

Reference:	21/00019/FUL	
Application Type:	Full Application	
Ward:	Milton	
Proposal:	Change of use from two (2) dwellinghouses to an eighteen (18) Room Larger HMO (Sui Generis), associated provision of cycle storage, amenity space to rear, bin storage and landscaping and extension of existing vehicular access on to Manor Road.	
Address:	17 - 19 Manor Road, Westcliff-on-Sea, Essex	
Applicant:	Mr Freylich	
Agent:	Mr Maz Rahman of RD architecture Ltd.	
Consultation Expiry:	18th February 2021	
Expiry Date:	10th March 2021	
Case Officer:	Spyros Mouratidis	
Plan Nos:	105 P3, 120 P5, 250 P5	
Supporting Documents:	Design and Access Statement Issue 2, Planning Statement Issue 2, Letter from Carpenters Rose Solicitors and Notary Public, Officer's report for SOS/87/2195, Auction Listing, Site Photographs, Supporting letters from CAST and Henderson Property (NHS South Essex Trust)	
Recommendation:	GRANT PLANNING PERMISSION subject to conditions	



1 Site and Surroundings

- 1.1 The application site is located on the western side of Manor Road and comprises both buildings at 17 and 19 Manor Road, a pair of traditional, three-storey, semi-detached properties. There is an accessway to the south of the site which leads to the rear part of 17 Manor Road. The site benefits from a vehicular access off Manor Road to the front of 19 Manor Road. There are four car parking spaces on site, two to the front of 19 Manor Road and two to the rear of 17 Manor Road. The front part of 19 Manor Road is hardsurfaced while that of 17 Manor Road is occupied by small garden enclosed by a low wall. There are two substantial and mature street trees to the front of the site.
- 1.2 Initially the proposal described the existing use as a bed and breakfast hotel/ HMO, but there is no evidence to support that this use is the lawful use of the site. Both properties are registered as individual dwellinghouses for Council Tax purposes and have been for many years. Evidence has been provided by the agent in the form of a planning application report from 1987 which states that 19 Manor Road was used as a House in Multiple Occupation (HMO) in the 1970s. That application was for the conversion of the building into three flats. There is no evidence that the HMO use (if that was the lawful use at the time) continued or that the conversion to three flats took place. On the balance of probability, the lawful use of the site is considered to be two dwellinghouses (Use Class C3) and the description of the development has been amended to reflect this.

- 1.3 The surrounding area is occupied by small hotels and residential uses, with a mix of flats, terraces and semi-detached properties. The site is not currently affected by any specific policy designations but the emerging document for the Leas Conservation Area would expand the conservation area and would include the application site and surrounding properties on Manor Road. The adjoining properties to the west are already within the Leas Conservation Area, as is the area further west and south of the site. The area designated as the seafront is some 60m to the south.

2 The Proposal

- 2.1 Planning permission is sought for the change of use of the buildings from two dwellinghouses, falling within the definition of Use Class C3, to an eighteen-room HMO which is a Sui Generis use. No external alterations are proposed to the main buildings. It is proposed to erect two outbuildings to the rear to accommodate up to twenty (20) cycle parking spaces, to provide bin storage facilities to the side of 17 Manor Road and to make some minor alterations to the landscaping of the frontage of the site. It is also proposed to extend the width of the existing vehicle crossover on Manor Road from 2.5m to 4.8m.
- 2.2 All proposed rooms would have private bathrooms. From the proposed rooms, five (5no.) would contain kitchen area facilities and the rest would rely on communal kitchen facilities. The bedroom mix would include nine (9no.) double rooms and nine (9no.) single rooms.

3 Relevant Planning History

- 3.1 The relevant planning history of the site is shown on Table 1 below:

Table 1: Relevant Planning History

Reference	Description	Outcome
87/2195 [19 Manor Road]	Erect two storey rear extension and convert former dwellinghouse into three flats with parking on forecourt	Permission Granted [13.04.1988]
20/02098/PREAPF	Pre-application enquiry for the conversion of the site to an HMO	Advice Given [12.02.2021]

4 Representation Summary

Call-in

- 4.1 The application has been called-in by Councillor George for consideration at the Development Control Committee due to its controversial nature.

