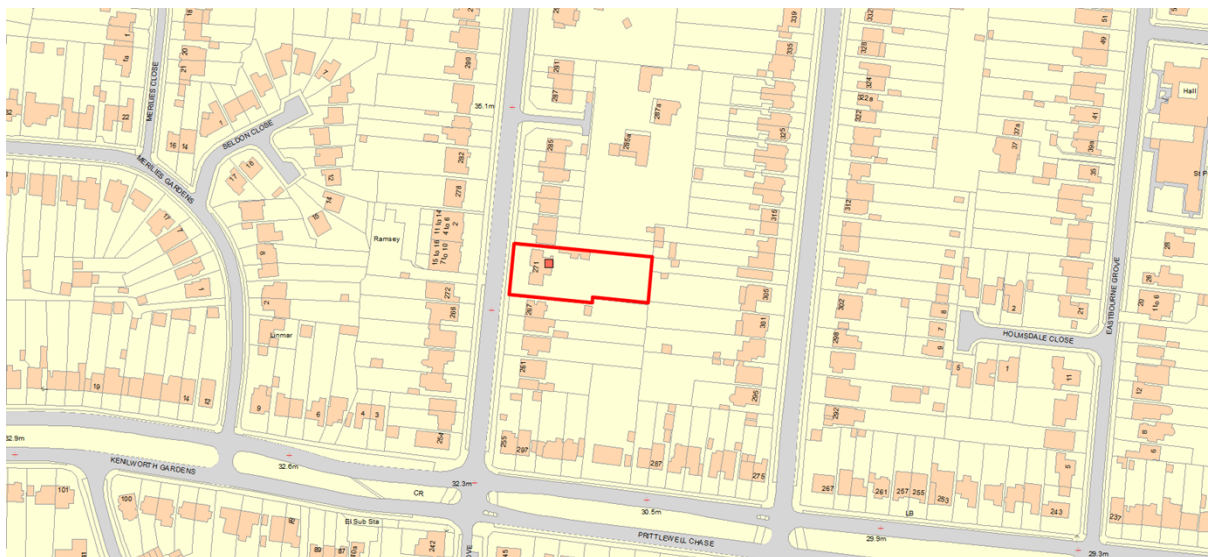


Reference:	20/01294/FUL
Ward:	Prittlewell
Proposal:	Demolish existing side extension to 271 Southbourne Grove and erect two storey dwellinghouse with associated parking and amenity space (Amended Proposal)
Address:	271 Southbourne Grove, Westcliff-On-Sea, Essex, SS0 0AL
Applicant:	Mark Harding of Harding Group
Agent:	Jack Baron DAP Architecture Ltd
Consultation Expiry:	28.09.2020
Expiry Date:	06.11.2020
Case Officer:	Scott Davison
Plan Nos:	001_00, 00_00, 200_02 201_01, 202_01 & Transport Technical Note
Recommendation:	GRANT PLANNING PERMISSION



1 Site and Surroundings

- 1.1 The site contains a two storey detached dwellinghouse located on the eastern side of the road. The application site is located between Prittlewell Chase and Carlton Avenue. The application dwelling has a front garden with a couple of trees. There is a vehicle crossover to the front of the dwelling leading to a hard surfaced access way and an integral garage to the northern side of the dwelling. There is a single storey side extension to the southern side of the dwelling. The dwelling sits a materially higher level than the rear garden and there is a set of steps that lead down to the rear garden which is largely laid to lawn. The dwelling has a pitched roof and with a render / brick external appearance. To the front and side of the dwelling is a low brick wall.
- 1.2 The surrounding area is residential in character, comprising detached and semi-detached dwellings, of which are similar in age, style, size and design with a characteristic degree of spacing and separation between properties. A number of properties in the vicinity of the site have side extensions. The property is located close to Southend Hospital the part of Southbourne Grove in which the site is located is subject to a Traffic Regulation Order.
- 1.3 The site is not located within flood zones 2 or 3 and is not subject to any site specific planning policies.

