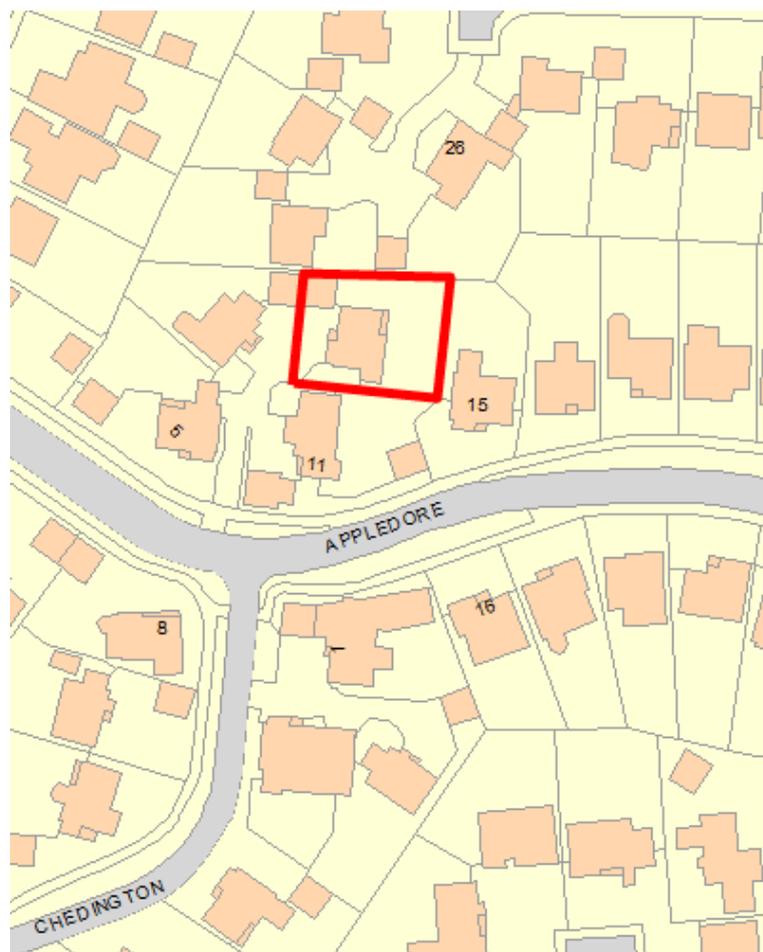


Reference:	20/02147/FULH	
Ward:	West Shoebury	
Proposal:	Erect single storey side extension	
Address:	9 Appledore Shoeburyness Essex SS3 8UW	
Applicant:	Ms F Mitha	
Agent:	SKArchitects	
Consultation Expiry:	13 th January 2021	
Expiry Date:	4 th March 2021	
Case Officer:	Julie Ramsey	
Plan Nos:	P01, P03	
Recommendation:	GRANT PLANNING PERMISSION	



1 Site and Surroundings

- 1.1 The application site is located to the eastern side of a small spur road accessed from Appledore, between Nos 5 and 11 Appledore. The site contains a two storey detached dwelling with a detached double garage located within the northern corner of the site. There is hardstanding to the frontage for parking.
- 1.2 The surrounding area is residential in nature and comprising of detached dwellings of similar sizes, scale and designs, laid out in a manner typical of a residential housing estate.
- 1.3 The site is not located within a conservation area or subject to any site specific planning policies and 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 single storey side extension, on the southern side of the dwelling, enlarging the existing side extension to the full depth of the main dwelling. The proposed extension has a dual pitched roof and two rooflights but no further fenestration and is located to the southern side of the dwelling.
- 2.2 The extension measures 2.1m wide, 8.4m deep, with an eaves height of 2.5m and a maximum height of 4m.
- 2.3 The proposed materials are yellow brick and render and pantiles to match the existing dwelling. The proposal would enlarge the existing dining room and kitchen.

3 Relevant Planning History

- 3.1 20/02148/CLP - Install dormer to rear to form habitable accommodation in the loftspace, erect single storey rear extension and install rooflights to front (Certificate of Lawful Development - proposed) – Certificate Granted

4 Representation Summary

Public Consultation

- 4.1 Six neighbouring properties were notified of the application and a number of representations have been received from two addresses.

Summary of matters raised:

- Side extension and roof extension result in a large development
- Not consulted on 20/02148/CLP
- Parking concerns due to limited turning area in cul de sac
- Concerns over possibility of a business being run from the property
- Reduction in value of neighbouring properties
- Noise, dust and general disruption from building works
- Harm to neighbour amenity
- Design of proposal unacceptable
- Loft development out of keeping with original Appledore style of house

- Overbearing impact
- Overlook neighbouring properties and gardens
- Concerns raised over size, height and location of rear extension
- Increase in noise and disturbance
- Reduce natural light to neighbouring property
- Loss of privacy
- Dormer window could be moved to the front
- Original condition of sale/covenants of properties stated no rooms to be built in the roof
- Overdevelopment of site

[**Officer Note** - With regard to matters raised in relation to the rear dormer and rear extension, this is development which does not form part of this application and is the subject of application 20/02148/CLP which has been granted.]