Public Consultation

- 4.2 Twenty-one (21) neighbouring properties were consulted and a site notice was displayed. Objecting comments from twenty-eight (28) interested parties have been received and are summarised as follows:

Impact on residential amenity

- Noise and disturbance from over-intensive use.
- Nearby residents would not be able to enjoy their outdoors space.

Impact on highway safety

- Additional traffic in a heavily congested area.
- No sufficient parking provision.
- The area already suffers from congestion and parking problems associated with the train station.
- Increased waste collections on the road.

Living conditions of future occupiers

- Poor living conditions for future occupants.
- Individual bedrooms are not sufficient.
- These types of properties are not suitable for self-isolation due to the pandemic.
- Insufficient amenity space.

Other matters

- The area has an excessive number of HMOs.
- The area has an issue with anti-social behaviour and crime which this proposal will exacerbate.
- Communal bin storage areas tend to be unsuccessful and unsightly, insufficient bin storage provision.
- Overdevelopment of the properties.
- Unsympathetic development to the conservation area.
- Lack of environmental enhancements.
- This is not family housing.
- The proposal would materially impact the sewage system.
- There is no permit to use the property as an HMO.

4.3 The comments have been taken into consideration and the relevant to planning matters raised are discussed in the relevant sections of the report. The objecting points raised by the representations are not found to represent material reasons for recommending refusal of the planning application in the circumstances of this case.

Highways

4.4 No objections - Consideration has been given to the previous use of the site. There are no parking standards for HMOs. Four car parking spaces and secure cycle parking are part of the application. The site is located close to public transport facilities with rail and bus services within walking distance. Future occupiers will not be eligible for a residential or public car parking permit.

Environmental Health

4.5 No objections subject to conditions regarding construction, waste management and layout to meet the Council's HMO policy.

Parks

4.6 No comments.

Fire Safety Officer

4.7 No objections.

5 Planning Policy Summary

5.1 The National Planning Policy Framework (NPPF) (2019)

- 5.2 Planning Practice Guidance (PPG) – National Design Guide (NDG) (2019)
- 5.3 National Housing Standards (2015)
- 5.4 Core Strategy (2007): Policies KP1 (Spatial Strategy), KP2 (Development Principles), CP3 (Transport and Accessibility), CP4 (Environment and Urban Renaissance), CP8 (Dwelling Provision).
- 5.5 Development Management Document (2015): Policies DM1 (Design Quality), DM2 (Low Carbon Development and Efficient Use of Resources), DM3 (Efficient and Effective Use of Land), DM5 (Southend-on-Sea's Historic Environment), DM7 (Dwelling Mix, Size and Type), DM8 (Residential Standards), DM15 (Sustainable Transport Management).
- 5.6 Design & Townscape Guide (2009)
- 5.7 Technical Housing Standards Policy Transition Statement (2015)
- 5.8 Vehicle Crossing Policy & Application Guidance (2014)
- 5.9 Essex Coast Recreational Avoidance Mitigation Strategy (RAMS) Supplementary Planning Document (SPD) (2020)
- 5.10 Waste Storage, Collection and Management Guide for New Developments (2019)
- 5.11 The Leas Conservation Area Appraisal (2009)
- 5.12 Emerging The Leas Conservation Area Appraisal (2020)
- 5.13 Community Infrastructure Levy (CIL) Charging Schedule (2015)

6 Planning Considerations

- 6.1 The main considerations in relation to this application are the principle of the development, the impact on the character and appearance of the area, including the impact on the significance of the conservation area, the standard of accommodation for future occupiers, the impact on residential amenity of neighbouring occupiers, any traffic and transportation issues, refuse and recycling storage, ecology and compliance with Essex Coast RAMS SPD and whether the development would be liable for CIL.

7 Appraisal

Principle of Development

- 7.1 Paragraph 117 of the NPPF states: "Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions." Furthermore, the NPPF requires development to boost the supply of housing by delivering a wide choice of high-quality homes.