2 The Proposal

- 2.1 The application seeks planning permission for the erection of a two storey dwelling to the side of the donor dwelling. An existing side extension would be demolished and the proposed dwelling would be erected on land to the side of the existing dwelling. An attached garage to donor dwelling would also be demolished.
- 2.2 The proposed dwelling would be a detached two storey pitched roof dwelling house with projecting gable features in both the front and rear elevations, with pitched roof dormers in the rear and side roof slope. The dwelling would be a maximum height of 9.7m high to the ridge, 5m to eaves and would have a maximum width of 7.8m and depth of 15.3m. The front building line would be set roughly on the same line as the donor dwelling and would project some 2.7m beyond the rear building line.
- 2.3 The proposed dwelling would have 5 bedrooms and an internal floor area of some 205 square metres (sqm) with a living room, utility room and kitchen/dining room and WC at ground floor, four first floor bedrooms measuring some 12.2, 13.7, 14.0 and 15 sqm and a bedroom in the roof space measuring some 26.4 sqm. The site would be accessed from Southbourne Grove via an existing vehicle crossover A garage is proposed to rear of the new dwelling with an access to the side. The area to the front of the proposed dwelling and donor dwelling would be largely hard surfaced. A new garage to the rear of the donor dwelling is proposed which would be accessed by a new access to the side of the dwelling. The proposed dwelling would have a rectangular shaped rear garden area of some 480sqm.

2.4 The external finishing materials proposed include red multi brick, render and slate roof tiles

2.5 This application follows the refusal of application reference 20/00388/FUL “Demolish existing side extension to 271 Southbourne Grove and erect two storey dwellinghouse with associated parking and amenity space” for the following reason:

01 The proposed development would result in the loss of an on street parking space in an area of significant existing parking pressure. This would create conditions detrimental to highway safety and the free flow of traffic. This is unacceptable and contrary to the National Planning Policy Framework, Policy CP3 of the Core Strategy (2007), Policies DM3 and DM15 of the Development Management Document (2015) and the advice contained in the Vehicle Crossing Policy and Application Guidance (2014).

2.6 The main differences between the refused application and the proposed scheme are as follows

- Revision of the access arrangement to the proposed dwelling.
- Increased hard surfaced area to front of site
- Removal of attached garage to donor dwelling
- Removal of integral garage to proposed dwelling
- Change to position of dormer in rear elevation
- Change to front elevation comprised of movement of front bay and porch
- Erection of new garage for donor dwelling and garage for proposed dwelling and access to garage.

3 Relevant Planning History

3.1 20/00388/FUL Demolish existing side extension to 271 Southbourne Grove and erect two storey dwellinghouse with associated parking and amenity space. Refused

4 Representation Summary

Public Consultations

4.1 Councillor Garston has called the application in for consideration by the Development Control Committee.

4.2 A site notice was displayed and 25 neighbours were notified of the application. Two letters of objection have been received from the same objector.

They are summarised below.

- The proposal will possibly result in structural damage
- The proposal will result in a loss of trees, shrubs and vegetation to front and side of the dwelling
- The proposal will impact on water levels
- There is slope to the rear (east) and the land will need to be levelled off
- There is an underground spring and the rear garden of the neighbouring

property suffers from flooding and land heave. Concerns that the proposal will exacerbate this.

Parks

- 4.3 No objection. Proposal will require removal of trees and other vegetation removal to facilitate development. This would result in loss of biodiversity. No plans submitted have been for soft landscaping or biodiversity enhancement techniques. Soft landscaping plans should be submitted to be approved before development to result in biodiversity net gain, if possible.

Environmental Health

- 4.4 No objections subject to conditions requiring waste management plan and construction hours

Highways

- 4.5 No objections.