- 4.2 All relevant material planning considerations raised in relation to the proposal under consideration in this application have been taken into account in the assessment of the application. 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 Cox

5 Planning Policy Summary

- 5.1 The National Planning Policy Framework (NPPF) (2019)
- 5.2 Core Strategy (2007): Policies KP1 (Spatial Strategy) KP2 (Development Principles), CP3 (Transport and Accessibility) and CP4 (Environment & Urban Renaissance)
- 5.3 Development Management Document (2015): Policies DM1 (Design Quality), Policy DM3 (Efficient and Effective Use of Land) and DM15 (Sustainable Transport Management)
- 5.4 Design & 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 streetscene, impact on residential amenity and CIL (Community Infrastructure Levy) contributions. There is no change in the need for, or provision of, on-site parking and there are no harmful highway impacts resulting from the proposed development.

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 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 National Planning Policy Framework states at paragraph 124 *‘Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.’*
- 7.3 Policy KP2 of the Core Strategy advocates the need for all new development to *“respect the character and scale of the existing neighbourhood where appropriate and secure improvements to the urban environment through quality design”*. Policy CP4 of the Core Strategy states, *“development proposals will be expected to contribute to the creation of a high quality, sustainable urban environment which enhances and complements the natural and built assets of Southend by maintaining and enhancing 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 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”*.
- 7.5 Paragraph 351 of the Design and Townscape Guide states that *‘Many properties in the Borough have the capacity to extend to the side. However, side extensions can easily become over-bearing and dominate the original property. In order to avoid this, side extensions should be achieved by ensuring the extension is set back behind the existing building frontage line and that its design, in particular the roof, is fully integrated with the existing property.’*
- 7.6 The proposed side extension would project some 2.1m from the side wall of the dwelling and is of a modest size and scale. The proposal seeks to enlarge the existing side extension along the flank wall of the main dwelling. The dual pitched roof reflects the existing roof pitch of the side extension. The side elevation is screened by the neighbouring dwelling at No. 11 and would have very little visibility within the streetscene.
- 7.7 The side extension has a limited set back of some 0.15m from the front wall of the dwelling, however the main dwelling has a pitched roof porch to the front of some 1.5m in depth and therefore given the limited width of the proposed side extension, it is considered to be appropriately subservient to the main dwelling. The lack of fenestration detailing to the front of the extension is not considered to be a positive aspect of the scheme, but given the size, scale and character of the dwelling in terms of external materials and fenestration detailing and the location of the extension to the southern side of the dwelling, this is not considered to be out of keeping with the character and appearance of the main dwelling, the streetscene or the wider area.

- 7.8 Therefore, in terms of its size, scale and height, the proposed side extension is considered to be visually acceptable and would not result in demonstrable harm to the character and appearance of the dwelling or the wider area. The use of render, brick and tile would harmonise with the existing dwelling and the proposed extension would integrate satisfactorily with the character and appearance of the main dwelling and wider area.
- 7.9 It is therefore considered that the proposed development would not be harmful to the character and appearance of the main dwelling, the rear garden scene or the visual amenities of the wider area. In this respect the proposal is considered to be acceptable and policy compliant.

Impact on Residential Amenity

- 7.10 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.”*
- 7.11 The application property is neighboured by No. 11 Appledore (to the south) and Nos. 24 and 26 Challacombe (to the north). All neighbouring properties are detached.
- 7.12 The side extension is located on the southern side of the application property and does not extend past the front and rear walls of the dwelling. Therefore the properties to the north in Challacombe are screened from the extension by the existing dwelling and the proposal would not have a detrimental impact on the residential amenities of these properties, in terms of overlooking, loss of privacy or outlook, or an undue sense of enclosure.
- 7.13 No. 11 Appledore is a detached dwelling sited close to the shared boundary with No. 9. The side extension is located approximately 1.5m from the shared boundary. Part of the proposed extension would be screened by the flank wall of No. 11 and given the existing side extension and the single storey nature of the proposal, it is not considered that the extension would result in material harm to the amenity of this neighbour by way of unacceptable loss of light, outlook, overlooking or an undue increased sense of enclosure or dominant impact.
- 7.14 Due to the orientation of the application site, the rear (east) boundary borders the flank elevation of No. 15. However the extension is no closer to this rear boundary than the existing extension and would not impact on the amenities of this neighbour in any significant regard.
- 7.15 Therefore, the proposal is considered to be acceptable and policy compliant in these regards.

Community Infrastructure Levy (CIL)

- 7.16 The development for the existing property equates to less than 100sqm of new floorspace and does not involve the creation of a new dwelling (Class C3), as such 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. There are no adverse highway implications. This application is therefore recommended for approval subject to conditions.

9 Recommendation

Members are recommended to grant planning permission subject to the following conditions:

- 01 The development hereby permitted shall begin no later than three years from the date of the decision.**

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

- 02 The development shall be undertaken solely in accordance with the following approved plan(s): P03**

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

- 03 All new work to the outside of the building must match existing original work in terms of the choice of materials, method of construction and finished appearance. This applies unless differences are shown on the drawings hereby approved or are required by conditions to this permission.**

Reason: In the interests of visual amenity and to ensure that the appearance of the building makes a positive contribution to the character and appearance of the area. This is as set out in the National Planning Policy Framework (2019), 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 Southend-on-Sea 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 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.**