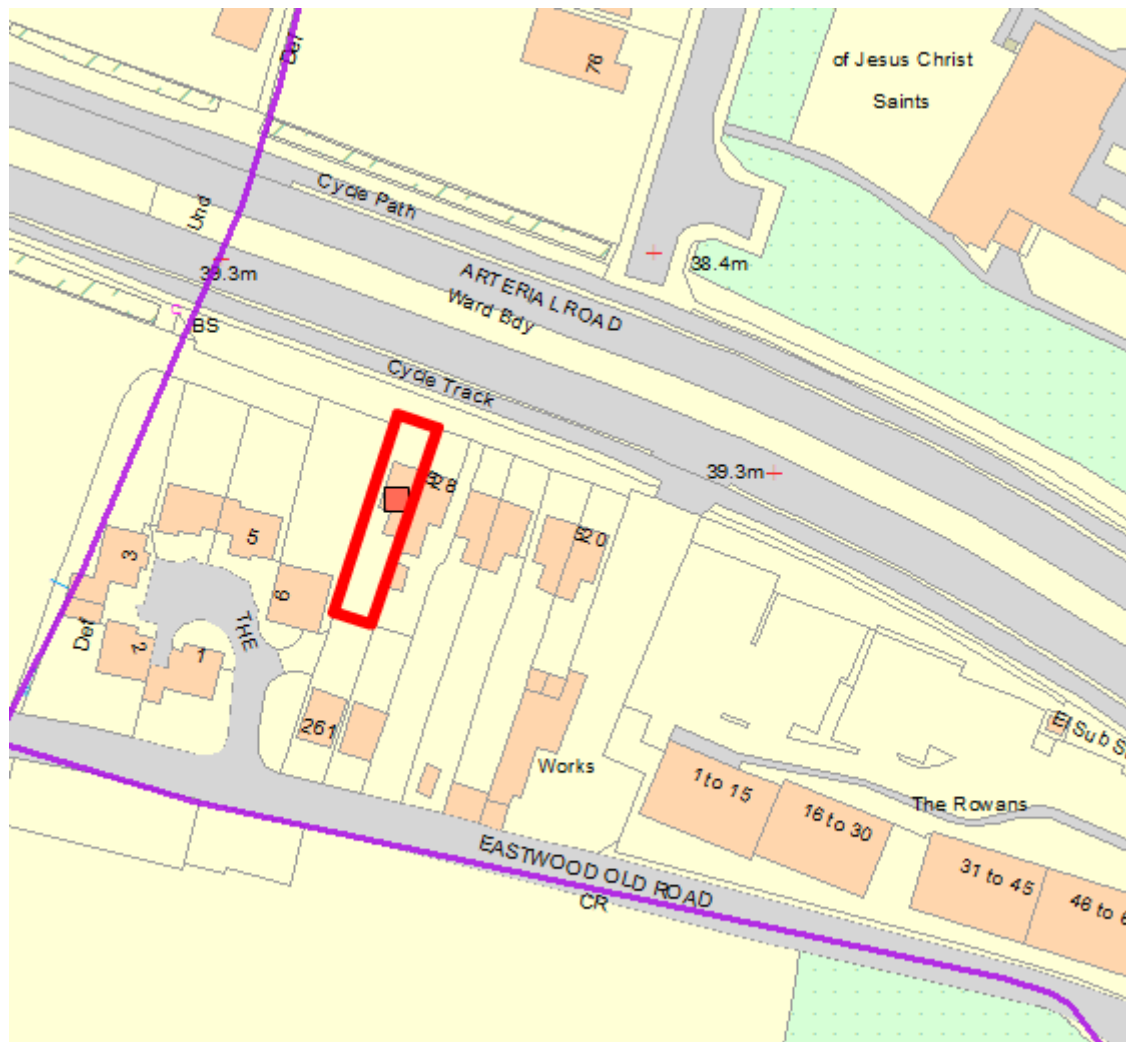


Reference:	18/01374/FULH	
Ward:	Belfairs	
Proposal:	Erect first floor rear extension and alter roof to single storey rear extension (Amended Proposal)	
Address:	530 Arterial Road, Leigh-On-Sea, Essex, SS9 4DT	
Applicant:	Mr Michael Peach	
Agent:	Mrs Charlotte Taylor	
Consultation Expiry:	10.08.2018	
Expiry Date:	08.10.2018	
Case Officer:	Oliver Hart	
Plan Nos:	Location Plan, Site Plan, 1711/1-3	
Recommendation:	REFUSE PLANNING PERMISSION	



1 The Proposal

- 1.1 Planning permission is sought to erect a first floor rear extension and alter the roof form of the existing single storey rear extension.
- 1.2 The proposed first floor extension would have a maximum depth of 4.3m, a height of 8m (when measured from ground level) and would extend the width of the dwelling, approximately 5.6m. It would have a hipped roof which would extend from approximately 0.3m below the ridgeline of the original dwelling. The extension would accommodate a bedroom and a bathroom and the exterior of the extension would be finished in cavity render, concrete tiles and white UPVC windows to match the existing dwelling.
- 1.3 The existing single storey extension currently has a monopitch roof sloping upwards towards the boundary with No.528 Arterial Road. This is proposed to be replaced with a monopitch roof which would adjoin the first floor rear extension.
- 1.4 This is an amended proposal following refusal for a similar scheme under application ref. 18/00056/FULH for the 'erection of a first floor rear extension.' This was for a L shaped flat roofed first floor design, which projected between 1.43m and 3.28m beyond the original rear wall of the application dwelling adjacent to No.528 before stepping in 1.85m and extending to a maximum depth of 3.28m. This was refused for the following reason:

“The proposed rear extension would, by reason of its detailed design and position, be an incongruous and inappropriate addition, harming the appearance of the host dwelling and detracting from the visual amenities of the residential surroundings and rear garden scene. The proposal is therefore unacceptable and contrary to the National Planning Policy Framework (NPPF), Southend Core Strategy (2007) Policies KP2 and CP4, Southend Development Management Document (2015) Policies DM1 and DM3 and the advice contained with the Southend Design and Townscape Guide (2009).”
