

Reference:	20/01045/AMDT	
Application Type:	Minor Material Amendment	
Ward:	Kursaal	
Proposal:	Application to vary condition 01 (Approved Plans) amend from pitched roof to flat roof with Velux windows with roof lantern (Minor Material amendment of planning permission 19/00598/FULH - Erect single storey rear extension dated 5th June 2019)	
Address:	67 Branksome Road Southend-On-Sea Essex SS2 4HG	
Applicant:	Mrs D Curson	
Agent:	N/A	
Consultation Expiry:	10 th August 2020	
Expiry Date:	10 th September 2020	
Case Officer:	Julie Ramsey	
Plan Nos:	Drwg 1, Drwg 2b, Drwg 3a	
Recommendation:	GRANT PLANNING PERMISSION subject to conditions	



1 Site and Surroundings

- 1.1 The application site is located on the northern side of Branksome Road, west of the junction with Lyme Road. The site contains a mid-terrace two storey dwelling with a front gable projection with bay windows.
- 1.2 The area is characterised by two storey terraced dwellings of generally similar designs and forms. There are other examples of single storey rear extensions in the surrounding area.
- 1.3 The site is not located within a Conservation Area or subject to any site specific planning policies. The site is located in Flood Zone 1 which is of a low risk of flooding.

2 Proposal

- 2.1 Permission is sought to vary Condition 01 of planning permission 19/00598/FULH which was granted on 5th June 2019 '*Erect single storey rear extension*'

Condition 01 states:

- 2.2 *The development shall be undertaken solely in accordance with the approved plans Drwg 1, Drwg 2 and Drwg 3.*

Reason: In the interests of visual amenities, pursuant to the National Planning Policy Framework (2019), Policies KP2 and CP4 of the Core Strategy (2007) and Policies DM1 and DM3 of the Development Management Document (2015).

- 2.3 The minor material amendment therefore being sought relates to the replacement of the previously approved mono-pitch roof with a flat roof and central roof lantern. Therefore the approved plans are required to be replaced and the revised scheme is subject to neighbour consultation and a subsequent appraisal.
- 2.4 Other than the alteration to the roof, all other elements of the works associated with the initially approved application (19/00598/FULH) remain unchanged and are not the subject of further consideration.
- 2.5 This application is referred to the Development Control Committee for determination as the applicant is related to an employee of the Council.

3 Relevant Planning History

- 3.1 19/00598/FULH - Erect single storey rear extension – Planning permission granted
- 3.2 19/00322/CLP – Erect dormer to rear with Juliette balcony and rooflights to front to form habitable accommodation in the roofspace (Lawful Development Certificate - Proposed) – Certificate Granted

4 Representation Summary

Public consultation

- 4.1 Six neighbouring properties were notified and one letter of representation has been received.

Summary of matters raised:

- 17.5m dimension shown on DRWG 3a must not include any part of the public access alleyway.
- 4.2 All relevant planning considerations are assessed within the Appraisal Section 7 of the report. These concerns are noted and they have been taken into account in the assessment of the application but have not been found to represent reasons for refusal 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 KP1 (Spatial Strategy), KP2 (Development Principles), CP3 (Transport and Accessibility) and CP4 (Environment & Urban Renaissance).
- 5.3 Development Management Document (2015): Policies DM1 (Design Quality), DM3 (Efficient and Effective Use of Land) and DM15 (Sustainable Transport Management).
- 5.4 The Design and 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, impact on residential amenity and any highways implications.

7 Appraisal

- 7.1 The principle of the development was accepted under the previously approved planning application. There are no material changes in relevant planning policies or variations to the development or its circumstances which alter this view. The determining material planning considerations are discussed below.
- 7.2 The proposed changes are considered to fall within the remit of a minor material amendment to the consented scheme in principle.

Design and Impact on the Character of the Area

- 7.3 Paragraph 124 of the National Planning Policy Framework states: *“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”*
- 7.4 Policies KP2 and CP4 of the Core Strategy and Policies DM1 and DM3 of the Development Management Document advocate the need for development to secure good relationships with the existing development and respect the existing scale. The Design and Townscape Guide states that alterations to existing buildings with particular reference to extensions should appear subservient and must be respectful of the scale of the present building.
- 7.5 Paragraph 348 of The Design and Townscape Guide states that *“Whether or not there are any public views, the design of 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”*.
- 7.6 The application relates solely to the alteration of the previously approved mono-pitch roof to a flat roof with central roof lantern. The approved scheme had an eaves height of some 2.75m and a maximum height of 4.1m. This revised scheme would see the eaves height raised very slightly to 2.8m and the maximum height to the top of the roof lantern is some 3.4m.
- 7.7 The revised proposal would not introduce any further material impacts with regards to the scale, layout, position and proximity of the development to the shared boundaries and is considered to be of an acceptable design. The proposed flat roof extension would maintain the character and appearance of the host dwelling and the rear garden scene.
- 7.8 Therefore the proposal is considered to be acceptable and policy compliant in these regards.

Impact on Residential Amenity

- 7.10 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.”*
- 7.11 Policy DM1 of the Development Management Document 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.”*
- 7.12 The impact on residential amenity was considered to be acceptable in the previously approved application. The slight rise in eaves height, along with the reduction in height overall is not considered to result in any material change in the impact of the proposed extension on the residential amenity of the neighbouring occupiers.

- 7.13 The proposal would therefore maintain neighbour amenity to a suitable degree and is therefore considered to be acceptable and policy compliant in the above regards.

Community Infrastructure Levy

- 7.14 As the proposed development equates to less than 100sqm of new floorspace, and does not involve the creation of a new dwelling (Class C3), the development benefits from a Minor Development Exemption under the Community Infrastructure Levy Regulations 2010 (as amended) and as such 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 proposal would be acceptable as a minor material amendment to the development granted permission under reference (19/00958/FULH), as it would be acceptable and compliant with the objectives of the relevant local development plan policies and guidance. The proposed development is not considered to result in demonstrable harm upon the amenities of neighbouring occupiers or the character and appearance of the application site or wider area.

9 Recommendation

GRANT PLANNING PERMISSION subject to the following conditions:

- 01 The development shall be undertaken solely in accordance with the approved plans Drwg 1, Drwg 2b and Drwg 3a.

Reason: In the interests of visual amenities, pursuant to the National Planning Policy Framework (2019), 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 (2019), Core Strategy (2007) Policies KP2 and CP4, Development Management Document (2015) Policies DM1 and DM3 and the advice contained within the Design and Townscape Guide (2009).

- 04 The roof of the rear extension hereby approved shall not be used as a balcony, roof garden or similar amenity area or for any other purpose unless express planning permission has previously been obtained. The roof can however be used for the purposes of maintenance or to escape in an emergency.**

Reason: To protect the privacy and environment of people in neighbouring residential properties, in accordance with the National Planning Policy Framework (2019), Core Strategy (2007) Policy CP4, Development Management Document (2015) Policy DM1, and 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.

Informatives

- 1 You are advised that as the proposed extension(s) or change of use to your property equates to less than 100sqm of new floorspace, and does not involve the creation of a new dwelling (Class C3), 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.**