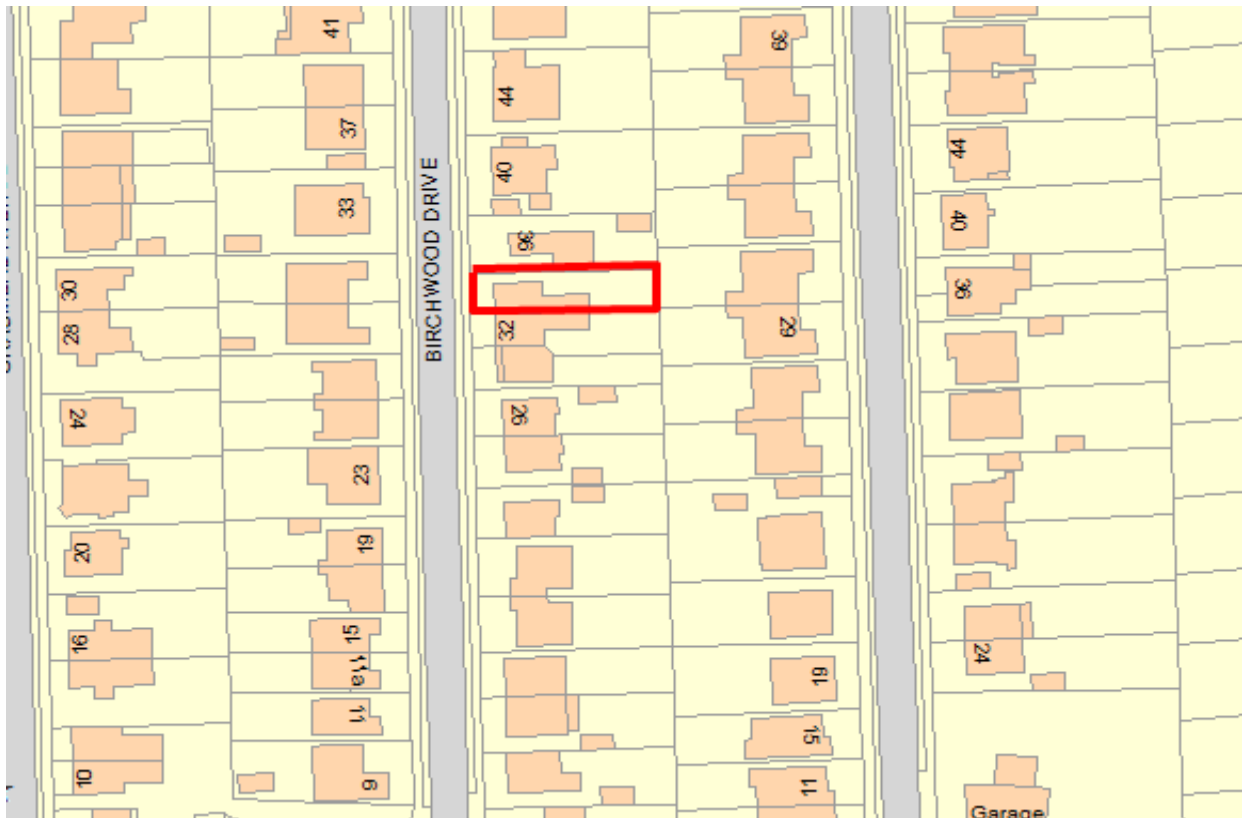


<b>Reference:</b>	18/01436/FULH	
<b>Ward:</b>	Blenheim Park	
<b>Proposal:</b>	Erect single storey side and rear extension	
<b>Address:</b>	34 Birchwood Drive Eastwood Essex SS9 3LE	
<b>Applicant:</b>	Mrs Stone	
<b>Agent:</b>	Barker Woodrow	
<b>Consultation Expiry:</b>	31 <sup>st</sup> August 2018	
<b>Expiry Date:</b>	8 <sup>th</sup> November 2018	
<b>Case Officer:</b>	Julie Ramsey	
<b>Plan Nos:</b>	607 Rev B	
<b>Recommendation:</b>	<b>GRANT PLANNING PERMISSION</b>	



## **1 The Proposal**

- 1.1 The application seeks planning permission to demolish the existing side conservatory and rear single storey addition and construct a single storey flat roof rear/side extension, which would wrap around the existing outrigger.
- 1.2 The proposed side/rear extension would extend from the rear wall of the property and extend the full length of the outrigger, some 5.5m, extend a further 1.5m beyond the rear wall and wrap around the existing outrigger to the southern boundary with No. 32. The extension would measure a maximum of 5.25m wide and have a maximum height of 3.1m with a parapet roof.
- 1.3 The proposed development would be finished in white render and uPVC windows and doors to match the existing property.
- 1.4 During the course of the application a small change to the fenestration detailing on the north flank elevation of the extension have been made by adding a glazed panel door.
- 1.5 The application falls to be considered by the Development Control Committee as the applicant is related to a member of staff of Southend Borough Council.