5 Planning Policy Summary

- 5.1 National Planning Policy Framework (NPPF), (2019).
- 5.2 Core Strategy (2007) CP3 (Transport and Accessibility), CP4 (Environment & Urban Renaissance) KP1 (Spatial Strategy) and KP2 (Development Principles), CP8 (Dwelling Provision).
- 5.3 Development Management Document (2015) Policies DM1 (Design Quality), DM2 (Low Carbon Development and Efficient Use of Resources), DM3 (Efficient and Effective Use of Land), DM7 (Dwelling Mix, Size and Type), DM8 (Residential Standards) and DM15 (Sustainable Transport Management).
- 5.4 Design & Townscape Guide (2009).
- 5.5 Community Infrastructure Levy Charging Schedule
- 5.6 The Vehicle Crossing Policy & Application Guidance

6 Planning Considerations

- 6.1 The main considerations in the determination of this application are the principle of the development, design and impact on the character of the area, impact on residential amenity of neighbouring residents, the standard of accommodation for future occupiers, traffic and highways issues, Community Infrastructure Levy implications and whether the proposal overcomes the previous reason for refusal.

7 Appraisal

Principle of Development

- 7.1 This proposal is considered in the context of the Borough Council policies relating to design. Also of relevance are NPPF sections 124, 127 & 130 and Core Strategy Policies KP2, CP4 and CP8.
- 7.2 Policy KP2 of the Core Strategy requires that new development contributes to economic, social, physical and environmental regeneration in a sustainable way through securing improvements to the urban environment through quality design, and respecting the character and scale of the existing neighbourhood. Policy CP4 requires that new development be of appropriate design and have a satisfactory relationship with surrounding development. Policy CP8 requires that development proposals contribute to local housing needs.
- 7.3 Policy CP8 of the Core Strategy identifies that the intensification of the use of land should play a significant role in meeting the housing needs of the Southend Borough, providing approximately 40% of the additional housing that is required to meet the needs of the Borough. Policy CP8 also expects 80% of residential development to be provided on previously developed land.
- 7.4 Policy DM3 of the Development Management Document promotes *“the use of land in a sustainable manner that responds positively to local context and does not lead to over-intensification, which would result in undue stress on local services, and infrastructure, including transport capacity.”*
- 7.5 Policy DM7 states that the Council will look favourably upon the provision of family size housing on smaller sites. Policy DM8 says that the Council seeks appropriate flexibility and dimensions within the internal accommodation to meet the changing needs of residents. Policy DM15 states that development will be allowed where there is, or it can be demonstrated that there will be, physical and environmental capacity to accommodate the type and amount of traffic generated in a safe and sustainable manner. The Design and Townscape Guide seeks to promote a high quality of design in new developments.
- 7.6 The existing site is occupied by a detached dwelling with a large garden, located on the eastern side of the road. The surrounding area is characterised by residential development where the fronts of dwellings line the street with private gardens located at the rear of the dwellings and a residential dwelling could be considered acceptable in this location. It is not considered that a two storey building would appear at odds with the established character of the area in principle and the broad principle of residential development on the site is considered to be acceptable.

Design and Impact on the Character of the Area

- 7.7 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.”*

- 7.8 Paragraph 124 of the NPPF stipulates one of the twelve core planning principles is that planning should “*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*”. Paragraph 127 of the NPPF advises that planning policies and decisions should ensure that developments are visually attractive as a result of good architecture, are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change, and create places with a high standard of amenity for existing and future users. Paragraph 130 states; “*Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents.*”
- 7.9 The importance of good design is reflected in Policies KP2 and CP4 of the Core Strategy and also in Policies DM1 and DM3 of the Development Management Document. These policies seek to maintain and enhance the amenities, appeal and character of residential areas.
- 7.10 Policy KP2 of the Core Strategy states that 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*”.
- 7.11 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*”.
- 7.12 The Design and Townscape Guide confirms the commitment of the Council to good design and that it “will seek to create attractive, high-quality living environments” and that “proposed development [should] make a positive contribution to the local area”. At para.64 the above guide states that development should reflect the positive characteristics of its surroundings. Para.79 confirms the expectation that appropriate architectural language should be used reflecting the use of the building. Para.85 of the Guide establishes that appropriate scale, height and massing are essential to the successful integration of new development. Para.115 of the Guide seeks cohesive design which responds positively to local context.
- 7.13 Paragraph 199 of the Design and Townscape Guidance: Development of Existing Rear and Side Gardens says: Gardens are by their nature open spaces that have not previously been developed. Preserving gardens is as important as preserving open space between and around dwellings, as they provide amenity space for the dwelling, rainwater soak up areas and areas for wildlife. Paragraph 200 states: There is a general presumption against the redevelopment of existing private gardens especially where they are a significant part of local character. Piecemeal development of gardens in areas of strong uniform character would disrupt the grain of development and will be considered unacceptable.

