainly built between the 1920s and 1940s.
- 2.3 The site is not the subject of any site specific policy designations, is not a listed building and is not located within a Conservation Area.

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, impact on residential amenity, CIL contributions and whether the proposed development overcomes the previous reason for refusal.

4 Appraisal

Principle of Development

NPPF; Core Strategy (2007) Policies KP2 and CP4; Development Management Document (2015) Policies DM1 and DM3.

- 4.1 The principle of extending the dwelling to provide facilities in association with residential accommodation is considered acceptable. Other material planning considerations are discussed below.

Design and Impact on the Character of the Area

NPPF; Core Strategy (2007) Policies KP2 and CP4; Development Management Document (2015) Policies DM1 and DM3; 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 (National Planning Policy Framework), in Policies KP2 and CP4 of the Core Strategy and also in Policy DM1 of the Development Management Document. The Design and Townscape Guide 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 Paragraph 366 of The Design and Townscape Guide states that; *“proposals for additional roof accommodation within existing properties must respect the style, scale and form of the existing roof design and the character of the wider townscape. Dormer windows, where appropriate, should appear incidental in the roof slope (i.e. set in from both side walls, set well below the ridgeline and well above the eaves). Large box style dormers should be avoided, especially where they have public impact, as they appear bulky and unsightly. Smaller individual dormers are preferred.”*
- 4.6 The previously refused scheme noted that there is no objection in principle to some form of accommodation within the roof. However, it was expressed that the existing height and hipped front of the dwelling should be maintained.
- 4.7 The proposed rear hip to gable extension, pitched roof dormers and rooflights are considered to provide roof accommodation in such a way that it is subservient to the floors below and not overly dominant to the character of the dwelling and those within the wider area. Furthermore, the proposed development would not appear out of keeping in this area. Roof extensions and dormer windows are found on corner properties of the junctions of Marine Parade and Theobalds Road, Salisbury Road and Vernon Road.

- 4.8 Whilst no examples are found within the immediate vicinity of the site, the proposed dormers are of a subservient size, would not dominate the roofscape and do not result in a negative appearance cumulatively as they are set proportionally apart. The round windows to the side cheeks of the dormers provide interest and whilst is not an existing feature of the dwelling, due to their location and small scale, would not detract from the character and appearance of the existing arrangement and design of fenestration.
- 4.9 The rooflights to the east side of the roof slope as well as to the front, due to their location on the roof and non-protruding nature, provide sympathetic openings which will not be duly prominent in the streetscene.
- 4.10 The resulting dwelling, whilst of an increase size, scale and bulk, would not appear overly dominant and would not result in demonstrable harm to the character and appearance of the dwelling or the wider area, in accordance with relevant location and national policies and guidance.

Impact on Residential Amenity

NPPF; Development Management Document (2015) Policies DM1 and DM3; Core Strategy (2007) Policies KP2 and CP4; Design & Townscape Guide (2009)

- 4.11 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.”*
- 4.12 Given the west flank elevation of the application property is sited along Harley Street some 17 metres away, it is considered the proposed pitched roof dormers to this elevation would not be overbearing, would not result in a sense of enclosure or loss of light for the occupants of surrounding properties and would not result in demonstrable harm through perceived or actual overlooking or loss of privacy.
- 4.13 The dormers to the flank elevation facing no.70 to the east would directly overlook windows to the western flank of no.70. However, as these windows are secondary it is considered that conditions can reasonably be used to require the use of obscure glazing to prevent a loss of privacy and overlooking for the occupants of No. 70.
- 4.14 It should also be noted that no objection was raised in relation to impacts upon any neighbouring occupier at the time of the previous application, which proposed a larger catslide dormer which would have been located adjacent to no.70.

Highways and Transport Issues

NPPF; Development Management (2015) Policy DM15; Core Strategy (2007) Policy CP3; Design & Townscape Guide (2009)

- 4.15 Policy DM15 of the Development Management DPD states that new development will only be permitted if it makes provision for off-street parking in accordance with the adopted vehicle parking standards. For a dwelling of two or more bedrooms, a minimum of two off-street parking spaces should be available.

- 4.16 The proposed development would result in an additional two bedrooms, resulting in a total of six. The proposal would not result in the loss of existing parking spaces. Two off-street parking spaces would continue to be available within the curtilage of the property and therefore no objection is raised on highway or parking grounds.

