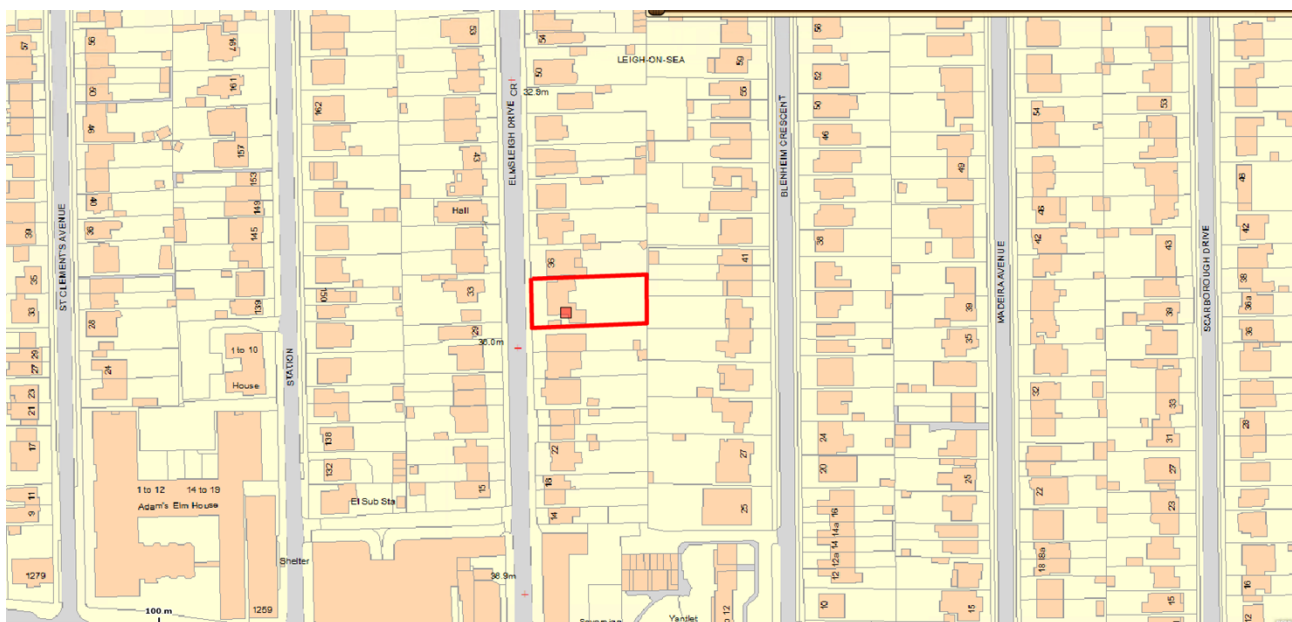


Reference:	20/02157/FUL	
Ward:	Blenheim Park	
Proposal:	Demolish existing bungalow and erect no.3 new dwellings with associated amenity space, parking to front and form three new vehicle crossovers onto Elmsleigh Drive	
Address:	34 Elmsleigh Drive, Leigh-On-Sea, Essex, SS9 3DN	
Applicant:	Mr Duncan Reed of Eton-Southchurch Property Limited	
Agent:	Mr James Collinson of Design Spec Ltd	
Consultation Expiry:	05.02.2021	
Expiry Date:	09.04.2021	
Case Officer:	Scott Davison	
Plan No's:	Sheet 1 of 2 rev 02 & Sheet 2 of 2 rev 02	
Recommendation:	GRANT PLANNING PERMISSION subject to conditions	



1 Site and Surroundings

- 1.1 The application site is located on the eastern side of Elmsleigh Drive between its junction with London Road and Manchester Drive. The existing single storey dwelling fronts onto the Elmsleigh Drive and is set back from the highway. The site is bounded by a mix of boundary treatments including a hedge on the front boundary. Land levels drop away to the north of the site.
- 1.2 The streetscene in the vicinity of the site is mixed with detached and semi-detached bungalows and two storey houses. The surrounding area is characterised by traditional residential development where the fronts of dwellings line the street with private gardens located at the rear of the dwellings.
- 1.3 The application site has no specific allocation on the Development Management Document's Proposals Map. The site is not located within Flood Zone 2 or 3.

