

<b>Reference:</b>	18/00925/FULH
<b>Ward:</b>	St Laurence
<b>Proposal:</b>	Erect single storey side extension
<b>Address:</b>	29 Dolphins Westcliff-on-Sea Essex SS0 0LD
<b>Applicant:</b>	Mr and Mrs Campbell
<b>Agent:</b>	Knight Gratrix Architects
<b>Consultation Expiry:</b>	03/07/2018
<b>Expiry Date:</b>	03/08/2018
<b>Case Officer:</b>	Peter Lang
<b>Plan Nos:</b>	1261-010-B
<b>Recommendation:</b>	<b>GRANT CONDITIONAL PLANNING PERMISSION</b>



## **1 The Proposal**

- 1.1 The proposal seeks planning permission for a single storey side extension and formation of a projecting rear canopy. The proposed extension would have fenestration to the front and rear. The newly created space would create a combined kitchen and dining room and a living room. The proposed extension would use materials in keeping with the rest of the building including the roof tiles, bricks and windows. The proposed rear canopy would be constructed out of timber with a single support situated in the middle of the original rear elevation.
- 1.2 The proposed side extension would be attached to the eastern side of the dwellinghouse facing the rear elevations of No 66 and No 68 Hornby Avenue. The extension would be 2.80m wide and 7.11m deep. Its eaves would be approximately 2.67m, the parapet wall on the eastern elevation 2.90m high and the maximum height of the pitched roof 4.00m high. The canopy to the rear would be some 6.45m wide and 0.80m deep and some 2.70m high.
- 1.3 This application is brought to Development Control Committee for determination because the applicant is an employee of the council.

## **2 Site and Surroundings**

- 2.1 The site contains an end terraced two storey dwellinghouse. The dwelling is finished externally in light bricks and white framed windows with clay roof tiles. The site of the proposed extension is currently used as part of the L-shaped rear garden space. In the rear garden there is also a garage and a single storey brick shed.
- 2.2 The street is contains dwellinghouses similar in size and design to the applicant's site, All have garden space to the front and rear.
- 2.3 The site is not located within a conservation area or subject to any site specific planning policies.

## **3 Relevant Planning History**

- 3.1 No Relevant Planning History

## **4 Planning Considerations**

- 4.1 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.

## **5 Appraisal**

### **Principle of Development**

**National Planning Policy Framework; Core Strategy (2007) Policies KP1, KP2 and CP4: Development Management Document DPD Policy DM1 and DM3.**

- 5.1 The dwelling is located within a residential area and an extension or an alteration to the property is considered acceptable in principle. Other material planning considerations are discussed below.

### **Design and Impact on the Character of the Area**

#### **National Planning Policy Framework (NPPF): Core Strategy (2007) Policies KP2 and CP4: Development Management Document (2015) Policies DM1 and DM3 and guidance contained within the Design and Townscape Guide (2009)**

- 5.2 Paragraph 17 of the National Planning Policy Framework seeks to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.
- 5.3 Policy KP2 of the Core Strategy seeks to secure improvements to the urban environment through quality design. Policy CP4 seeks to maintain and enhance the amenities, appeal and character of residential areas.
- 5.4 Policies DM1 and DM3 of the Development Management Document seek to support sustainable development which is appropriate in its setting, and that protects the amenity of the site, immediate neighbours, and surrounding area, having regard to matters including privacy, overlooking, outlook, noise and disturbance, sense of enclosure/overbearing relationship, pollution, daylight and sunlight”.
- 5.5 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”*.
- 5.6 The design of the proposed extension is considered to be subservient to the main building. It would be visible from the front elevation but set back from the front wall by some 0.30m and would be finished in similar materials to the rest of the dwellinghouse. The scale of the proposal would integrate satisfactorily with the existing property due to its single storey size and the pitched roof being in keeping with the design of the main roof. This proposal would also have fenestration to the front and rear in keeping with that existing in the dwellinghouse. This would ensure that the form, appearance and visual impact of the dwelling would be maintained.
- 5.7 The proposal is therefore considered to be acceptable and policy compliant in this regard.

### **Traffic and Transport Issues**

#### **National Planning Policy Framework: Core Strategy (2007) Policies KP2 and CP3: Development Management Document (2015) Policy DM15 and the Design and Townscape Guide.**

- 5.8 Policy DM15 of the Development Management DPD requires that dwellings with 2+ bedrooms must provide two parking spaces which the application dwelling already does. The proposal would not increase the number of bedrooms nor does it impact the availability of car parking spaces at the property. The impact on traffic, transport and parking is therefore acceptable and policy compliant in this regard.