- 7.14 The application site is located within a residential area and this section of Southbourne Grove is wholly residential in character. The position and character of dwellings within the area is reasonably uniform and made up mainly of detached and semi-detached houses of various designs. This side of Southbourne Grove is defined by detached dwellings with a regular and spacious pattern of development. They are of a similar scale with pitched roofs and a degree of cohesion is provided by the scale of frontages, the materials including brick render and tiled roofs.
- 7.15 The proposed development would be an infill property set on the same front building line of the dwellings either side. In terms of its appearance in the street scene, the proposed dwelling would be a pitched roof bay fronted dwelling and its height, (ridge and eaves), together with the use of traditional materials and entrance to the street (providing an active frontage) would not be out of character in this respect. The dwelling would have not a prominent appearance in the street scene but would reduce the open and spacious character between the application property and No.267 to the south, with a separation distance of 1.0m to the donor dwelling and 3.3m to the shared boundary to the south. The layout and arrangement of dwellings does vary, however, in layout terms and on balance, the provision of a two storey dwelling, as proposed, in this location would not appear out of keeping with the character or at odds with the urban grain and overall cohesion of the area.
- 7.16 Brick and render are evident in the street scene and the issue of materials could be dealt with as a condition of any planning permission.
- 7.17 The application site is already partially hard surfaced to the front. Given that a number of properties in the street scene are also partially hard surfaced to their front. The proposal would result in a significant increase in the extent of hard surfacing however, on balance; it is considered that this would not be out of character within the surrounding. The outcome of the increased hard surfacing is the proposed development would result in the loss of trees, shrubs and vegetation within the site to the front, however the issue of hard landscaping detail together with the provision of additional and soft landscaping and biodiversity measures can be dealt with by condition.
- 7.18 Taking into account the above, the proposal is acceptable and policy compliant in the above regards.

Impact on Residential Amenity.

- 7.19 Policy DM1 of the Development Management Document 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.”*

- 7.20 The proposed dwellinghouse would sit on roughly the same building line as the donor dwelling and would project 2.8m beyond its rear elevation. There would be a gap of 1m between the proposed development and the donor dwelling to the north. The additional two storey rear projection would contain no windows in its flank elevation and there would be a recessed corner section at first floor on the southern side. It is considered that degree of the rear projection of the dwelling beyond the rear of No.271 would not result in an undue sense of enclosure to the occupants of No.271 or result in a material loss of light and outlook. There are windows in the flank elevation at first floor level facing north which would serve an en-suite bathroom and a stair landing for the roof space. These windows could be obscure glazed to prevent overlooking or loss of privacy. It is not considered that this this relationship would give rise to any detrimental overlooking or loss of privacy nor would it have any overbearing, perceived or actual dominant impacts upon the dwellings to the south of the site or result in any of loss of light.
- 7.21 To the rear (east) of the site are dwelling houses in Westbourne Grove. There would be a separation distance in excess of 90m between the proposed dwelling and dwellings in Westbourne Grove and it is not considered that this relationship would give rise to any detrimental overlooking or loss of privacy or any other impacts.
- 7.22 In regard to the dwelling to the south of the site (No.267) there would be a separation distance of some 3.3m between the flank elevation of the proposed dwelling and the shared boundary. The flank elevation of No.267 is set in from the boundary by some 5m. Two windows are proposed at first floor level facing south which would serve an en-suite bathroom and a bathroom. There are two south facing rooflights. These windows could be obscure glazed to prevent overlooking or loss of privacy. It is not considered that this this relationship would give rise to any detrimental overlooking or loss of privacy nor would it have any overbearing, perceived or actual dominant impacts upon the dwellings to the south of the site or result in any of loss of light.
- 7.23 To the west of application site, there is a separation distance of some 33m between the front of the proposed dwelling and the front of No.272 opposite. Windows are proposed at first floor of the dwelling that would face west however it is not considered that this relationship would give rise to any detrimental overlooking or loss of privacy materially different to the present relationship with host property nor would it have any overbearing, perceived or actual dominant impacts upon the dwellings to the south of the site or result in any of loss of light. No other properties would be materially affected by the proposed development to an extent that would justify the refusal of the application on those grounds.
- 7.24 The proposal would be acceptable and policy compliant in the above regards.

