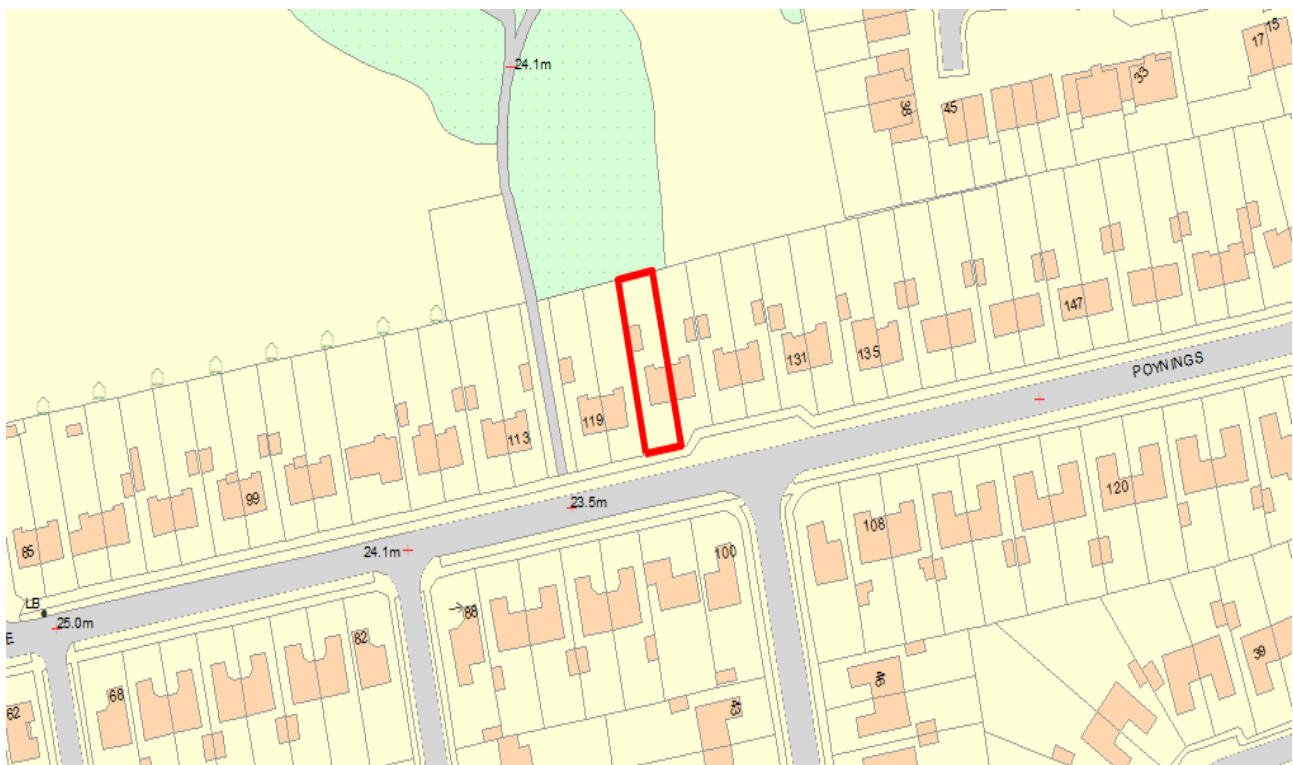


Reference:	18/01225/FULH
Ward:	Southchurch
Proposal:	Demolish garage and conservatory to rear, erect single storey side and front extension and single storey rear extension with roof lantern
Address:	123 Poynings Avenue Southend-On-Sea Essex SS2 4RX
Applicant:	Councillor Van Looy
Agent:	DSB Property Designs Ltd
Consultation Expiry:	25 th July 2018
Expiry Date:	21 st August 2018
Case Officer:	Julie Ramsey
Plan Nos:	2018/06/01/123PA - 1/8 Rev A, 2/8 Rev A, 3/8 Rev A, 4/8 Rev A
Recommendation:	GRANT PLANNING PERMISSION



1 The Proposal

- 1.1 The application seeks planning permission to demolish the existing rear conservatory and detached garage and construct a single storey rear extension and a single storey side extension to the existing dwelling.
- 1.2 The proposed side extension would measure 3.1m wide, 5.75m deep with a false pitched roof to the front with a maximum height of 3.8m and an eaves height of 3m. The extension is set back some 0.55m from the front wall.
- 1.3 The rear extension would extend from the rear wall of the main dwelling on the eastern boundary by some 5m, with a width of some 6m. The rear extension has a flat roof and central roof lantern with an eaves height of 3.1m and a maximum height of 3.8m.
- 1.4 The proposed development would be finished in tile, brick and white render and white uPVC windows and doors to match the existing property.
- 1.5 During the course of the application concerns were raised with the Agent regarding the side extension and the forward projection. Amended plans have been received in which the side extension has been moved back behind the front wall and the canopy extension to the front has been removed. The fenestration to the front has also been altered to better reflect the main dwelling. The application is therefore considered on the basis of the amended plans.
- 1.6 The application falls to be considered by the Development Control Committee as the application is a private householder planning application from Councillor Van Looy.

