

Reference:	20/01650/FULH	
Ward:	Chalkwell	
Proposal:	Erect single storey rear extension (amended proposal)	
Address:	24 The Crossways Westcliff-On-Sea Essex SS0 8PU	
Applicant:	Mr N Mullin	
Agent:	RJB Architect	
Consultation Expiry:	3 rd November 2020	
Expiry Date:	3 rd December 2020	
Extension of Time:	10 th December 2020	
Case Officer:	Julie Ramsey	
Plan Nos:	01, 02, 03, 04, 05	
Recommendation:	GRANT PLANNING PERMISSION	



1 Site and Surroundings

- 1.1 The site is located on the southern side of The Crossways, west of the junction with Ridgeway Gardens. The site contains a detached, hipped roofed two storey dwelling, with front bay window projection. The property has an existing single storey rear extension and rear conservatory. The frontage is bordered by a low brick wall and there is off street parking to the front of the dwelling. The dwelling sits prominently forward of the established building line along this small stretch of The Crossways.
- 1.2 The ground levels slope downwards from north to south and downwards from west to east, towards the seafront. The surrounding area is residential in nature, comprising of a mix of two storey detached and semi-detached dwellings of a traditional style and design. Rear dormers are present within the rear garden scene.
- 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 has a low risk of flooding.

2 The Proposal

- 2.1 The application seeks planning permission to construct a pitched roof single storey rear extension. Due to the changes in ground levels within the site the proposed extension is stepped down in height.
- 2.2 The existing rear extension and conservatory are to be demolished and a single storey pitched roof rear extension constructed, measuring 6.7m deep, 6.8m wide, with an eaves height of some 3m and a maximum height of 4m. There are bi-fold doors and a high level glazed window proposed to the rear elevation.
- 2.3 The extension would provide an open plan kitchen/dining and study area. Internal reconfigurations would provide a snug, shower room and utility room.
- 2.4 The proposed materials are indicated to be render, tiles, with hanging tiles to the dormer walls and black windows and doors to match the existing dwelling.
- 2.5 This application is amended scheme following a recent refusal (20/01078/FULH). The hip to gable roof extension and side dormers have been removed from this application and are now the subject of a Lawful Development Certificate application (20/01562/CLP) and the rear extension has been stepped down to enable a more uniform height overall, in line with the change in ground levels.

3 Relevant Planning History

- 3.1 20/01562/CLP - Hip to gable roof extension to rear, dormers to side to form habitable accommodation in roofspace (Lawful development certificate-proposed) – Granted.
- 3.2 20/01078/FULH - Form hip to gable roof extension to rear with two side dormers to form habitable accommodation in the loft space, erect single storey rear extension – Planning permission refused.

Reasons for refusal:

01 The proposed side dormers would, by reason of their excessive size, scale, siting and poor detailed design appear unduly dominant and incongruous in the street and rear garden scenes to the material detriment of the character and appearance thereof. The proposal is therefore unacceptable and contrary to the National Planning Policy Framework (2019); Policy 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).

02 The single storey rear extension would, by reason of its excessive height and poor detailed design and modern glazed appearance, fail to appear suitably subservient and integrated to the main dwelling and would appear incongruous in the rear garden scene to the material detriment thereof. The proposal is therefore unacceptable and contrary to the National Planning Policy Framework (2019); Policy 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).

4 Representation Summary

Public Consultation

- 4.1 Twelve neighbouring properties were notified of the application. Three representations have been received from two addresses.

Summary of Matters raised:

- Excessive in size and scale in context with surrounding properties
 - Not in keeping with the surrounding area
 - Overlooking
 - Loss of privacy
 - Overdevelopment in terms of form and density
 - Overshadowing/sense of enclosure, due to close proximity to neighbouring properties
 - Loss of outlook and daylight
 - Incongruous development
- 4.2 These concerns are noted and they have been taken into account in the assessment of the application at Section 7. However, they are not found to represent a reasonable basis to refuse planning permission in the circumstances of this case.

Committee Call In

- 4.3 The application was called to Committee by Councillor Folkard.

5 Planning Policy Summary

- 5.1 The National Planning Policy Framework (2019)
- 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 Community Infrastructure Levy (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, the impact on residential amenity, highways implications and CIL Contributions. As there is no change in the need for, or provision of on-site parking there are no harmful highway impacts resulting from the proposed development. It is also necessary to consider whether this revised application has overcome the previous reason for refusal in relation to the proposed single storey extension.