2 The Proposal

- 2.1 Planning permission is sought to demolish the existing bungalow and to erect three, two storey, terraced dwelling houses with flat roof dormers to rear, rooflights to the front roof slope, amenity space to rear, two parking spaces to front of each dwelling and to form 3 No. new 4.8m wide vehicular accesses onto Elmsleigh Drive. The proposed external finishes would include facing brickwork, rendered walls, tiled pitched roofs together with upvc windows. The applicant has submitted a design and access statement and a construction method statement.
- 2.2 The proposed terraced block would have a maximum width of 15.9m (each dwelling would be some 5.3m wide) and would be set some 1.3m in from the shared boundaries to both the north (No.36) and south (No.32). The block would have a maximum depth of some 12.5m and a maximum height of 8.4m to ridge. Each dwelling would have a 3.4m single storey rear projection and a flat roof rear dormer and 2 rooflights within the front roof slopes. Internally each dwelling would have kitchen/diner, lounge, utility room, WC and entrance hall at ground level, a hall, bathroom, cupboard and 3 bedrooms at first floor level and a master bedroom some 20.5 sqm within the loft with an en-suite. The two end of terrace dwellings would measure some 126.4 sqm and the mid terrace would measure some 133.8 sqm.

3 Relevant Planning History

- 3.1 No relevant history

4 Representation Summary

Public Consultation

- 4.1 Councillor Walker has called the application in for consideration by the Development Control Committee.
- 4.2 9 neighbour letters were sent out and a site notice was displayed. Two letters of objection has been received which are summarised below:
 - Impact on residential amenity from loss of light and overlooking / loss of privacy due to the three storeys height.

- Design unacceptable
- Concerns over removal of materials from demolition of building and access to the site and disruption during construction
- Loss of trees on site
- Increased site density

Environmental Health

4.3 No objections subject to construction hours condition.

Parks

4.4 There existing hedges other vegetation including a tree to the front of the property which would be removed which is not shown on the plans. No plans have been submitted for soft landscaping or other biodiversity enhancing measures and the development would therefore result in a net loss of biodiversity.

Essex Fire

4.5 No objection

Highways

4.6 No objections. Parking is policy compliant.

5 Planning Policy Summary

5.1 National Planning Policy Framework (NPPF) (2019)

5.2 Core Strategy (2007) Policies KP1 (Spatial Strategy), KP2 (Development Principles), CP3 (Transport and Accessibility), CP4 (Environment & Urban Renaissance), and 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 CIL Charging Schedule (2015).

5.6 National Described Space Standards (2015).

5.7 Essex Coast Recreational disturbance Avoidance Mitigation Strategy (RAMS) Supplementary Planning Document (2020).

5.8 Waste Storage, Collection and Management Guide for New Developments (2019).

5.9 Vehicle Crossing Policy & Application Guidance (2014).

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 streetscene including the loss of trees, impact on residential amenity of neighbouring residents, the standard of accommodation for future occupiers, traffic and highways issues and CIL (Community Infrastructure Levy) and RAMS contributions.

7 Appraisal

- 7.1 This proposal is considered in the context of the Borough Council policies. Also, of relevance is the National Planning Policy Framework. 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. The site is located on previously development land and there is no objection to broad principle of residential development on this site.
- 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 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.”
- 7.4 Policy DM3(2) requires that all development on a land that constitutes backland and infill development will be resisted where the proposal:
- “(i) Create a detrimental impact upon the living conditions and amenity of existing and future residents or neighbouring residents; or
 - (ii) Conflict with the character and grain of the local area; or
 - (iii) Result in unusable garden space for the existing and proposed dwellings in line with Policy DM8; or
 - (iv) Result in the loss of local ecological assets including wildlife habitats and significant or protected trees.”
- 7.5 Policy DM3 (4) of the Development Management Document states: “The conversion or redevelopment of single storey dwellings (bungalows) will generally be resisted. Exceptions will be considered where the proposal:
- (i) “Does not create an unacceptable juxtaposition within the streetscene that would harm the character and appearance of the area; and
 - (ii) Will not result in a net loss of housing accommodation suitable for the needs of Southend’s older residents having regard to the Lifetime Homes Standards.”

