

Reference:	20/00739/FULH	
Application Type:	Full Application - Householder	
Ward:	Belfairs	
Proposal:	Erect single storey front extension, single storey rear extension, form roof extension and install terrace to rear, form raised patio to rear and alter elevations	
Address:	100 Eastwood Road, Leigh-On-Sea, Essex	
Applicant:	Mr Ali	
Agent:	Mr Mehran Gharleghi of Studio Integrate Ltd.	
Consultation Expiry:	12th June 2020	
Expiry Date:	3rd August 2020	
Case Officer:	Kara Elliott	
Plan Nos:	LP300, E.GA100, E.GA101, E.GA102, E.GA103, E.GA104, E.GA105, E.GA106, E.GA107, GA100, GA101, GA102, GA103, GA104, GA105, GA106, GA107, GA108	
Recommendation:	GRANT PLANNING PERMISSION subject to conditions	



1 Site and Surroundings

- 1.1 The application site contains a large, detached two storey dwelling located on the east side of Eastwood Road. The area is residential in character consisting of mainly detached large dwellings varying in detailed design and architectural style. The application site has a large garden and the dwelling is set centrally within the plot some 13 metres back from the highway. Local ground levels fall in a southerly direction. 2no. TPO trees are located to the application sites front boundary.
- 1.2 The site is not located within a designated Conservation area and does not contain a listed building.

2 The Proposal

- 2.1 The application seeks planning permission to erect a single storey front extension, a single storey rear extension, extensions to the main roof and installation of a first floor terrace and raised patio to the rear. Other alterations include changes to the existing fenestration and a new front access.
- 2.2 The dwelling would facilitate roof accommodation by altering the existing roof form. The front facing and south side facing existing hip ends would be extended to form gable ends, with the front elevation of the resultant front gable containing large glazed windows. An existing rear facing hip end to the main roof would also be extended to form a new gable end, incorporating large glazed windows and thus facilitating the formation of accommodation in the available loft space.
- 2.3 Large glazed openings with zinc surrounds would replace traditional pitched roof dormers to the front and rear at first floor. Garage doors and small windows to the ground floor would be replaced with larger rectangular windows. A number of other new and re-shaped openings are proposed, including a rooflight to the front elevation. To the northern flank elevation the number of openings would not change. The proposed modern fenestration design and materials including grey and white render, zinc and metal windows results in a bolder contemporary appearance for the dwelling.
- 2.4 An existing porch is proposed to be replaced by a flat roofed single storey front extension that would project some 2m forward of the front building line. It would facilitate the formation of a porch / entrance and extended internal accommodation.
- 2.5 It is also proposed to replace an existing single storey rear extension with a new flat roofed extension of equivalent depth (5.8m) with bi-folds to rear. An existing first floor rear roof terrace would be enlarged on account of the extended area of flat roof that would be available at ground level. A new patio area would be formed to the south and east sides of the single storey rear extension. This would measure some 2m in depth and 0.9m high, with steps south and east some 0.9m deep leading out into the rear garden.

3 Relevant Planning History

- 3.1 89/1679 - Demolish Existing Chalet Bungalow And Erect Two Storey Detached House With Roof Dormers And Integral Garages – Granted 20.12.1989;

3.2 89/0863 - Erect Single Storey Side And Rear Extensions Raise Existing Roof Height To Form First Floor Living Accommodation Erect Two Storey Side Extension And Erect Balcony At Rear – Granted 06.09.1989;

3.3 07/01697/TPO - Prune two oak trees (works to trees covered by a tree preservation order) – Granted 10.01.2008.

4 Representation Summary

Public Consultation

4.1 The application has been called-in for consideration by the Development Control Committee at the request of Councillor S Aylen.

4.2 11 neighbours were notified. 2 letters of representation have been received which makes the following objections;

- Loss of neighbour amenity from overlooking and invasion privacy due to new terrace and windows.