- 7.2 The results of the Housing Delivery Test (HDT) published by the Government show that there is underperformance of housing delivery in the Borough. Similarly, the Council's Five-Year Housing Land Supply (5YHLS) figure shows that there is a deficit in housing land supply in the Borough. The HDT and 5YHLS carry weight in favour of the principle of the development given the proposed creation of additional housing.
- 7.3 Policy CP8 of the Core Strategy states that the Council will: "[...] 2. resist development proposals that involve the loss of existing valuable residential resources, having regard to the limited land resources in the Borough, the need to safeguard an adequate stock of single family dwellinghouses and to protect the character of residential areas". The Council's planning policies also recognise that there is a particular need for family sized dwellings in the borough.
- 7.4 While the applicant has not provided any evidence to show this would come forward it is noted that there is a fall-back position in relation to the proposed use as each of the existing dwellings could be converted to a six-person HMO within Use Class C4 under the provisions of the General Permitted Development Order, without the need for express planning permission or prior approval by the Local Planning Authority. Whilst the proposal would not result in any units suitable for family accommodation and would result in the loss of two existing family dwellings, the need for additional housing and the fall-back position outweigh the conflict identified with policy CP8 of the Core Strategy.
- 7.5 Policy DM8 states that non-self-contained accommodation should be directed toward the central area of Southend or where such type of accommodation is needed by certain institutions, such as Southend Hospital or University of Essex. Southend-on-Sea Borough Council's development framework does not currently contain any policies that specifically relate to HMOs.
- 7.6 The submitted information states that the HMO would be given to be used to an organisation and supporting letters from two of them have been submitted with the application. It is stated that the proposal would be providing accommodation for NHS staff or asylum seekers and refugees. It is also stated that a Unilateral Undertaking will be submitted to secure the type of future occupiers, but no such legal document has been submitted. As such no weight has been placed on this element of the submission. While the loss of family sized accommodation is a negative aspect of the scheme, on balance, there is no objection to the principle of the creation of an HMO in this location, subject to other material considerations being suitably addressed. Other material planning considerations are discussed in the following sections of the report.

Heritage, 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 The site adjoins the current boundary of the Leas Conservation Area and with the proposed expansion of its boundary it would be within it. The emerging conservation area appraisal has been subject to a public consultation process. Section 72(1) of the Planning and Listed Building and Conservation Areas Act 1990 states that special attention should be paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area. The emerging The Leas Conservation Area Appraisal identifies both dwellings on site as making positive contribution within the Conservation Area, but recognises sympathetic improvements are required.
- 7.9 The proposal does not include any external changes to the main buildings. The proposed cycle parking outbuildings to the rear would have a typical appearance for residential outbuildings. They would measure 2.6m deep, up to 2.4m high and 4.8m and 1.8m in width. They would be finished with shiplap timber cladding. Their proposed location and design are considered acceptable.
- 7.10 The proposed location of the bin storage facilities would not significantly impact the character and appearance of the site due to limited public views to the side of the site. Appropriate screening can be secured by condition.
- 7.11 In terms of landscaping, the retention of the front garden at 17 Manor Road is a positive aspect of the scheme. Details of the additional soft landscaping can be required by condition. Overall, the proposal, subject to conditions, would have an acceptable impact on the character and appearance of the site, the streetscene and the wider surrounding area. The proposal would also preserve the historic and architectural significance of the Leas Conservation Area. The proposal is considered to be acceptable and policy compliant in the above regards.

Standard of Accommodation and Living Conditions for Future Occupiers

- 7.12 Delivering high quality homes is a key objective of the NPPF. Policy DM3 of the Development Management Document states that proposals should be resisted where they create a detrimental impact upon the living conditions and amenity of existing and future residents or neighbouring residents.
- 7.13 In relation to residential standards for non-self-contained accommodation, policy DM8 of the Development Management Document, states that all proposals of this nature will be required to meet the internal space standards set out in Policy Table 6 which states that a minimum bedroom size should be 6.5m² for single and 10.2m² for double bedrooms and that the accommodation shall have some communal areas, such as a living room, kitchen, diner.
- 7.14 The Council has adopted the Essex Approved Code of Practice with respect to HMOs and this document represents a material planning consideration when read along with the above policy table, although it is noted that the Code of Practice is not a planning policy document. This document sets out the following standards for HMOs:

Table 1: Minimum room size requirements

Room size requirements are given in sq.m. For clarity, a room size of 12sqm is equivalent to a room measuring 4m by 3m and also a room measuring 6m by 2m.