Standard of Accommodation:

- 7.25 Paragraph 127 of the NPPF states that “Planning policies and decisions should ensure that developments: create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users”. It is considered that most weight should be given to the Technical Housing Standards that have been published by the government including those set out below:

Minimum property size for a 3 storey 5 bedroom (8 person bed space) dwelling shall be 134 square metres.

- Bedroom Sizes: The minimum floor area for bedrooms to be no less than 7.5m² for a single bedroom with a minimum width of 2.15m; and 11.5m² for a double/twin bedroom with a minimum width of 2.75m or 2.55m in the case of a second double/twin bedroom.
- Floorspace with a head height of less than 1.5 metres should not be counted in the above calculations unless it is solely used for storage in which case 50% of that floorspace shall be counted.

Weight should also be given to the content of policy DM8 which sets out standards in addition to the national standards including.

- Provision of internal storage
- Amenity: Suitable space should be provided for a washing machine and for drying clothes, as well as private outdoor amenity, where feasible and appropriate to the scheme.
- Suitable, safe cycle storage with convenient access to the street frontage.
- Refuse Facilities: Refuse stores should be located to limit the nuisance caused by noise and smells and should be provided with a means for cleaning, such as a water supply.

7.26 The gross internal floorspace for the dwelling and bedroom sizes would exceed the minimum size required by the technical housing standards. All habitable rooms will be provided with sufficient windows and openings to provide adequate light, ventilation and outlook.

7.27 Policy DM8 states that new dwellings should make provision for usable private outdoor amenity space for the enjoyment of intended occupiers. An area of some 480sq.m for the proposed dwelling is located to the rear of the new building and some 630 sqm retained for the donor dwelling. The proposed amenity space would be acceptable and policy compliant.

7.28 Facilities for refuse storage are not shown. The site is large enough to accommodate refuse storage to the rear of the site and refuse waste could be transported to the Highway for collection on the day of collection. The location of the refuse storage could be secured via condition were the application otherwise deemed acceptable.

7.29 Policy DM8 of the Development management Document states that all new dwellings should meet the Lifetime Homes Standards, which from the 1st October 2015 have been substituted by Building Regulation M4(2). The Design and Access statement does not state if the proposal would comply with M4 (2). Subject to a condition requiring the development to be built in accordance with Building Regulations M4 (2) standard no objection is therefore raised on this basis.

7.30 Subject to conditions, the proposal is therefore acceptable and policy compliant in the above regards.

Highways and Transport Issues:

- 7.31 Policy DM15 states that a 2+ Bedroom Dwelling (house) should provide a minimum of two spaces per dwelling. Policy DM15 states that “Residential vehicle parking standards may be applied flexibly where it can be demonstrated that the development is proposed in a sustainable location with frequent and extensive links to public transport and/ or where the rigid application of these standards would have a clear detrimental impact on local character and context.”
- 7.32 The existing dwelling has an integral garage which would be removed, and a hard surfaced area to the front of the house which is accessed from an existing vehicle crossover. This crossover would be used to access the proposed dwelling. The development would not result in loss of parking to the existing dwelling as a new garage some 3.4m x 7.4m would be provided to the rear of the dwelling. The submitted plans show that there would be part soft, part hard landscaped area to the front of the new dwelling and there would be a detached garage some 3.4m x 7.4m to the rear of the dwelling. The proposed dwelling is therefore capable of accommodating at least two vehicles.
- 7.33 Insufficient information has been submitted regarding cycle parking provision. Cycle parking could realistically be provided within the rear amenity area or garage. The site has sufficient space to accommodate a secure cycle parking store and the location of this can be secured by a condition.
- 7.34 The highways and parking implications are considered acceptable and policy compliant in the above regards and in is considered that the application has overcome the previous reason for refusal.