- 7.6 Policy DM7 states that the Council will look favourably upon the provision of family size housing on smaller sites. Through Policy DM8 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.
- 7.7 The Design and Townscape Guide seeks to promote a high quality of design in redevelopment.
- 7.8 The scheme would result in the loss of a modest bungalow set within a relatively wide plot and its replacement with a development of 3 x 4 bed dwellings. The street scene is characterised by a mix of single and two storey dwellings and it is not considered that two storey buildings with rooms in the roof, would appear at odds with the grain of the local area, nor would it be out of keeping with or detract from the established character of the area. The site lies within a residential area and the broad principle of residential development on the site is considered to be acceptable.
- 7.9 In regard to considerations in policy DM3 (4) (i) (character), this is addressed in from paragraph 7.16 onwards. Turning to DM3 (4) (ii), the proposal would result in the loss of a bungalow. The applicant has confirmed that the proposal will comply with Building Regulations, part M4 (2) and would therefore continue to provide for the needs of Southend's older residents. Therefore the broad principle of the loss of the bungalow and redevelopment of the site is considered to be acceptable subject to the development being in accordance with the detailed design considerations set out below

Design and Impact on the Character of the Area

- 7.10 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."*
- 7.11 Paragraph 124 of the NPPF states that *"The creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities."* 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."*
- 7.12 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"*.

- 7.13 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*”.
- 7.14 Paragraph 190 of the Design and Townscape Guide states “*Redevelopment is defined to be the replacement of existing buildings with new buildings. When this is proposed the new scheme may be of a similar scale and accommodation mix to the original building but often the proposed seeks a more intense development either in terms of a larger scaled building or a greater number of smaller units*”.
- 7.15 Paragraph 191 states “*Where this form of intensification arises the Council will decide whether the proposed intensification is appropriate for the area. Outside the town centre, seafront and priority urban areas, significant amounts of intensification will not normally be considered appropriate.*”
- 7.16 The design and age of the dwellings within the locality is mixed in scale and form comprising detached, semi-detached and terraced houses of various designs fronting onto the highway. A degree of cohesion is provided by the prevailing building line, set back from the highway and the scale of frontages, use of traditional materials and entrances to the street providing an active frontage to the properties. The proposed development would not be out of character in this respect.
- 7.17 The proposed development constitutes a 2-storey terraced block that would cover most of the width of the plot with 1.3m gaps from the flank walls to the shared boundaries. The design of the dwellings proposed is a contemporary version of a traditional form of development with pitched roofs containing small gable features, projecting front bay feature with front canopies above the door openings and there is no objection in principle to a well-designed contemporary approach. The design references the character and grain of the area as there are examples of dwellings with similar design and form in the street scene. The plot widths of the dwellings would be narrower than other dwellings in the immediate vicinity but in a mixed streetscene such as this it is not considered that the proposal would appear out of place and would sit acceptably in the street scene. The matter of materials could be dealt with as a condition of any planning permission.
- 7.18 Paragraph 145 of the Design and Townscape Guide requires that landscaping should “*enhance the setting and appearance of a building and help to soften new development*”. Limited landscaping details have been submitted with the application indicating some minimal landscaping to the front and rear of the dwellings. Whilst there is relatively limited opportunity to landscape the frontages because of the parking areas, the current layout could be enhanced, and this issue could be addressed by condition. This is also the case for biodiversity enhancement, through the provision of high quality hard and soft landscaping. Subject to such a condition no objection is raised on this basis. In terms of boundary treatments, the submitted plans and information do not specify the boundary treatments proposed. However, a condition could be imposed on any grant of consent requiring boundary details. Subject to such a condition no objection is raised on this basis.

- 7.19 Trees on the site are not subject of a TPO however a number of trees including one to the front of the site and one immediately to the rear of the dwelling and one on the southern boundary would need to be removed. These are considered to be of low amenity value. There are also other trees to the rear of the site, and it can be required that suitable replacement trees are provided to replace those lost as a result of the development through the conditions recommended. Subject to a relevant condition, no objection is raised on this basis.
- 7.20 For the reasons set out above, it is considered, on balance, that the proposed development would be acceptable and policy compliant in the above regards.