Room use	Number of occupants	HMO with shared facilities (kitchen/ dining/living)	HMO with shared kitchen facilities (no shared living room)	HMO without shared facilities (i.e. bedsits or studios)
Bedroom or Letting	1	6.51sqm	8.5sqm	11sqm
	2	10.22sqm	12sqm	15sqm
Shared Kitchen	Up to 5	7sqm	7sqm	
	6	8.5sqm	8.5sqm	
	7	10sqm	10sqm	
	8 -10	14sqm (or 2 rooms each 7sqm)	14sqm (or 2 rooms each 7sqm)	
Shared Living/Dining Room	up to 5	11sqm	*5sqm	
	6	12sqm	*6.5sqm	
	7	13sqm	*8sqm	
	8	14sqm	*10sqm (or 2 rooms each 5sqm)	
	9	15sqm	*10sqm (or 2 rooms each 5sqm)	
	10	16.5sqm	*10sqm (or 2 rooms each 5sqm)	

Table 2: Minimum requirements for kitchen facilities

Occupants	Kitchen area (sqm)	Work surface (m) (600mm standard depth)	Power sockets above worktop	Hob rings	Ovens	Grills	Sinks/ drainers with hot and cold water	Dry food storage cupboard	Fresh and Frozen food storage	Fire Blanket
All Shared Kitchens										
Up to and including 5	7	2	3 double	4	1	1	1	1 x 500mm base unit or 1 x 1000 wall unit per occupant	1 good sized refrigerator shelf per occupant 1 good sized freezer shelf per occupant	One suitably located fire blanket in accordance with the current BS EN or equivalent standard at the time of application or renewal
6	8.5	2.4	4 double	4	2*	2*	2#			
7	10	2.8	4 double	6	2*	2*	2#			
8	14 (7 x 2)	4	5 double	8	2	2	2			
9	14 (7 x 2)	4	5 double	8	2	2	2			
10	14 (7 x 2)	4	5 double	8	2	2	2			
Kitchens in individual lettings (Bedsits and Studios)										
1 or 2	4.5	1	2 double	2	1	1	1	1 x 500mm base unit or 1 x 1000 wall unit per occupant	1 good sized refrigerator shelf per occupant 1 good sized freezer shelf per occupant	One suitably located fire blanket in accordance with BS 6575
					or a safely located combination microwave/oven/grill					

Table 3: Minimum requirements for bathrooms/shower rooms and WC compartments

Occupants sharing	Bathrooms Comprising 1 Bath/Shower Unit (With Hot and Cold Water) and may contain a WC (but see * below)	Separate WC compartment with wash hand basin with H & C	Ventilation (suitable and adequate)	Adequate size and layout: Minimum floor area for safe use of bathroom
Less than 5	1	0	Mechanical ventilation is required in all bathrooms and WC compartments which lack natural ventilation via an openable window. It will also be required, in addition to any natural ventilation, where necessary, to mitigate problems of damp and mould. <i>It is always recommended that where possible, in addition to any natural ventilation, mechanical ventilation is provided in all bathrooms and WC compartments.</i>	Bath only 2.3sqm Bath & WHB 2.5sqm Bath,WC&WHB 2.8sqm Shower only 1.7sqm Shower&WHB 2.0sqm Shower,WC&WHB 2.2sqm WC & WHB 1.2sqm
	1	1		
6	2*	1		
7	2*	1		
8	2*	1		
9	2*	1		
10	2	2		
Ensuite for 1 or 2	1	0	Comments as above	

7.15 As already discussed, half of the proposed bedrooms would meet the standard to accommodate two bed spaces and half would meet the standards to accommodate one bed space. The proposed internal layout would result in the premises providing some 29m² of shared floorspace for kitchen and some 42m² for living/dining facilities. All bedrooms would benefit from private bathrooms. It is proposed to provide one shared WC at ground floor level.

