

<b>Reference:</b>	17/01857/FULH	
<b>Ward:</b>	Leigh	
<b>Proposal:</b>	Erect dormer to rear to form habitable accommodation in roof with roof lights to front	
<b>Address:</b>	34 Oakleigh Park Drive, Leigh-On-Sea	
<b>Applicant:</b>	Mr Alex Bushell	
<b>Agent:</b>	N/A	
<b>Consultation Expiry:</b>	29.11.2017	
<b>Expiry Date:</b>	18.12.2017	
<b>Case Officer:</b>	Kara Elliott	
<b>Plan Nos:</b>	Location plan, EX1, EX2, EX3, EX4, 17.06.200.PL, 17.06.201.PL, 17.06.202.PL, 17.06.203.PL, 17.06.204.PL, 17.06.205.PL, 17.06.206.PL, 17.06.2017.PL	
<b>Recommendation:</b>	<b>GRANT PLANNING PERMISSION subject to conditions</b>	



## **1 The Proposal**

- 1.1 Permission is sought to erect a flat-roof dormer to the rear of the dwelling to form habitable accommodation in the roof. The dormer would have full-height glazing to the east (rear) elevation, with the sides finished in zinc sheeting.
- 1.2 In addition, three rooflights are proposed to the front roof slope and one to the rear. Existing concrete tiles would be removed to the rear and the rear roof slope is proposed to be finished in plain tiles to match the existing front elevation.
- 1.2 The proposed dormer would measure approximately 2.3 metres high, 3.37 wide and would be set approximately 0.65 metres from the side of the dwelling to the north and approximately 1.95 metres from the south.
- 1.3 The proposed alterations would provide an additional two bedrooms (four in total).
- 1.4 The application falls to be considered by the Development Control Committee as the applicant is an employee of the Council.

## **2 Site and Surroundings**

- 2.1 The application site is located on the eastern side of Oakleigh Park Drive, backing onto the rear of Leighton Avenue. The site is occupied by a terraced house with an average sized rear garden relative to the area.
- 2.2 The surrounding area is residential in character consisting primarily of two storey terraced properties some of which have roof lights in the front and rear elevations.
- 2.3 The site is not the subject of any site specific policy designations 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 and impact on residential amenity.

## **4 Appraisal**

### **Principle of Development**

**NPPF; Core Strategy (2007) Policies KP2, CP3 and CP4; Development Management Document (2015) Policies DM1, DM3 and DM15.**

- 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 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 Paragraph 366 of the Design and Townscape Guide (SPD1) under the heading of ‘Roof Extensions and Dormer Windows’ states *“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 to the roof slope (i.e. set in from both side walls, set well below the ridgeline and well above the eaves). The position of the new opening should correspond with the rhythm and align with existing fenestration on lower floors. (Note: one central dormer may also be of an appropriate alternative). The size of any new dormer windows, particularly on the front and side elevations, should be smaller to those on lower floors and the materials should be sympathetic to the existing property.”*
- 4.6 Oakleigh Park Drive is dominated by residential properties of two storey scale and similar designs, within a long terrace. 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). It is considered that due to its position on the roof, set in from the sides of the dwelling and its minor size, scale and bulk more generally, as well as the use of sympathetic materials i.e. large expanse of glazing, the proposed rear dormer would not dominate the roofscape and does not result in a demonstrable harm to the character and appearance of the dwelling or the wider area. It should also be noted that the proposed dormer to the rear would not be viewed from the public vista.
- 4.7 It is also considered that the rooflights to the front and rear and the use of plain clay tiles to the rear roof slope would not impact detrimentally to the character and appearance of the dwelling or the wider area due to their design and minor scale and size.

## **Impact on Residential Amenity**

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

- 4.8 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.”*
- 4.9 Paragraph 343 of the Design and Townscape Guide (SPD1) under the heading of ‘Alterations and Additions to Existing Residential Buildings’ states, 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.”*
- 4.10 The proposal would not be overbearing or result in a sense of enclosure or loss of light for the occupants of the adjacent occupiers due to its position of the roof of the dwelling. Furthermore, due to distances to neighbouring properties to the rear, the proposed addition would not give rise to undue impacts from overlooking or loss or privacy.

## **Highways and Transport Issues**

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

- 4.11 Policy DM15 of the Development Management DPD requires that all development should meet the minimum off-street parking standards. Currently, the site does not benefit from off-street parking. The increase in bedrooms from three to four does not result in an increased requirement for parking and the majority of properties within this location (which have three or more bedrooms) do not benefit from off-street parking provision.
- 4.12 Thus, no objections are raised in relation to parking or highway safety impacts and a reason for refusal on this basis could not be justified.

## **Community Infrastructure Levy**

### **CIL Charging Schedule 2015**

- 4.13 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 therefore 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 No response received at time of writing
- 7.2 Eight neighbours have been notified of the application. No letters of representation have been received.

## 8 **Relevant Planning History**

- 8.1 None

## 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: Location plan, EX1, EX2, EX3, EX4, 17.06.200.PL, 17.06.201.PL, 17.06.202.PL, 17.06.203.PL, 17.06.204.PL, 17.06.205.PL, 17.06.206.PL, 17.06.2017.PL

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

- 03 The development hereby permitted shall be finished in materials as detailed within the application form and approved plans: Location plan, EX1, EX2, EX3, EX4, 17.06.200.PL, 17.06.201.PL, 17.06.202.PL, 17.06.203.PL, 17.06.204.PL, 17.06.205.PL, 17.06.206.PL, 17.06.2017.PL.

**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) policy KP2 and CP4, Development Management Document policy DM1, and 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](http://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.