- 1.5 The application has been called in by Councillor Aylen.

2 Site and Surroundings

- 2.1 The application property is a two storey semi-detached house located on the southern side of the A127 Southend Arterial Road. The application dwelling is one of a pair of similar dwellings; the other being No. 528 which is the neighbouring property to the east, and which has similar architectural style and materials as the application dwelling.
- 2.2 The original site would have stretched from the A127 back to Eastwood Old Road to the south. However the site, similar to No. 528, has been subdivided to allow the construction of a dwelling facing onto Eastwood Old Road (now named 261 Eastwood Old Road).
- 2.3 It maintains a relatively large rear garden, with high evergreen hedging along the west boundary, which adjoins the rear garden of no.6 The Gables.
- 2.4 As previously noted, there is an existing single storey extension measuring

approximately 4m in depth, occupying the full width of the dwelling and with a monopitch roof sloping upwards towards the boundary with no.528 Arterial Road. At the boundary the peak of the roof meets the peak of a monopitch roof on a rear projection at no.528 Arterial Road.

2.5 The surrounding area is residential in character, comprising a mix of dwelling types, sizes and layouts.

2.6 The A127 Arterial Road is a classified road.

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 and impact on residential amenity.

4 Appraisal

Principle of Development

National Planning Policy Framework (2018), Policies KP1, KP2 and CP4 of the Core Strategy (2007), Policies DM1 and DM3 of the Development Management Document (2015) and guidance contained within the Design and Townscape Guide (2009)

4.1 The proposal is considered in the context of the NPPF, Core Strategy (2007) Policies KP2 and CP4 and Policy DM1 of the Development Management Document. 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 located within a residential area where extensions and alterations to this property are considered acceptable in principle. Therefore, the principle of extending the dwelling is acceptable subject to the detailed design considerations below.

