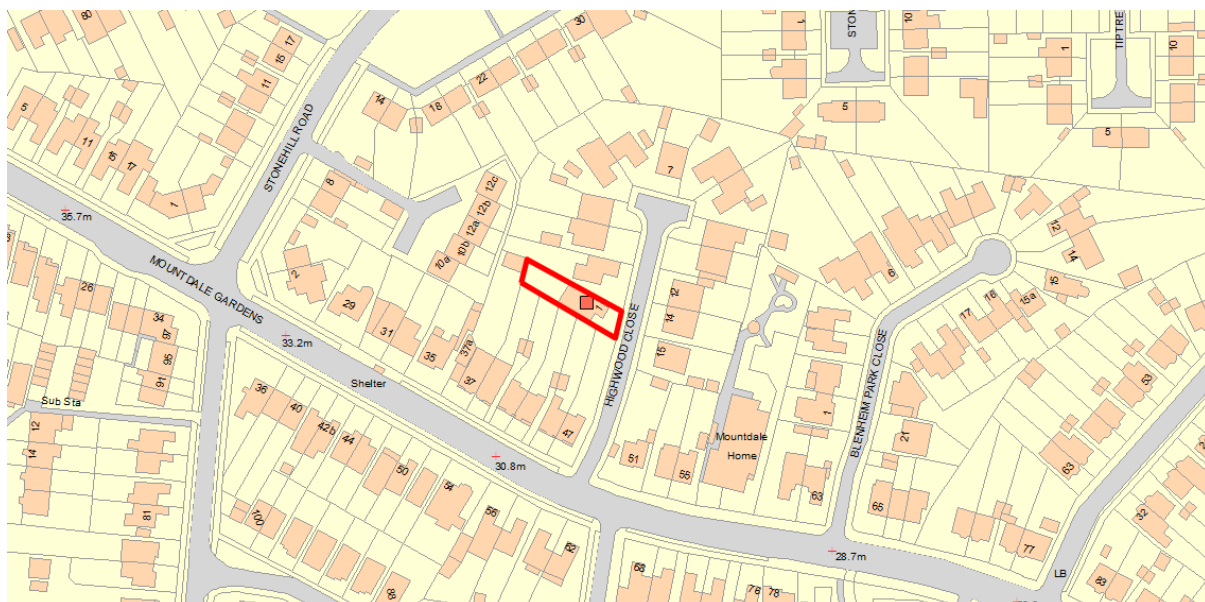


Reference:	20/01048/FULH	
Ward:	Blenheim Park	
Proposal:	Erect dormers to front	
Address:	1 Highwood Close, Leigh-On-Sea, Essex, SS9 4AS	
Applicant:	Mr K Buck	
Agent:	Mr Paul Seager	
Consultation Expiry:	30 th September 2020	
Expiry Date:	8 th October 2020	
Case Officer:	Hayley Thompson	
Plan Nos:	Drawing number 01 Revision D, Drawing number 02, Drawing number 03 Revision D	
Recommendation:	GRANT PLANNING PERMISSION subject to conditions	



1 Site and Surroundings

- 1.1 The application site contains a detached chalet on the western side of Highwood Close. The application side has been previously extended with a hip to gable roof extension and rear dormer and a rear extension.
- 1.2 The streetscene in Highwood Close is characterised predominantly by bungalows and chalets of varying styles and design but similar characters. There are individual flat roof dormer windows of modest size located to the front elevation of some of the dwellings in the immediate streetscene of Highwood Close.
- 1.3 The site is not located within a designated conservation area and is not a listed building.

2 Proposal

- 2.1 Planning permission is sought to erect two connected dormer windows to the front elevation to form additional habitable accommodation within the extended roofspace.
- 2.2 The proposed development constitutes two individual dormers which would be connected by a shared flat roof element. The individual dormers would measure 1.4 metres high, 1.25 metres wide, would measure 1.65 metres deep with the roof connecting the dormers set back a further 0.5cm at 1.65 metres deep. The proposed materials are render and hanging tiles to match the existing building.