Sustainability

- 7.35 Core Strategy Policy KP2 and the Design and Townscape Guide require that 10% of the energy needs of a new development should come from on-site renewable resources, and also promotes the minimisation of consumption of resources. No details have been submitted to demonstrate this proposal would provide 10% of the energy needs however there is space to provide this, e.g. PV cells on the roof slopes and it is considered this can be secured by condition.
- 7.36 Policy DM2(iv) of the Development Management Document requires all new development to provide “water efficient design measures that limit internal water consumption to 105 litres per person per day (lpd) (110 lpd when including external water consumption). Such measures will include the use of water efficient fittings, appliance and water recycling systems such as grey water and rainwater harvesting.’ No detailed information has been submitted but this can be secured by a planning condition.

Essex Coast Recreational disturbance Avoidance Mitigation Strategy (RAMS)

- 7.37 The site falls within the Zone of Influence for one or more European designated sites scoped into the emerging Essex Coast Recreational disturbance Avoidance Mitigation Strategy (RAMS). It is the Council's duty as a competent authority to undertake a Habitats Regulations Assessment (HRA) to secure any necessary mitigation and record this decision within the planning documentation. Any new residential development has the potential to cause disturbance to European designated sites and therefore the development must provide appropriate mitigation. This is necessary to meet the requirements of the Conservation of Habitats and Species Regulations 2017. The RAMS Supplementary Planning Document (SPD), which is proposed to be adopted by Full Council on 29th October 2020, requires that a tariff of £125.58 (index linked) is paid per dwelling unit. This will be transferred to the RAMS accountable body in accordance with the RAMS Partnership Agreement. Subject to the confirmation of this payment, the proposal is considered to be acceptable and policy compliant in this regard.
- 7.38 Overall therefore the ecological implications of the site can be considered acceptable and policy compliant subject to the appropriate conditions and RAMS contributions which can be secured with a S106 legal agreement or other suitable means.

Community Infrastructure Levy

- 7.39 This application is CIL liable and there will be a CIL charge payable. In accordance with Section 70 of the Town and Country Planning Act 1990 (as amended by Section 143 of the Localism Act 2011) and Section 155 of the Housing and Planning Act 2016, CIL is being reported as a material 'local finance consideration' for the purpose of planning decisions. The proposed development includes a gross internal area of 205 sqm, which may equate to a CIL charge of approximately £5266.45 (subject to confirmation).

8 Conclusion

- 8.1 Having taken all material planning considerations into account, it is found that subject to compliance with the attached conditions, the proposed development would be acceptable and compliant with the objectives of the relevant development plan policies and guidance. The proposal would have an acceptable impact on the amenities of neighbouring occupiers and the character and appearance of the application site, street scene and the locality more widely. There would be no materially adverse traffic, parking or highways impacts caused by the proposed development. The proposal overcomes the previous reason for refusal. This application is therefore recommended for approval subject to conditions.

9 Recommendation

Members are recommended to:

(a) DELEGATE to the Interim Director of Planning or Group Manager of Planning & Building Control to GRANT PLANNING PERMISSION subject to the following conditions and following the completion of a PLANNING AGREEMENT UNDER SECTION 106 of the Town and Country Planning Act 1990 (as amended) and any other appropriate legislation to secure the provision of a financial contribution of £125.58 (index linked) to mitigate the potential disturbance to European designated sites in accordance with the Essex Coast Recreational disturbance Avoidance Mitigation Strategy or the securing of this same payment by other suitable means.