4.2 The objections have been taken into consideration and weighed in the determination of the application but are not found to justify refusal of planning permission in the circumstances of this case.

5 Planning Policy Summary

5.1 The National Planning Policy Framework (NPPF) (2019)

5.2 Core Strategy (2007) Policies CP4 (Environment and Urban Renaissance) and KP2 (Development Principles)

5.3 Development Management Document: Policy DM1 (Design Quality), DM3 (Efficient and Effective Use of Land and DM15 (Sustainable Transport Management)

5.4 The Design & Townscape Guide (2009)

5.5 CIL Charging Schedule (2015)

6 Planning Considerations

6.1 The key considerations in relation to this application are the principle of the development, design and impact on the character of the area, impacts on residential amenity and CIL contributions. Due to the nature of the development, which does not affect the requirements for on-site provision of parking, the fact that the site would continue to provide policy compliant levels of off street parking following the development and as the existing integral garage does not currently meet the minimum space standards, no material highway or parking issues are raised by the scheme.

7 Appraisal

Principle of Development

- 7.1 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

- 7.2 Good design is a fundamental requirement of new development to achieve high quality living environments. Its importance is reflected in the NPPF, 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.”*
- 7.3 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.”*
- 7.4 Policy DM1 of the Development Management Document 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”.*
- 7.5 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.’*
- 7.6 According to Policy KP2 of 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”*
- 7.7 The immediate streetscene is host to a range of medium to large sized dwellings, generally set in spacious plots which do not follow a regular pattern or style with traditional and modern approaches in evidence. This includes dwellings with varied instances of roof extensions and roof additions, including hip and gabled roof forms. In this context the proposed front, side and rear hip to gable roof extensions, which are proportionately scaled and contained within the existing roofscape, would not result in material harm to the character and appearance of the dwelling, the

streetscene or wider surrounding area.

- 7.8 New glazing to the front and rear roof gables, and generally introduced within the dwelling's existing elevations, is extensive and will alter the appearance of the house. Nevertheless it is proportionate in form, scale and appearance to the proposed overall design and character of the main dwelling. The overall design is satisfactorily resolved and would have an acceptable impact on the character and appearance of the streetscene and wider surrounding area.
- 7.9 The use of external render is not objected to considering the varied materials palette existing in the streetscene such that the development would integrate satisfactorily with the main dwelling and be visually acceptable. The raised patio is also not objected to in design and character terms being well contained within the spacious rear garden.
- 7.10 As previously noted, 2no. TPO oak trees are located to the front boundary of the site. Whilst there is significant separation to the proposed development works (in excess of 12m), it is considered necessary to attach a condition requiring details of tree protection measures to be submitted to the Local Planning Authority to ensure that no detrimental impacts to the trees will arise during construction.
- 7.11 On this basis, it is considered that the proposed development would not result in harm to the character and appearance of the dwelling, the streetscene or wider surrounding area and is therefore acceptable and policy compliant in the above regards.

Impact on Residential Amenity

- 7.12 Paragraph 343 of the Design and Townscape Guide under the heading of 'Alterations and Additions to Existing Residential Buildings' 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.*"
- 7.13 The application property is neighboured by 102 Eastwood Road to the north and 90 Eastwood Road to the south.
- 7.14 The northern flank elevation of the dwelling sits over 4 metres from the nearest flank elevation which is on the boundary at no.102. The proposed development would not result in development extending closer to the site's side boundaries including the new single storey front and rear extensions. The nearest part of No 102 contains a garage and the openings to the north side of the application dwelling would not increase as a result of the proposed development. It is not considered that the front and rear hip to gable roof extensions, due to their modest nature and siting and position, would result in material harm to the amenities of the occupiers of No 102. The proposed first floor roof terrace replaces an existing, albeit smaller terrace in broadly the same position. Subject to the inclusion of a privacy screen along its northern flank to prevent direct sideways overlooking, this larger terrace would not result in material harm to the amenities of No 102 due to its form, position and the separation retained from the boundary. It is therefore found that, subject to the recommended planning condition, the proposal would not harmfully impact on the amenities of the neighbouring occupiers at no.102 from dominant impacts, a loss of outlook or light or any perceived or actual loss of privacy.