Design and Impact on the Character of the Area

National Planning Policy Framework (2018), Policies KP2 and CP4 of the Core Strategy (2007), Policies DM1 and DM3 of the Development Management Document (2015) and guidance contained within the Design and 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 124 of the NPPF (2018) states that; *“good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.”*

- 4.4 The importance of good design is further reflected in policies KP2 and CP4 of the Core Strategy (2007). Policy KP2 states that new development should *“respect the character and scale of the existing neighbourhood where appropriate and secure improvements to the urban environment through quality design”*. Policy CP4 of the Core Strategy furthers this understanding, requiring that development proposals *“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”*.
- 4.5 Policy DM1 of the Development Management Document (2015) 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”*.
- 4.6 The surrounding area is characterised by two storey dwellings of a similar size and scale with modest single storey rear projections. The proposed extension is to the rear elevation of the first floor and would be visible from Eastwood Old Road, which adjoins the rear boundary. While attempts have been made to integrate the proposed extension with the existing dwelling, including use of matching materials and a ridge height set below the existing ridgeline, it is considered that the proposed extension by virtue of its excessive scale, bulk and depth of projection would be disproportionate to the size and scale of the original dwelling. This is further compounded by the visibility of the application dwelling from Eastwood Old Road and is considered to result in a detrimental impact to visual amenity and to the character and appearance of the existing dwelling and the wider area. This is contrary to the above noted policies and guidance.
- 4.7 The proposed mono-pitch roof form sloping downwards towards the rear boundary of the application dwelling is considered to be acceptable, maintaining the character of the original dwellinghouse and the wider rear garden scene.
- 4.8 For the reasons set out above, it is considered that the proposed first floor rear extension would be an incongruous addition that is out of keeping with the character and appearance of the application dwelling and the wider surrounding area to the detriment thereof. It would be unacceptable and contrary to Policies KP2 and CP4 of the Core Strategy, Policies DM1 and DM3 of the Development Management Document and guidance contained within the Design and Townscape Guide.

Impact on Residential Amenity

National Planning Policy Framework (2018), Policies KP2 and CP4 of the Core Strategy (2007), Policies DM1 and DM3 of the Development Management Document (2015) and guidance contained within the Design and Townscape Guide (2009)

- 4.9 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.
- 4.10 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.

- 4.11 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”*.
- 4.12 The application dwelling adjoins No.528 Arterial Road. The extension would project beyond the first floor rear wall of this neighbouring property by some 4.3m. Due to the existence of an existing extension, ground floor windows at No.528 would not be affected significantly by the proposal, however, there are first floor windows to the rear elevation of this dwelling that serve habitable rooms. The excessive depth of the extension combined with the gabled roof and close proximity to the shared boundary is considered to result in an adverse impact on the residential amenity of the occupants at No.528, by way of overshadowing, loss of light and outlook and an increased sense of enclosure. The proposal is therefore considered contrary to the above policies and is considered to result in material harm.
- 4.13 The distance to the boundary with No.6 The Gables and the design of the extension is considered such that it would preclude any material impact, by way of loss of light, outlook, overlooking or loss of privacy arising from the extension to occupiers of that property.
- 4.14 The 14m length of garden to the rear boundary with No.261 Eastwood Old Road is considered such that it would be sufficient to preclude any loss of light, outlook, overlooking or loss of privacy resulting from the first floor rear extension.
- 4.15 For the reasons set out above, it is considered that the proposed development would result in an adverse impact on the residential amenity of the occupants at the adjoining neighbour No.528 by way of overshadowing, loss of light and outlook and an increased sense of enclosure. It would be unacceptable and contrary to Policies KP2 and CP4 of the Core Strategy, Policies DM1 and DM3 of the Development Management Document and guidance contained within the Design and Townscape Guide.