- 7.16 On the basis of communal facilities that would be offered, it is considered that all bedrooms should be limited to be used as single bedrooms and the maximum number of occupants should be limited to eighteen (18). In line with the approach taken by the Inspector when determining an appeal at 73 Salisbury Avenue¹, the number of bedrooms and occupants can be limited with a planning condition.
- 7.17 All rooms would benefit from acceptable outlook and natural light. The use of the balcony of F.1 on 19 Manor Road could create an overlooking issue at F.2 on the same building and F.1 on 17 Manor Road. However, it is proposed the windows of the bay looking at the balcony to be obscured glazed and a condition can be imposed to require this prior to the first occupation of these bedrooms to suitably address this issue. The proposed communal amenity space would be adequate for the number of occupants. Subject to limiting the number of occupants and dealing with the inter-overlooking issue through obscured glazing, the proposal would not result in substandard quality of accommodation or be materially harmful to the living conditions of future occupiers. In the round, subject to conditions, the development is acceptable and in line with policy in the above regards.

Impact on Residential Amenity

- 7.18 Policy DM1 of the Development Management Document requires all development to be appropriate in its setting by respecting neighbouring development and existing residential amenities and also: “having regard to privacy, overlooking, outlook, noise and disturbance, sense of enclosure/overbearing relationship, pollution, daylight and sunlight.”
- 7.19 The nearest use class C3 dwellings to the application site are the residential units at 20 to 24 Palmerston Road, to the rear of the property. Other neighbours on either side of Manor Road include a care home and a guest house. The property on the opposite side of the road is also a care home. Given that no physical alterations are proposed, the development would not materially alter the relationship of the buildings on site with their neighbours in terms of privacy, overlooking, outlook, sense of enclosure/overbearing relationship, daylight and sunlight.
- 7.20 The level of occupancy, limited by condition at eighteen (18) persons, would result in an increased level of activity on site compared to an average use of a large family dwelling. However, on balance it is not considered that any substantially harmful noise and disturbance or pollution to the extent that it would cause material detriment to the amenity of neighbouring occupiers would arise from the proposed use. HMOs are generally compatible with a residential setting. The Council’s Environmental Health team raised no objections to the scheme. On balance the development is acceptable and policy compliant in these regards.

Traffic and Transportation Issues

- 7.21 Policy DM15 of the Development Management Document states: “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 policy also requires that adequate parking should be provided for all development in accordance with the adopted vehicle parking standards.

¹ APP/D1590/W/19/3236129

- 7.22 The parking standards do not include any specific requirements for HMOs. The proposal would not provide any additional vehicle parking beyond the existing four car parking spaces. The lawful use of the site as two dwellings attracts a minimum standard of two spaces per unit. Bearing in mind that the two dwellings on site could be converted to two six-person HMOs without the need for planning permission, the additional six occupants would not exacerbate the parking situation to a degree that the absence of additional parking would cause material harm to the highway safety and parking conditions of the area. Furthermore, the site is in a sustainable location, in close proximity to the Westcliff Station and within reasonable walking distance from bus routes and local services and amenities. It should be noted that Inspectors at appeals have accepted that HMOs in the Borough do not generate significant traffic movements or parking need. Highway officers have confirmed that they have no objection to the scheme on parking or highways grounds.
- 7.23 The application site contains a cycle storage area to the rear and it is proposed to provide additional cycle parking spaces. A condition can be imposed to secure a total of eighteen spaces, one cycle parking space per room, be provided. The proposed changes to the access arrangements of the site, namely the extension of the existing vehicular crossover on Manor Road by 2.3m in width, would not cause a materially harmful impact on the highway safety or the free flow of traffic. The development is acceptable and policy compliant in the above regards.

Refuse and Recycling Storage

- 7.24 The submitted plans show an area of waste storage to the side of the 17 Manor Road. The design implications of the proposed location have already been discussed in the relevant section of the report and a condition is recommended to deal with these.
- 7.25 The proposed provision of eighteen bedrooms attracts a policy requirement for a designated area for waste and recyclable storage. This area should include two recycling (1100 litre) containers, two waste (1100 litre) containers, a paper and card container and one food waste (140 litre) container. The location of the bin area should not be more than 25m from the edge of the highway.
- 7.26 The provision shown on the submitted plans would meet the quantum of the required standard. The proposed location, while not particularly convenient for the occupiers of 19 Manor Road, would be accessible by residents and collection facilities. Subject to the recommended condition requiring the provision of the proposed bin storage area, the proposal is acceptable and policy compliant in this regard.