Community Infrastructure Levy

CIL Charging Schedule 2015

- 4.17 The proposed development equates to less than 100sqm of new floorspace. As such, the development benefits from a Minor Development Exemption under the Community Infrastructure Levy Regulations 2010 (as amended) and no charge is payable.

5 Conclusion

- 5.1 Having regard to all material considerations assessed above, it is considered that subject to compliance with the attached conditions, the proposed development would be acceptable and compliant with the objectives of the relevant local development plan policies and guidance as well as those contained within the National Planning Policy Framework. Furthermore, the proposed development would have an acceptable impact on the amenities of neighbouring occupiers and the character and appearance of the application site and the locality more widely. The proposal would not result in any adverse impact on parking provision or highways safety. This application is considered to have overcome the previous reason for refusal and is recommended for approval, subject to conditions.

6 Planning Policy Summary

- 6.1 The National Planning Policy Framework (2012)
- 6.2 Core Strategy (2007) Policies KP2 (Development Principles), CP3 (Transport and Accessibility) and CP4 (Environment & Urban Renaissance)
- 6.3 Development Management Document (2015): DM1 (Design Quality), DM3 (Efficient and Effective Use of Land) and DM15 (Sustainable Transport Management)
- 6.4 Design & Townscape Guide (2009)
- 6.5 CIL Charging Schedule 2015

7 Representation Summary

Leigh Town Council

- 7.1 Objects. Comments: *"The application in our view is contrary to Development Management Document 2015 policies DM1 and DM3 as the development will not 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 as it is considered an overdevelopment due to the increase in the bulk and scale of the building. It does not contribute positively to the space between buildings and their relationship to the public realm.*

Furthermore the alterations in our opinion do not make a positive contribution to the character of the original building and the surrounding area as it has not adopted a scale that is respectful and subservient to that of the original building and surrounding area.”

Public Consultation

- 7.2 13 neighbours have been notified of the application. 10 letters of representation have been received (7 supporting, 3 objecting).

Comments in support of the application:

- Wholly in keeping with the local environment and nearby houses;
- Consistent with other houses which have been extended.

Comments in objection to the application;

- Property has already been extended considerably;
- Overdevelopment;
- Dormers would create an over-dominant building in corner location;
- Detrimental to the general appearance of the streetscene and neighbouring properties;
- Traditional ‘Goldworthy’ design which would be harmed as a result of the proposed development;
- Car parking and highway impacts;
- Bulk unacceptable;
- Design unacceptable

- 7.3 Officer Comment: These concerns are noted and they have been taken into account in the assessment of the application. However, they are not found to represent a reasonable basis to refuse planning permission in the circumstances of this case.

- 7.4 The application falls to be considered by the Development Control Committee at the request of Councillor Bernard Arscott.

8 Relevant Planning History

- 8.1 02/01205/FUL – Erect part single/part first floor/part two storey extension at rear incorporating garage with pitched roof –Granted
- 8.2 16/01084/FULH – Erect hip to gable to form habitable accommodation, install roof extension and two dormers to side elevations –Withdrawn
- 8.3 16/01418/FULH - Raise ridge height and erect hip to gable roof extension to front and rear with dormers to sides and balcony to front - Refused

9 Recommendation

Members are recommended to:

GRANT PERMISSION, subject to the following conditions:

- 01 The development hereby permitted shall begin no later than three years from the date of this decision.

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

- 02 The development hereby permitted shall be carried out in accordance with the following approved plans: 761-07ii, 761-05A, 761-06l, 761-04B, 761-03A, 761-02, 761F, 761-00

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

- 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.

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), Core Strategy 2007 Policies KP2 and CP4, Development Management Document Policy DM1, and guidance within the Design and Townscape Guide (2009).

- 04 The proposed windows to the dormers in the east elevation as hereby permitted 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 and shall be maintained as such thereafter 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.

Reason: To protect the privacy and environment of people in neighbouring residential properties, in accordance with the National Planning Policy Framework (NPPF), Core Strategy (2007) policy CP4, Development Management Document (2015) policy DM1 and guidance within the Design and Townscape Guide (2009).

Informative

- 1. You are advised that as the proposed development 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.**

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.