Community Infrastructure Levy

CIL Charging Schedule 2015

- 4.16 The proposed extensions to the existing property equates to less than 100sqm of new floor space the development benefits from a Minor Development Exemption under the Community Infrastructure Levy Regulations 2010 (as amended) and as such no charge is payable.

5 Conclusion

- 5.1 Having taken all material planning considerations into account, it is found that the proposed development would be unacceptable and contrary to the objectives of the relevant development plan policies and guidance. The proposed development is considered to be out of keeping with the character and appearance of the existing

dwelling and the wider area by reason of its unacceptable size, depth and scale and, by virtue of its height, depth and siting on the boundary, would result in demonstrable harm to the amenity of the occupiers of No.528 Arterial Road by way of way of overshadowing, loss of light and outlook and an increased sense of enclosure.

6 Planning Policy Summary

- 6.1 The National Planning Policy Framework (2018)
- 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), Policy DM3 (Efficient and Effective Use of Land)
- 6.4 Design & Townscape Guide (2009)
- 6.5 CIL Charging Schedule 2015

7 Representation Summary

Public Consultation

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

8 Relevant Planning History

- 8.1 18/00056/FULH- Erect first floor rear extension. Refused. 28.02.2018

Reason: The proposed rear extension would, by reason of its detailed design and position, be an incongruous and inappropriate addition, harming the appearance of the host dwelling and detracting from the visual amenities of the residential surroundings and rear garden scene. The proposal is therefore unacceptable and contrary to the National Planning Policy Framework (NPPF), Southend Core Strategy (2007) Policies KP2 and CP4, Southend Development Management Document (2015) Policies DM1 and DM3 and the advice contained with the Southend Design and Townscape Guide (2009).

- 8.2 13/00558/FULH: Erect first floor rear extension. Refused. 08.07.2018

Reason: The proposed two storey rear extension is excessive in depth and therefore fails to successfully integrate with the existing dwelling, furthermore it would result in a form of development which is overbearing and cause unreasonable overshadowing of the neighbouring property at No. 528 Arterial Road and overlooking of the rear of No. 6 The Gables to the detriment of the amenities of the adjoining residents and character of the area contrary to Policies KP2 and CP4 of the Core Strategy, Policies C11 and H5 of the Borough Local Plan, the Design and Townscape Guide and the NPPF.

- 8.3 11/00046/FULH: Erect Store to rear (Part Retrospective). Granted. 18.03.2011

07/00715/FUL: Demolish garage and erect chalet bungalow on land at rear and form vehicular access onto Eastwood Old Road. Granted. 19.07.2007

Recommendation

REFUSE PLANNING PERMISSION for the following reasons:

- 01** The proposed first floor rear extension would, by reason of its excessive depth, height and resulting scale, appear as a dominant and disproportionate addition that is out of keeping with and harmful to the character and appearance of the existing dwelling and the wider area. This is unacceptable and contrary to the National Planning Policy Framework, Southend Core Strategy (2007) policies KP2 and CP4, Southend Development Management Document (2015) policies DM1 and DM3 and the advice contained with the Southend Design and Townscape Guide (2009).

- 02** The proposed development, by reason of its excessive depth, height and proximity to the shared boundary with No.528 Arterial Road, would result in unacceptable overshadowing, loss of light and outlook and cause an unacceptable sense of enclosure to the detriment of the occupiers of 528 Arterial Road. This is unacceptable and contrary to the National Planning Policy Framework, Southend Core Strategy (2007) policies KP2 and CP4, Southend Development Management Document (2015) policies DM1 and DM3 and the advice contained with the Southend Design and Townscape Guide (2009).

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and determining the application within a timely manner, clearly setting out the reason(s) for refusal, allowing the Applicant the opportunity to consider the harm caused and whether or not it can be remedied by a revision to the proposal. The detailed analysis is set out in a report prepared by officers. In the circumstances the proposal is not considered to be sustainable development. The Local Planning Authority is willing to discuss the best course of action.

10 Informatives

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.