- 7.15 The southern flank elevation of the dwelling is over 4 metres from the nearest flank elevation of no.90. The proposal would not result in development extending closer to this boundary. In the south side elevation of the altered single storey rear projection the proposal would replace a set of doors and a window with a larger patio door. This would be set some 12 metres from the southern boundary with no materially harmful impact. It is not considered that the hip to gable roof extensions due to their nature and siting and distance to no.90 would result in material harm to the amenities of this neighbouring property. The proposed roof terrace is set away from No 90's boundary. It is considered that the proposed development would not harmfully impact on the amenities of the neighbouring occupiers at no.90 from dominant impacts, a loss of outlook or light or any perceived or actual loss of privacy.
- 7.16 Large window openings are proposed to the front and rear of the dwelling, including large areas of glazing in the new gables to the front and rear. There is a distance of over 26 metres from the rear gable windows to the rear property's rear boundary and approximately 15 metres between the front gabled glazing and the highway boundary. These distances mean that these aspects of the proposal would not result in any material harm to the amenities of any neighbouring occupiers.
- 7:17 It is therefore considered that the proposed development would not harm the amenities of any immediately neighbouring occupiers from dominant impacts, a loss of outlook or light or any perceived or actual loss of privacy.
- 7.18 The proposal would also be located such as to have no harmful impact on the amenity of any other nearby occupiers. The proposed development is therefore acceptable and policy compliant in the above regards.

CIL Charging Schedule

- 7.19 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.

8 Conclusion

- 8.1 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. The proposed development would have an acceptable impact on the amenities of neighbouring occupiers and on the character and appearance of the application dwelling and the locality more widely. The proposal would not result in any adverse impact on parking provision or highway safety. This application is therefore recommended for approval, subject to conditions.

9 Recommendation

GRANT PLANNING PERMISSION subject to the following conditions:

- 1. 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.

- 2. The development hereby permitted shall be carried out in accordance with the following approved plans: LP300, E.GA100, E.GA101, E.GA102, E.GA103, E.GA104, E.GA105, E.GA106, E.GA107, GA100, GA101, GA102, GA103, GA104, GA105, GA106, GA107, GA108.**

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

- 3. The proposed development shall be finished in materials as specified on approved drawing no.GA104, GA105, GA106, GA107. 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 (2019), Core Strategy (2007) Policies KP2 and CP4, Development Management Document (2015) Policy DM1, and advice in the Southend-on-Sea Design and Townscape Guide (2009).

- 4. Notwithstanding the details shown on the plans submitted and otherwise approved, prior to first use of the first floor rear roof terrace hereby approved, privacy screening to the north flank elevation shall be installed (a minimum 1.7m high in relation to the terrace floor and to at least Level 4 on the Pilkington Levels of obscurity), the details of which shall have previously been submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details before it is brought into use and retained as such thereafter in perpetuity.**

Reason: In the interests of visual amenity and the amenities of neighbouring occupiers and to ensure a satisfactory standard of screening in accordance with Policy DM1 of the Development Management Document (2015) and policies KP2 and CP4 of the Core Strategy (2007).

- 5. Prior to the commencement of the development hereby approved, details of tree protection measures to protect the 2no. TPO Oak trees to the front of the site shall be submitted to and approved in writing by the local planning authority. The approved tree protection measures shall be implemented in full prior to the commencement of the development and be retained throughout construction.**

Reason: To ensure the trees to be retained as part of the development hereby approved are adequately protected during building works in the interests of visual amenity and in accordance with Core Strategy (2007) policies KP2 and CP4, Development Management Document (2015).

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.**