Energy and Water Sustainability

- 7.27 Policy KP2 of the Core Strategy requires that: “at least 10% of the energy needs of new development should come from on-site renewable options (and/or decentralised renewable or low carbon energy sources)”. Policy DM2 of the Development Management Document states that: “to ensure the delivery of sustainable development, all development proposals should contribute to minimising energy demand and carbon dioxide emissions”. The same policy 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”.

- 7.28 No details have been submitted with the application to demonstrate whether the proposed development would meet the target of renewable energy sources covering at least 10% of the anticipated energy consumption in line with policy requirement or how the water consumption would be limited. It is considered that the requirements for renewable energy and restrictions on water usage could be controlled with conditions. Care would be needed to ensure that any renewable technologies submitted for approval under such a condition would not harm the character and appearance of the area. This aspect of the proposal is, therefore, considered to be acceptable and policy compliant in these regards.

Ecology and Essex Coast RAMS

- 7.29 The site falls within the Zone of Influence for one or more European designated sites scoped into the emerging Essex Coast 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.
- 7.30 In this instance, the proposal would result in a reduction of residential units as from two dwellinghouses there would be one HMO unit. The development does not need to offer mitigation as it would not have significant effect on habitats and species. The development is acceptable and in line with policies in this regard.

Community Infrastructure Levy (CIL)

- 7.31 As the development does not create any 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 taken all material planning considerations into account, it is found that the proposed development would, on balance, be acceptable and in line with the objectives of the relevant local and national policies and guidance. The proposal makes a contribution to the housing needs of the Borough through provision of a good standard of new HMO which must be weighed in the overall planning balance against the loss of family dwelling houses. The proposal would, subject to conditions, result in acceptable impact on the character and appearance of the area and the living conditions of future occupiers. Moreover, the proposal would, subject to conditions, have an acceptable impact on the highway safety and parking conditions of the area and can offer acceptable bin storage facilities. The proposed development would, on balance, also result in an acceptable impact to neighbouring residential amenity. This application is, therefore, recommended for approval subject to conditions.

9 Recommendation

9.1 GRANT PLANNING PERMISSION subject to the following conditions:

- 01 The development hereby permitted shall be begun not later than 3 years beginning with the date of this permission.**

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

- 02 The development hereby approved shall be carried out in accordance with the approved plans: 105 P3, 120 P5, 250 P5.**

Reason: To ensure the development is carried out in accordance with the development plan.

- 03 Within the first available planting season (October to March inclusive) following the first use of the development hereby approved, a soft landscaping scheme shall be implemented in line with details which have previously been submitted to and approved in writing by the Local Planning Authority under the provisions of these conditions. The soft landscaping scheme be implemented, completed and maintained thereafter in full accordance with the approved details.**

Within a period of five years from the completion of the development hereby approved, or from the date of the planting of any tree or any tree planted in its replacement, if any tree planted as part of the approved landscaping scheme is removed, uprooted, destroyed, dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree of the same species and size as that of the original tree shall be planted in the same place or in accordance with alternative tree replacement details approved under the scope of this planning condition.

Reason: In the interest of visual amenity 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 the advice contained within the National Design Guide (2019) and the Design and Townscape Guide (2009).

- 04 Notwithstanding the provisions of the Town and Country Planning Act 1990 (as amended) the building hereby approved shall not at any time be adapted to enable formation of more than eighteen (18) bedrooms and the property shall not be occupied by more than eighteen (18) people at any one time.**

Reason: To ensure the use hereby approved would offer acceptable living conditions for its occupiers in accordance with the National Planning Policy Framework (2019), Core Strategy (2007) Policies KP2 and CP4, Development Management Document (2015) Policies DM1, DM3 and DM8.