2 Site and Surroundings

- 2.1 The application site is located on the northern side of Poynings Avenue, west of the junction with Wick Chase and contains a semi-detached two storey dwelling. The property has a front bay window and open porch set under a pitched canopy roof. There are double gates set back from the highway leading to the existing detached garage which has been demolished. The property has hardstanding to the front for parking purposes with a low brick wall on the front boundary and some soft landscaping.
- 2.2 The surrounding area is made up of pairs of two storey dwellings to the north side and detached and semi-detached bungalows to the south side of Poynings Avenue. The properties are characterised by parking and garages to the side.
- 2.3 The site is not located within a designated Conservation area and is not a listed building.

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, highway and parking impacts, impacts on residential amenity and CIL contributions.

4 Appraisal

Principle of Development

NPPF (2012), Core Strategy (2007) Policies KP1, KP2 and CP4, Development Management Document Policies DM1 and DM3 and Design and Townscape Guide (2009).

- 4.1 This proposal is considered in the context of the National Planning Policy Framework 2012 and Core Strategy Policies KP1, KP2 and CP4. Also of relevance is Policy DM1 which addresses design quality. These policies and guidance support extensions to properties in most cases but require that such alterations and extensions respect the existing character and appearance of the building. The dwelling is situated within a residential area and an extension or an alteration to the property is considered acceptable in principal, subject to detailed considerations discussed below.

Design and Impact on the Character of the Area

NPPF (2012), Core Strategy (2007) Policies KP1, KP2 and CP4, Development Management Document Policies DM1 and DM3 and Design and Townscape Guide (2009).

- 4.2 The key element within all relevant policies is that good design should be a fundamental requirement of new development in order to achieve high quality living environments. Its importance is reflected in the NPPF, in the Policies KP2 and CP4 of the Core Strategy and also in Policy DM1 of the Development Management Document (2015). The Design and Townscape Guide (2009) also states that *“the Borough Council is committed to good design and will seek to create attractive, high-quality living environments.”*
- 4.3 According to Policy KP2 of the Core Strategy, new development should *“respect the character and scale of the existing neighbourhood where appropriate”*. Policy CP4 of the Core Strategy requires that development proposals should *“maintain and enhance the amenities, appeal and character of residential areas, securing good relationships with existing development, and respecting the scale and nature of that development”*.
- 4.4 Policy DM1 of the Development Management Document (2009) 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 Policy DM3 (5) also advises that; *‘Alterations and additions to a building will be expected to make a positive contribution to the character of the original building and the surrounding area through:*
- (i) The use of materials and detailing that draws reference from, and where appropriate enhances, the original building, and ensures successful integration with it; and*
 - (ii) Adopting a scale that is respectful and subservient to that of the original building and surrounding area; and*

(iii) Where alternative materials and detailing to those of the prevailing character of the area are proposed, the Council will look favourably upon proposals that demonstrate high levels of innovative and sustainable design that positively enhances the character of the original building or surrounding area.'

- 4.6 Paragraph 351 of the Design and Townscape Guide states that *'Many properties in the Borough have the capacity to extend to the side. However, side extensions can easily become overbearing and dominate the original property. In order to avoid this, side extensions should be designed to appear subservient to the parent building. This can generally be achieved by ensuring the extension is set back behind the existing building frontage line and that its design, in particular the roof, is fully integrated'*
- 4.7 Paragraph 348 of The Design and Townscape Guide (2009) also states that *"whether or not there are any public views, the design of the rear extensions is still important and every effort should be made to integrate them with the character of the parent building, particularly in terms of scale, materials and the relationship with existing fenestration and roof form."*
- 4.8 It is considered that in terms of its size, scale, bulk and height, the proposed side extension is considered to be visually acceptable and would not result in demonstrable harm to the character and appearance of the dwelling or the wider area. Side extensions can easily become overbearing and dominate the original property. However, the side extension is set back behind the front wall of the main dwelling and would therefore appear subservient within the streetscene and maintain a degree of openness between the application site and the neighbouring dwelling at No. 121. The side extension has a false pitch roof to the front which reflects the design of the main dwelling without forming a bulky and prominent feature within the streetscene. Therefore the proposed side extension is acceptable and compliant with the relevant national and local planning policies.
- 4.9 In addition, it is considered that the fenestration to the front is proportionate and in line with the form of the building as well as the existing fenestration and does not result in a contrived design which would harm the visual amenity of the dwelling and the wider area.
- 4.10 The existing rear conservatory is to be demolished and the single storey extension to the rear would follow a similar footprint albeit extending to a maximum of 5m beyond the rear wall of the existing property. The proposal would have a flat roof and roof lantern consistent with residential extensions to the rear. The extension would be rendered to match the existing property, with a window and set of French doors to the rear. Therefore the proposed side extension is acceptable and compliant with the relevant national and local planning policies.
- 4.11 It is therefore considered that the proposed development would not result in a detrimental impact on the character and visual amenity of the dwelling or the wider area in accordance with Core Strategy (2007) Policies KP2 and CP4; Development Management Document (2015) Policies DM1 and DM3; The Design & Townscape Guide (2009) and the core principles of the NPPF (2012).

