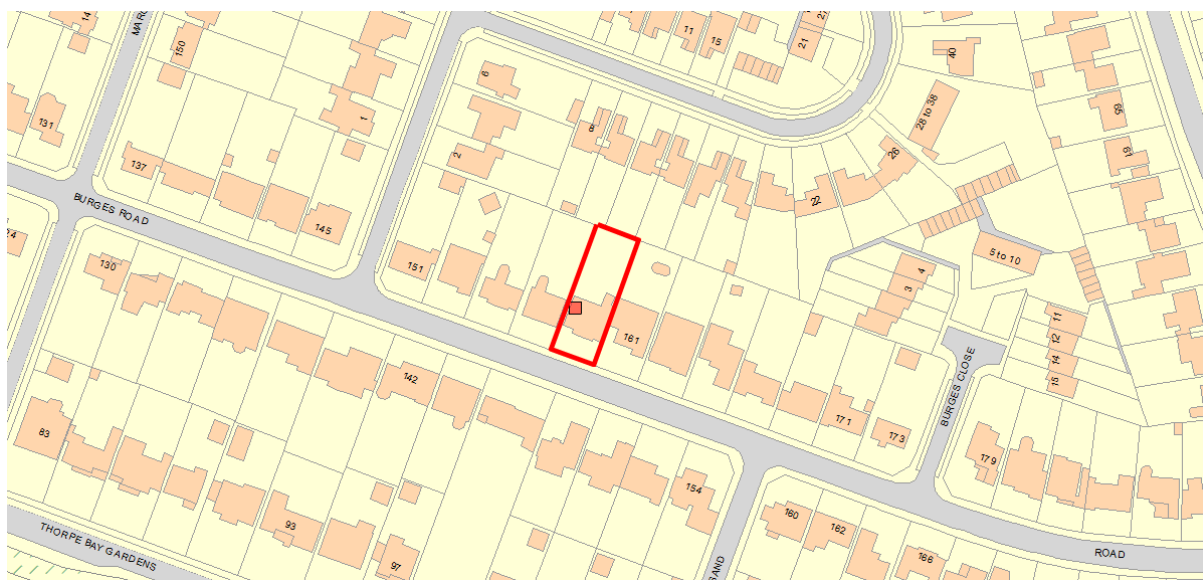


Reference:	20/01221/FULH	
Application Type:	Full Application - Householder	
Ward:	Thorpe	
Proposal:	Erect single storey front extension, install balcony to front	
Address:	159 Burges Road, Thorpe Bay, Essex	
Applicant:	Mr Roger Humphrey	
Agent:	-	
Consultation Expiry:	31st August 2020	
Expiry Date:	9 <sup>th</sup> October 2020	
Case Officer:	Kara Elliott	
Plan Nos:	Location plan, Site Plan, 01	
Recommendation:	GRANT PLANNING PERMISSION subject to conditions	



## **1 Site and Surroundings**

- 1.1 The site is occupied by a detached two storey dwelling on the north side of Burges Road, Thorpe Bay. The application site is set within a residential location which is characterised by traditional, large, detached dwellings of a varying appearance.
- 1.2 The site has no specific allocation within the Development Management Document's Proposal Map.

## **2 The Proposal**

- 2.1 The application seeks planning permission for a single storey front extension providing an entrance porch to the dwelling. The extension would have a width of 3.3 metres and would have a depth of 2.35 metres, projecting a metre deeper than the existing front building line, with its roof reaching a height of 2.8 metres to its flat roof, with balcony above, enclosed by 1m high glazed panels.
- 2.2 The extension would be finished with a brickwork dwarf wall, upvc windows and doors and with glazed panels enclosing the balcony at first floor. A single door is proposed at first floor from the existing dwelling to access the balcony.

## **3 Relevant Planning History**

- 3.1 95/0466 – Single storey rear extension – Granted 28.06.1995;
- 3.2 99/0019- Erect Single Storey Rear Extension and Erect First Floor Side Extension – Granted 10.03.1999.

## **4 Representation Summary**

### **Public Consultation**

- 4.1 Eight neighbouring properties were notified by letter. No letters of representation were received.
- 4.2 The application is presented to the Development Control Committee for determination as the applicant is a Southend Borough Council member of staff.

## **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 (2015): Policies 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 (Community Infrastructure Levy) 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, parking and highways and CIL contributions.

## 7 Appraisal

### Principle of Development

- 7.1 The principle of extending the dwelling and providing 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 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 Paragraph 124 of the NPPF states that; *"The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. 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 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 Paragraph 360 of the Design and Townscape Guide under the heading of 'Front Extensions' states that; *"Extensions to the front of existing properties are generally discouraged as they alter the relationship of property within the street and may be detrimental to the wider townscape."*

- 7.7 The proposed front extension would be in a similar position as an existing smaller porch. The proposed addition would be a subservient and modest extension to the dwelling which would be finished in materials to match the existing and would only protrude one metre further forward than the existing front building line. The building line of the existing dwelling is staggered and therefore the proposed development would not appear as a stark protrusion from the front façade of the dwelling.
- 7.8 It is also observed that within the vicinity of the site and in the area, there are other examples of front balconies to dwellings and therefore the proposed addition would not appear out of keeping or incongruent in its setting.
- 7.9 It is therefore considered that the proposed development would not harm the character and appearance of the dwelling, the streetscene or the wider surrounding area. It is therefore acceptable and policy compliant in the above 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 The application property is neighboured by no.157 to the west. The extension would retain a gap of approximately 3.5 metres to the boundary shared with this property, Due to this distance, effective screening, siting of the balcony at the front elevation and due to its modest nature, the proposal would not result in undue dominant effects, a material loss of light, overlooking, loss of privacy or outlook to the occupiers of no.157 Burges Road.
- 7.12 The proposed addition would project 1 metre forward of the existing building line and would therefore be shielded for its most part by the existing dwelling when viewed from no.161 to the east. The boundary shared with no.161 is located at a distance of 7 metres from the proposed development. The proposal would therefore not result in any material harm to the residential amenity of No.161 in any regard.
- 7.13 Due to the nature of the proposal and its siting at the front, the proposed development would not lead to any material loss of amenity to any other neighbouring or nearby occupiers from undue dominant effects, a material loss of light, overlooking, loss of privacy or outlook.
- 7.14 The proposed development is therefore acceptable in regard to neighbour amenity and policy compliant in this regard.

### **Highways and Parking**

- 7.15 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.

- 7.16 The existing dwelling benefits from off-street parking to the front driveway for two vehicles. The proposed front addition would not result in a loss of off-street parking space at the application site.
- 7.17 Therefore, no objection is raised in relation to highway or parking and the proposal is acceptable and policy compliant in this regard.

### **Community Infrastructure Levy**

- 7.18 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 the character and appearance of the application site and the locality more widely with no adverse highways impacts. This application is therefore recommended for approval, subject to conditions.

## **9.1 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: Location plan, Site Plan, 01.**

**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) Policy DM1, 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.**

### **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](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.**