(b) The Interim Director of Planning or the Group Manager (Planning & Building Control) be authorised to determine the application upon completion of the above requirement, so long as planning permission when granted and, where it is used, the obligation when executed, accords with the details set out in the report submitted and the conditions listed below:

- 01 The development hereby permitted shall begin no later than 3 (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 approved plans: 001_00, 00_00, 200_02 201_01, 202_01 & Transport Technical Note**

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

- 03 Notwithstanding the details shown on the plans submitted and otherwise hereby approved, no development shall take place, other than for demolition works and the construction up to ground floor slab level, until samples of the materials to be used in the construction of the external elevations of the building hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in full accordance with the approved details before it is occupied.**

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 No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- i. the parking of vehicles of site operatives and visitors**
- ii. loading and unloading of plant and materials**
- iii. storage of plant and materials used in constructing the development**
- iv. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate**
- v. wheel washing facilities**
- vi. measures to control the emission of noise, dust and dirt during construction**
- vii. A scheme for recycling/disposing of waste resulting from demolition and construction works.**

Reason: To minimise the environmental impact and disturbance to existing residents, during construction of the development in accordance with National Planning Policy Framework, Core Strategy (2007) policies KP2 and CP4; and Development Management Document (2015) policies DM1 & DM3.

05 Prior to the first occupation of the dwelling hereby approved, full details of both hard and soft landscape works to be carried out at the site must be submitted to and approved in writing by the Local Planning Authority. The approved hard landscaping works shall be carried out in accordance with the approved details prior to first occupation of the development and the soft landscaping works within the first planting season following first occupation of the development. The details submitted shall include, but not limited to:-

- i. means of enclosure, of the site including any gates or boundary fencing;**
- ii. car parking layouts;**
- iii. other vehicle and pedestrian access and circulation areas;**
- iv. hard surfacing materials;**
- v. details of the number, size and location of the trees, shrubs and plants to be retained and planted together with a planting specification including 'pollinator friendly' plant species**
- vi. Details of measures to enhance biodiversity within the site including the installation of a bird box.**

Any trees or shrubs dying, removed, being severely damaged or becoming seriously diseased within five years of planting shall be replaced with trees or shrubs of such size and species as may be agreed with the Local Planning Authority.

Reason: In the interests of visual amenity and the amenities of occupiers and to ensure a satisfactory standard of landscaping pursuant to Policy CP4 of the Core Strategy (2007) and Policy DM1 of the Development Management Document (2015).

- 06** A scheme detailing how at least 10% of the total energy needs of the development will be supplied using on site renewable sources must be submitted to and agreed in writing by the Local Planning Authority prior to occupation of the development hereby approved and implemented in full prior to the first occupation of the development. This provision shall be made for the lifetime of the development.

Reason: In the interests of providing sustainable development in accordance with Policy KP2 of the Core Strategy (2007) and Development Management Document (2015) Policy DM2.

- 07** Prior to the first occupation of the development hereby approved full details of refuse, recycling and secure, covered bicycle storage facilities at the site shall be submitted to and approved in writing by the Local Planning Authority. Prior to first occupation of the development hereby approved, refuse, recycling and bicycle storage facilities shall be provided and made available for use at the site in accordance with the approved details and retained in perpetuity thereafter for that use.

Reason: In the interests of residential amenity for future occupants, to ensure the provision of adequate cycle parking and in the interests of visual amenity as set out in the National Planning Policy Framework (2019), Core Strategy (2007) policies KP2 and CP4 and Policies DM1, DM8 and DM15 of the Development Management Document (2015) and the guidance within the Design and Townscape Guide (2009).

- 08** Prior to the occupation of the dwelling hereby approved the garages and car parking spaces shall be provided and made available for use in accordance with the details shown on approved plan 200_02. The garages and car parking spaces shall be kept available solely for the parking of motor vehicles of occupiers of the dwelling hereby approved and their visitors and shall be permanently retained as such thereafter.

Reason: To ensure that adequate car parking is provided and retained to serve the development in accordance with Policy CP3 of the Core Strategy (2007) and Policy DM15 of the Development Management Document (2015).

- 09** Demolition or construction works associated with this permission shall not take place outside 08:00 hours to 18:00 hours Mondays to Fridays and 08:00 hours to 13:00 hours on Saturdays and at no time Sundays or Bank Holidays.

Reason: In order to protect the amenities of surrounding occupiers and to protect the character the area in accordance with Policies KP2 and CP4 of the Core Strategy (2007) and Policies DM1 and DM3 of the Development Management Document (2015).