- 05** The north facing (side) window of bedroom F.1 on 17 Manor Road and the south facing (side) window of bedroom F.2 on 19 Manor Road shall be glazed in obscure glass (the glass to be obscure to at least Level 4 on the Pilkington Levels of Privacy, or equivalent) and be permanently fixed shut, except for any top hung fan light which shall be a minimum of 1.7 metres above internal finished floor level of the internal area which it serves before the property is brought into use for the purposes hereby approved. In the case of multiple or double glazed units at least one layer of glass in the relevant units shall be glazed in obscure glass to at least Level 4. The windows shall be retained in line with these details for the lifetime of the development.

Reason: To ensure the use hereby approved would offer acceptable living conditions for its occupiers in accordance with the National Planning Policy Framework (2019), Core Strategy (2007) Policies KP2 and CP4, Development Management Document (2015) Policies DM1, DM3 and DM8.

- 06** The four existing car parking spaces in the areas shown on the approved plan 250 P5 shall be retained for the lifetime of the development for the purposes of car parking solely for residents of the approved use on site and their visitors.

Reason: To ensure the provision of adequate parking in accordance with National Planning Policy Framework (2019), Policy CP3 of the Core Strategy (2007) and Policies DM3, DM8 and DM15 of Development Management Document (2015).

- 07** The development hereby approved shall not be brought into first use unless and until the cycle parking facilities as shown on the approved plan 250 P5 have been provided on site in complete accordance with the approved details. The provision of at least eighteen (18) secured and covered cycle parking spaces shall be provided on site and be made available for use for the benefit of the current and future occupiers of the approved development and shall be retained in perpetuity for the lifetime of the development.

Reason: To ensure the provision of adequate cycle parking and in the interest of visual amenity in accordance with the National Planning Policy Framework (2019), Core Strategy (2007) Policies KP2, CP3 and CP4, Development Management Document (2015) Policies DM1, DM3, DM8 and DM15, and the advice contained within the National Design Guide (2019) and the Design and Townscape Guide (2009).

- 08** Notwithstanding the information submitted and details shown on the plans submitted and otherwise hereby approved, the development hereby approved shall not be brought into first use unless and until details, including full elevations and materials, of the bin storage facility shown on approved plan 250 P5 have been submitted to and approved in writing by the Local Planning Authority. The bin storage facility shall be constructed in complete accordance with the approved details. The development hereby approved shall not be brought into first use unless and until the bins have been provided on site and made available for use in line with the approved details. The bin storage facility and its bins shall thereafter be maintained for the lifetime of the development.

Reason: To ensure the provision of adequate waste, recycling and food waste storage and in the interest of visual amenity in accordance with the National Planning Policy Framework (2019), Core Strategy (2007) Policies KP2, CP3 and CP4, Development Management Document (2015) Policies DM1, DM3, DM8 and DM15, and the advice contained within the National Design Guide (2019), the Design and Townscape Guide (2009) and the Waste Storage, Collection and Management Guide for New Developments (2019).

- 09 Prior to occupation of the development hereby approved details of energy efficiency and other sustainability measures to be included in the scheme, including the provision of at least 10% of the energy needs of the development hereby approved being provided from onsite renewable sources, shall be submitted to, agreed in writing by the Local Planning Authority and implemented on site in accordance with the agreed details.**

Reason: To minimise the environmental impact of the development through efficient use of resources and better use of sustainable and renewable resources in accordance with the National Planning Policy Framework (2019), Core Strategy (2007) Policies KP2 and CP4, Development Management Document (2015) Policy DM2, and the advice contained within the National Design Guide (2019) and the Design and Townscape Guide (2009).

- 10 The development hereby approved shall incorporate water efficient design measures set out in Policy DM2 (iv) of the Development Management Document to limit internal water consumption to 105 litres per person per day (lppd) (110 lppd when including external water consumption), including measures of water efficient fittings, appliances and water recycling systems such as grey water and rainwater harvesting before they are occupied.**

Reason: To minimise the environmental impact of the development through efficient use of resources and better use of sustainable and renewable resources in accordance with the National Planning Policy Framework (2019), Core Strategy (2007) Policies KP2 and CP4, Development Management Document (2015) Policy DM2, and the advice contained within the National Design Guide (2019) 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) 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.