7 Appraisal

Principle of Development

- 7.1 This proposal is considered in the context of the National Planning Policy Framework and Core Strategy Policies KP1, KP2 and CP4. Also of relevance is Policy DM1 of the Development Management Document which addresses design quality. These policies and guidance support extensions to properties in most cases but require that such alterations and extensions respect the existing character and appearance of the building. The dwelling is situated within a residential area and an extension or an alteration to the property is considered acceptable in principle, subject to 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 the Policies KP2 and CP4 of the Core Strategy and also in Policy DM1 of the Development Management Document. The Design and Townscape Guide (2009) also states that *“the Borough Council is committed to good design and will seek to create attractive, high-quality living environments.”*
- 7.3 According to Policy KP2 of the Core Strategy (2007), 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”*.
- 7.4 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 348 of The Design and Townscape Guide stipulates 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 proposed extension is some 6.7m deep and extends the full width of the dwelling with a pitched roof, however unlike the previously refused scheme, the extension is divided into two parts, visually reducing in height towards the rear. The proposed extension is sited to the rear of the dwelling and would have limited visibility within the public realm, however due to the orientation of the site at a right angle with the rear gardens of the dwellings in Ridgeway Gardens, the extension would be visible from these rear gardens. The extension remains a sizeable addition to the main dwelling, however the height and overall bulk of the extension is reduced by the stepped design and this helps to reduce its impact within the rear garden scene.
- 7.7 In the context of the size and scale of the main dwelling, it is considered the resultant built form would, on balance, have an appropriate degree of subservience and form an acceptable addition to the dwelling. The proposal is not considered to result in a materially harmful impact on the character, appearance and setting of the dwelling and or form a dominant and overbearing addition within the rear garden scene
- 7.8 The proposal on balance, is considered to be acceptable and policy compliant in these regards.

Impact on Residential Amenity

- 7.9 Paragraphs 124 and 127 of the National Planning Policy Framework seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.
- 7.10 Policy KP2 of the Core Strategy seeks to secure improvements to the urban environment through quality design. Policy CP4 seeks to maintain and enhance the amenities, appeal and character of residential areas.
- 7.11 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."*
- 7.12 The application dwelling is neighboured by No. 22 (to the west) and the rear gardens of Nos 3-8 Ridgeway Gardens (to the east). The extension site is sited lower than No.22 to the west due to the change in ground levels within the site.
- 7.13 The single storey rear extension is sited around 2m from the shared boundaries with the properties in Ridgeway Gardens and approximately 10-12m from these neighbouring dwellings. There are a number of outbuildings along this shared

boundary, which would suitably mitigate against any potentially harmful impacts of the extension resulting from its position or height. The absence of flank windows in the extension is such that there are no overlooking or loss of privacy concerns to these adjoining neighbours.

- 7.14 The adjoining neighbour No. 22 is a semi-detached house, which is sited further back in its plot than the application dwelling. This neighbouring property has been extended into the roof, with a rear dormer present and a single storey rear extension, with a small balcony at first floor. The proposed rear extension would not extend past the rear wall of the existing rear extension of this neighbouring property. The height of the proposed extension is exacerbated by the changing ground levels within the site, however the application dwelling is set lower than No. 22. On balance, it is not considered that the proposed rear extension would result in a materially harmful impact on the residential amenities of this neighbour, in terms of undue overshadowing and dominance, an increased sense of enclosure or a material loss of light, privacy and outlook to an extent that would warrant refusal of the application on this basis.
- 7.15 Due to the separations involved, it is not considered that the proposal would harm the light, outlook, privacy or rear garden scene of any other neighbouring properties. On this basis the proposal is therefore acceptable and policy compliant in the above regards.

Community Infrastructure Levy

- 7.16 The proposal for the existing property equates to less than 100sqm of new floor space, 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 taken all material planning considerations into account, it is found that 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, the street scene and the locality more widely and has overcome the previous reason for refusal with regard to the single storey element of the previous refused application. There are no adverse highways impacts. 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 following approved plans: 02, 03, 04, 05**

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.**

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, 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).

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.

10 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 the Planning Portal (www.planningportal.co.uk/info/200136/policy_and_legislation/70/community_infrastructure_levy) or the Council's website (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 the 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.**