- 10** The development hereby approved shall be carried out in a manner to ensure that it complies with Building Regulation part M4 (2) 'accessible and adaptable dwellings', before it is brought in to use.

Reason: To ensure the dwellings hereby approved provide high quality and flexible internal layouts to meet the changing needs of residents in accordance with the National Planning Policy Framework, Core Strategy (2007) Policy KP2, Development Management Document (2015) Policy DM2 and Design and Townscape Guide (2009).

- 11 Water efficient design measures as set out in Policy DM2 (iv) of the Development Management Document to limit internal water consumption to 105 litres per person per day (lpd) (110 lpd when including external water consumption), including measures of water efficient fittings, appliances and water recycling systems shall be installed and made available for use prior to the first occupation of the development hereby approved and retained in perpetuity.**

Reason: To minimise the environmental impact of the development through efficient use of water in accordance with the National Planning Policy Framework, Core Strategy (2007) policy KP2, Development Management Document (2015) policy DM2 and the guidance within the Design and Townscape Guide (2009).

- 12 Notwithstanding the provisions of Classes A, B and E of Part 1 of Schedule 2 to the Town and Country Planning General Permitted Development Order 2015 (or any statutory modification or re-enactment or replacement thereof (as the case may be) for the time being in force), no extensions or detached buildings shall be erected at the site unless otherwise agreed in writing by the local planning authority.**

Reason: To safeguard the design and appearance of the proposed development in the interest of visual amenities of the locality and in order to protect the amenities of surrounding occupiers in accordance with the National Planning Policy Framework, (2019), Core Strategy (2007) Policies KP2 and CP4, Development Management Document (2015) Policies DM1 and DM3 and Design and Townscape Guide (2009).

- 13 Notwithstanding the details shown on the approved plans, the proposed south facing windows in the flank elevation at first floor level and the first floor window in the north facing elevation at first floor level hereby approved shall only be glazed in obscure glass (the glass to be obscure to at least Level 4 on the Pilkington Levels of Privacy, or such equivalent as may be agreed in writing with the local planning authority) and fixed shut, except for any top hung fan light which shall be a minimum of 1.7 metres above internal floor level of the room they serve and shall be retained as such in perpetuity thereafter.**

Reason: To protect the privacy and environment of people in neighbouring residential properties, in accordance with the National Planning Policy Framework (2019), Policies KP2 and CP4 of the Core Strategy (2007), Policies DM1 and DM3 of the Development Management Document (2015) and the advice contained within the Design and Townscape Guide (2009).

(c) In the event that the planning obligation or other means of securing the financial contribution referred to in part (a) above has not been completed by 5th November 2020 or an extension of this time as may be agreed, the Interim Director of Planning or Group Manager Planning & Building Control be authorised to refuse planning permission for the application on the grounds that the development would not provide adequate mitigation for the potential disturbance to European designated site, contrary to National and Local planning policy.

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. Please note that the development the subject of this application is liable for a charge under the Community Infrastructure Levy (CIL) Regulations 2010 (as amended) and it is the responsibility of the landowner(s) to ensure they have fully complied with the requirements of these regulations. A failure to comply with the CIL regulations in full can result in a range of penalties. For full planning permissions, a CIL Liability Notice will be issued by the Council as soon as practicable following this decision notice. For general consents, you are required to submit a Notice of Chargeable Development (Form 5) before commencement; and upon receipt of this, the Council will issue a CIL Liability Notice including details of the chargeable amount and when this is payable. If you have not received a CIL Liability Notice by the time you intend to commence development it is imperative that you contact S106andCILAdministration@southend.gov.uk to avoid financial penalties for potential failure to comply with the CIL Regulations 2010 (as amended). If the chargeable development has already commenced, no exemption or relief can be sought in relation to the charge and a CIL Demand Notice will be issued requiring immediate payment. Further details on CIL matters can be found on the Planning Portal.

(planningportal.co.uk/info/200136/policy_and_legislation/70/community_in_frastructure_levy) or the Council's website (www.southend.gov.uk/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.

03 The applicant is encouraged to provide electric vehicle charging points at the site in accordance with Policy DM15 which encourages their provision wherever practical and feasible.