3 Relevant Planning History

- 3.1 20/00811/CLP - Single storey rear extension - Application lawful.

4 Representation Summary

Public

- 4.1 9 neighbouring properties were notified and no letters of representation have been received at the time of writing the report.
- 4.2 This application is presented to the Development Control Committee, as the applicant is a Councillor.

5 Planning Policy Summary

- 5.1 The National Planning Policy Framework (2019) (NPPF).
- 5.2 Core Strategy (2007) Policies KP1 (Spatial Strategy), KP2 (Development Principles and CP4 (Environment and 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, any traffic or transport issues and CIL (Community Infrastructure Levy) contributions.

7 Appraisal

Principle of Development

7.1 The dwelling is situated within a residential area and an extension or an alteration to the property is considered acceptable in principle, subject to the detailed considerations discussed below.

Design and Impact on the Character of the Area

7.2 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 Policies KP2 and CP4 of the Core Strategy and also in Policies DM1 and DM3 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 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 existing development and to 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.

7.4 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 Paragraph 366 of the Design and Townscape Guide states *‘Proposals for additional roof accommodation within existing properties must respect the style, scale and form of the existing roof design and the character of the wider townscape. Dormer windows, where appropriate, should appear incidental in the roof slope (i.e. set in from both side walls, set well below the ridgeline and well above the eaves)...Large box style dormers should be avoided, especially where they have public impact, as they appear bulky and unsightly. Smaller individual dormers are preferred.’*

- 7.6 The application site is set within a residential area which is host to a mix of semi-detached and detached bungalows and chalets, some of which include examples of individual dormer windows located to the front elevations. The proposed extension is not identical to the other dormers in the area as it comprises two main sections with a setback 'connecting' roof element. However, the extension proposed, is small in scale and is reasonably consistent with other front dormers within the immediate locality and would not therefore appear materially out of keeping with the surrounding area.
- 7.7 In relation to the existing dwelling the proposed extension would be modest and proportionate in size and scale and would appear incidental in the roof slope. Details of external materials have been specified, including hanging tiles and white render. Although the proposed render would not match the adjacent roof slope it would correspond to the walls of the host dwelling and would not be materially harmful.
- 7.8 The proposal is therefore acceptable and policy compliant in the above regards.

Impact on Residential Amenity

- 7.9 The Design and Townscape Guide Paragraph 343; under the heading of Alterations and Additions to Existing Residential Buildings states that amongst other criteria, 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'. In addition to this Policy DM1 of the Development Management Document also states that development should "Protect the amenity of the site, immediate neighbours, and surrounding area, having regard to privacy, overlooking, outlook, noise and disturbance, visual enclosure, pollution, and daylight and sunlight."
- 7.10 The proposed extension is situated within the front roof slope and does not extend beyond the roof plane of the existing dwelling. The dormers face towards the public domain and as such, the proposal is not considered to result in material harm to residential amenity in any regard.
- 7.11 The development's impact on residential amenity is therefore acceptable and policy compliant.

Traffic and Transport:

- 7.12 Policy DM15 of the Development Management Document 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 should be available.
- 7.13 The development does not affect the availability of car parking spaces and does not increase the parking requirements over and above the existing requirements. The front driveway of the site is hardsurfaced providing at least two parking spaces. The impact on traffic, transport and parking is therefore acceptable and policy compliant.

Community Infrastructure Levy

CIL Charging Schedule 2015

- 7.14 The 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 taken all material planning considerations into account, it is found that subject to compliance with the attached conditions the development is acceptable and compliant with the objectives of the relevant development plan policies and guidance.
- 8.2 The development has an acceptable impact on the amenities of neighbouring occupiers and the character and appearance of the application site, the street scene and the locality more widely. There are no adverse highway implications. This application is therefore recommended for approval subject to conditions.

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 the decision.

Reason: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

- 02 The development shall be undertaken solely in accordance with the approved plans: Drawing number 01 Revision D, Drawing number 02, Drawing number 03 Revision D.

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 (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).

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

- 01 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.**
- 02 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.**