## Impact on Residential Amenity

### **National Planning Policy Framework, Core Strategy (2007) Policies KP2 and CP4 Development Management Document (2015) Policies DM1 and DM3 of Design and Townscape Guide.**

- 5.9 Paragraph 17 of the National Planning Policy Framework seeks to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.
- 5.10 Policy KP2 of the Core Strategy seeks to secure improvements to the urban environment through quality design. Policy CP4 seeks to maintain and enhance the amenities, appeal and character of residential areas.
- 5.11 Policies DM1 and DM3 of the Development Management Document seek to support sustainable development which is appropriate in its setting, and that protects the amenity of the site, immediate neighbours, and surrounding area, having regard to matters including privacy, overlooking, outlook, noise and disturbance, sense of enclosure/overbearing relationship, pollution, daylight and sunlight”.
- 5.12 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”* and 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”*.
- 5.13 The only part of the proposed development that would be materially visible from the attached Neighbour No 30 Dolphins to the west is the roof canopy, which would be separated from the boundary by some 3.11m. It is considered that due to this separation and the limited size of the canopy there would be no material impact on the light, outlook, privacy or rear garden setting of No 30.
- 5.14 The dwellinghouse to the rear of the application property is No 55 Hornby Avenue and running perpendicular to the rear part of the garden is No 62 Hornby Avenue. The separation from the rear elevation to the rear of the garden is approximately 17.70m and a similar amount on the other side to the rear wall of No 55. No 62 would be around 15.0m from the nearest point of the proposed development. Due to these separation distances it is not considered that No 55 and 62 Hornby Avenue would be materially impacted by the proposal.
- 5.15 The neighbouring properties on the eastern elevation, No 64, 66 and 68 Hornby Avenue have their rear elevations and rear gardens perpendicular to the front of No 29 Dolphins. The proposed extension and canopy would be visible in their rear garden scene. It is considered however, that due to the single storey nature of the proposal, that it has no side facing windows and its modest depth that it would not have an overbearing or dominating impact on the privacy or outlook of these neighbouring properties. Additionally, the proposed extension would be to the west of these properties limiting the potential loss of light and at its closest would be 10.40m from their rear elevation ensuring a significant level of separation. These factors together mean that the side extension at No 29 would not have a materially harmful impact on No 64, 66 and 68 Hornby Avenue. The proposal is therefore acceptable and policy compliant in these regards.

## **CIL Charging Schedule 2015**

- 5.16 As the proposed extension(s) 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.

## **6 Planning Policy Summary**

- 6.1 The National Planning Policy Framework
- 6.2 Core Strategy (2007): Policies KP1 (Spatial Strategy), KP2 (Development Principles) and CP4 (Environment & Urban Renaissance)
- 6.3 Development Management Document (2015): Policies DM1 (Design Quality), Policy DM3 (Efficient and Effective Use of Land) and DM15 (Sustainable Transport Management)
- 6.4 Design & Townscape Guide (2009)

## **7 Representation Summary**

- 7.1 **Public Consultation** – Eight neighbours were notified and no responses have been received.

## **8 Conclusion**

- 8.1 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.
- 8.2 The proposal would have an acceptable impact on the amenities of neighbouring occupiers and the character and appearance of the application site, the street scene and the locality more widely. There are no adverse highway implications. This application is therefore recommended for approval subject to conditions.

## **9 Recommendation**

- 9.1 **GRANT PLANNING PERMISSION** subject to the following conditions:

- 01 **The development shall be undertaken solely in accordance with the approved plans 1261-010-B.**

**Reason: In the interests of visual amenities, pursuant to the National Planning Policy Framework, Policies KP2 and CP4 of the Core Strategy 2007 and Policies DM1 and DM3 of the Development Management Document 2015.**

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

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

- 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), DPD1 (Core Strategy) 2007 policy KP2 and CP4, Development Management DPD Policy DM1, and SPD1 (Design and Townscape Guide).**

**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.**

**10 Informatives**

- 1 You are advised that as the 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.**
- 2 You should be aware that in cases where damage occurs during construction works to the highway in implementing this permission that Council may seek to recover the cost of repairing public highways and footpaths from any party responsible for damaging them. This includes damage carried out when implementing a planning permission or other works to buildings or land. Please take care when carrying out works on or near the public highways and footpaths in the borough.**