## **2 Site and Surroundings**

- 2.1 The application site is located on the eastern side of Birchwood Drive, north of the junction with London Road (A13). The site contains a semi-detached two storey dwelling. The property has a front bay window and open porch. There is an attached garage to the side and a small conservatory to the rear. The property has hardstanding to the front for parking purposes.
- 2.2 The surrounding area is predominantly made up of pairs of semi-detached houses with hipped roofs and front bay windows, interspersed with bungalows and detached houses of varying designs and styles.
- 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**

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

- 4.1 This proposal is considered in the context of the National Planning Policy Framework (2018) 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**

#### **National Planning Policy Framework (2018), Core Strategy (2007) Policies KP2 and CP4, Development Management Document (2015) Policies DM1 and DM3 and the 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 In terms of its size, scale, bulk and height, the proposed side/rear 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. The existing conservatory and single storey rear section are to be demolished and a side/rear extension constructed within a comparable footprint. The side extension would extend from the rear wall of the dwelling and wrap around the existing outrigger to the southern boundary with No. 32. The extension would increase the width of the existing outrigger at ground floor by some 2.2m and extend beyond the rear wall by some 1.5m. 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 and a door and window to the side elevation serving the utility room and a fully glazed panel door to the side serving the kitchen/dining area.
- 4.9 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 (2018). Therefore the proposed side/rear extension is acceptable and compliant with the relevant national and local planning policies.

### **Impact on Residential Amenity**

#### **National Planning Policy Framework (2018), Core Strategy (2007) Policies KP2 and CP4, Development Management Document Policies DM1 and DM3 and the Design and Townscape Guide (2009).**

- 4.10 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."*
- 4.11 The application property is neighboured by No. 36 and No. 32 Birchwood Drive. The rear element of the extension is located on the shared boundary with No. 32. However the depth of the rear element is only 1.5m this is identical to the depth of

the existing rear projection that is to be demolished and which is also present to the rear of this adjoining neighbour. The bulk of the rear extension is reduced, in comparison to that which exists, as the proposed extension has a flat roof and is therefore set lower on the boundary than the neighbouring rear projection. Therefore, it is considered that the proposed development would not result in a loss of amenity to the occupiers of No. 32 in terms of undue overshadowing, loss of light or privacy, reduced outlook or an unacceptable level of perceived or actual dominance or enclosure.

- 4.12 The side/rear extension would extend the full depth of the existing outrigger and project some 1.5m beyond the rear wall of the outrigger, giving a total depth of some 7.5m. The extension would replace the existing conservatory and rear projection and form a continuous side and rear flat roof extension with a maximum height of 3.1m. The neighbouring property, No. 36 is an 'L' shaped detached bungalow, with a side element which sits back from the front of the bungalow, close to the shared boundary with the application site. The side element faces the proposed extension which is some 2m from the shared boundary. The proposed extension would extend approximately 2.1m forward of this side element with No. 32.
- 4.13 The garage serving the application property is located on this shared boundary and there is approximately 2m separation between the main dwelling and boundary. The side element of No. 36 facing the proposed extension does not contain any windows and the proposal would be predominantly screened from this neighbour by this side element. The proposed extension is some 4.5m from the side wall of the main bungalow and nearest habitable windows. The side element to No. 32 has a window facing front (west), this is close to the shared boundary. The proposed extension would sit forward of this window and could result in a 'well' forming between the neighbouring property and the proposed extension. However the existing garage is built on the shared boundary and a number of shed buildings are also located on this boundary. Therefore given the single storey nature of the proposal and the separation distances, it is, on balance, considered that the side/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.
- 4.14 The property is bordered at the rear by the rear gardens of No. 29 and No. 31 Darlinghurst Grove. There is adequate separation distance between the proposed development and the rear boundary. Hence, it is not considered that the proposed extension would have a detrimental impact on this neighbour to the rear.

### **Traffic and Transport Issues**

**National Planning Policy Framework (2018); Development Management Document (2015) Policy DM15; Core Strategy (2007) Policy CP3; The Design & Townscape Guide (2009)**

- 4.15 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.

- 4.16 The application property is a three bedroom dwelling. The proposed development would not result in an increased parking requirement or alteration to the existing parking arrangements on site. Therefore, the proposed development is not considered to result in any material harm to highway safety or the local highway network.

## **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 therefore recommended for approval, subject to conditions.

## **6 Planning Policy Summary**

- 6.1 The National Planning Policy Framework (2018)
- 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 Six neighbours were notified of the application and no letters of representation have been received.

## **8 Relevant Planning History**

8.1 None

## **9 Recommendation**

**Members are recommended to GRANT PLANNING 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: 607 Rev B**

**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 (2018), Core Strategy (2007) Policies 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 (2018), 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](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.**