Impact on Residential Amenity

NPPF (2012), Core Strategy (2007) Policies KP1, KP2 and CP4, Development Management Document Policies DM1 and DM3 and Design and Townscape Guide (2009).

- 4.12 The Design and Townscape Guide (2009) states 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.*” (Paragraph 343 - Alterations and Additions to Existing Residential Buildings). Policy DM1 of the Development Management Document (2015) 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.*”
- 4.13 The application property is neighboured by No. 121 and No. 125 Poynings Avenue. The side extension is located on the shared boundary with No. 121. The neighbouring property has a driveway leading to a garage to the side of the dwelling on the shared boundary. Therefore there is some separation distance of approximately 3m from the extension on the boundary and the neighbouring property. This neighbouring property has windows and a door to the ground floor on this side elevation facing the application site, however these appear to be obscure glazed and would not therefore be primary windows to the habitable rooms that they serve. The proposed side extension would not extend beyond the front or rear walls of the main dwelling and would therefore not be visible to the adjoining semi-detached neighbour at No. 125. Therefore the proposed side extension would have no material impact upon this neighbour at No. 125. Therefore the proposed development would not result in a loss of amenity to the occupiers of No. 121 or No. 125 in terms of overshadowing, loss of light, loss of privacy, loss of outlook or an unacceptable level of perceived or actual dominance or enclosure.
- 4.14 The rear extension is located some 3m from the shared boundary with No. 121 and would be predominantly screened from view by the neighbours’ garage and therefore the proposed rear extension would have no material impact upon this neighbour at No. 121. The rear extension is located on the shared boundary with No. 125 which has an existing rear extension of around 2m in depth. The proposal would see the removal of the existing conservatory and the construction of a single storey rear extension of some 5m in depth with an eaves height of some 3.1m. The rear extension would form a large addition to the application property and is fairly deep at some 5m on the shared boundary, however the extension is single storey with a low eaves height and would extend beyond the rear extension at No. 125 by 3m, which is considered to be acceptable, given the presence of the rear conservatory in this location at present. It is, on balance, considered that the rear extension would not result in a material increase in overlooking, loss of privacy, loss of outlook and light undue overshadowing, dominance or an increased sense of enclosure to this neighbour. The proposal is therefore acceptable and policy compliant in this regard.
- 4.15 In addition, the application site benefits from a deep rear garden measuring approximately 17m, with no neighbouring properties located near to or having views to the rear of the dwelling. The proposed development is therefore acceptable and policy compliant in this regard.

Traffic and Transport Issues

NPPF (2012); Development Management Document (2015) Policy DM15; Core Strategy (2007) Policy CP3; The Design & Townscape Guide (2009)

- 4.16 Policy DM15 of the Development Management Document (2015) 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 2+ bedrooms, a minimum of 2 off-street parking spaces is required.
- 4.17 The application property is a three bedroom dwelling. The proposed development would not result in an increased requirement for parking and furthermore, two off-street parking spaces would continue to be available within the curtilage of the property on the front driveway. Therefore, the proposed development is not considered to result in any material harm on highway safety or the local highway network.

Community Infrastructure Levy

CIL Charging Schedule 2015

- 4.18 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 (2012). 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), Section 7 (Requiring Good design)
- 6.2 Core Strategy (2007), Policies KP1 (Spatial Strategy), KP2 (Development Principles) CP3 (Transport and Accessibility) and CP4 (Environment & Urban Renaissance)
- 6.3 Development Management Document (2015), Policies DM1 (Design Quality), and 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

Public Consultation

7.1 Four neighbours were notified of the application and no letters of representation have been received.

8 Relevant Planning History

8.1 None

9 Recommendation

It is recommended that planning permission be GRANTED 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: 2018/06/03/123PA 2/8 Rev A, 3/8 Rev A, 4/8 Rev A

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) policy KP2 and CP4, Development Management Document (2015) policy DM1, and The Design and Townscape Guide (2009).

04 The roof of the building/extension hereby approved shall not be used as a balcony, roof garden or similar amenity area or for any other purpose unless otherwise agreed in writing by the local planning authority. The roof can however be used for the purposes of maintenance or to escape in an emergency.

Reason: In the interests of the residential amenity of the adjoining residents and to ensure that the development complies with the National Planning Policy Framework (2012), Core Strategy (2007) Policies KP2 and CP4, Development Management Document (2015) policies DM1 and DM3 and The Design and Townscape Guide (2009)

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.

Informative

- 1. You are advised that as the proposed extension(s) to your property 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.**
- 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.**