Impact on Neighbouring Properties

- 7.21 Policy DM1 of the Development Management Document requires all development to be appropriate in its setting by respecting neighbouring development and existing residential amenities “having regard to privacy, overlooking, outlook, noise and disturbance, sense of enclosure/overbearing relationship, pollution, daylight and sunlight”.
- 7.22 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” and that “extensions must respect the amenity of neighbouring buildings and ensure not to adversely affect light, outlook or privacy of the habitable rooms in adjacent properties”.
- 7.23 The nearest property to the south of the site is No.32 Elmsleigh Drive. The proposal would introduce a new, 12.5m deep, part single part two storey elevation, some 8.4m in height reducing to 3.0m for the single storey projection. The flank elevation of the proposed building would be set 1.3m in from the shared boundary. The south facing flank elevation would contain a single first floor window serving a bathroom which could be obscure glazed to prevent overlooking. The proposed development would extend beyond the main rear elevation of No.32 but the proposal is set away from the boundary and projection beyond the rear elevation of No.32 would be single storey. It is not considered that the height and scale of the built form would appear as an overly dominant feature, would have an overbearing impact or result in an unacceptable sense of enclosure to surrounding dwelling to the south of the site.
- 7.24 No.36 Elmsleigh Drive to the north of the site is a chalet bungalow with a gabled front elevation. It has been extended to the rear and has two windows in the south facing flank elevation. The proposal would introduce built form between 1.3m and 1.6m off the shared boundary. The proposed development would have a maximum height of 8.4m however the single storey rear projection would not project the rear elevation of the neighbouring dwelling. The flank elevation of the proposal contains a bathroom window at first floor which could be obscure glazed and door at ground level. It is considered that the proposal would not result in a material loss of privacy or overlooking to the properties to the north. The proposed dwelling would be materially higher than the neighbour to the north, but given that it would not project beyond its rear elevation and the degree of separation from the shared boundary, it is not considered that it would give rise to an undue sense of enclosure or result in overbearing, perceived or actual dominant impacts or result in any loss of privacy or light.
- 7.25 It is not considered that the proposed development would give rise to any detrimental

overbearing, perceived or actual dominant impacts for the dwellings to the front (west) of the site or result in any material loss of privacy or light.

- 7.26 Windows are proposed in the rear elevations of the proposed dwellings. The rear gardens of the adjacent dwellings are already overlooked by neighbouring properties and given the separation distances to neighbouring gardens to the east of the site, in Blenheim Crescent; it is not considered that the proposed development would result in a materially harmful loss of privacy or overlooking. It is not considered that any other properties would be materially affected by the proposed development.
- 7.27 Given the size of the dwellings and their relationships within the site layout, it is considered necessary to remove certain permitted development rights including enlargements, improvements and alterations to the proposed dwellings, additions to the roof in order to protect the amenities of surrounding occupiers and visual amenity of the site.
- 7.28 Subject to those conditions the proposal is acceptable and policy compliant in the above regards.

Living Conditions for Future Occupiers

- 7.29 Delivering high quality homes is one of the Government's requirements according to the NPPF. From the 1st October 2015 Policy DM8 of the Development Management Document has been superseded by the National Described Space Standards regarding the minimum internal floorspace standards.
- 7.30 It is considered that most weight should be given to the national standards that have been published by the government which are set out as per the below table:
- Minimum property size for a 4 bedroom (6 person) 3 storeys dwelling shall be 112 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.
 - A minimum ceiling height of 2.3 metres shall be provided for at least 75% of the Gross Internal Area.

Weight should also be given to the content of Policy DM8 including standards relating to the provision of a storage cupboard, private outdoor amenity, safe cycle storage and refuse

- 7.31 The proposed residential units would have internal floor spaces and bedroom sizes that exceed the minimum size required by the technical housing standards.
- 7.32 All habitable rooms will be provided with sufficient windows and openings to provide adequate light, ventilation and outlook. The rear amenity space areas vary for each dwelling but all are in excess of 130 sqm and considered sufficient to meet the outdoor needs of future occupiers of the proposed dwellings.

- 7.33 The Design and Townscape Guide states refuse storage and recycling should not be visible from the streetscene and as such, it should be located either internally to the development or to the rear of the property, to minimise the adverse visual impact. Refuse storage facilities are shown to the front of each dwelling which is a negative aspect of the proposal. There is scope to provide facilities in the rear gardens of each dwelling and take waste through to the highway on collection day. Subject to a condition in this respect no objection is raised on this basis.
- 7.34 Policy DM8 states that developments should meet the Lifetime Homes Standards unless it can be clearly demonstrated that it is not viable and feasible to do so. Lifetime Homes Standards have been dissolved, but their content has been incorporated into Part M of the Building Regulations and it is considered that these standards should now provide the basis for the determination of this application. The submitted plans indicates that the design is compliant with Part M4 (2) of the Building Regulations. Subject to a condition requiring the development to be built in accordance with M4 (2) no objection is therefore raised on this basis.
- 7.35 Subject to conditions, the proposal is therefore acceptable and policy compliant in the above regards.

Traffic and Transport Issues

- 7.36 Policy DM15 states that a 2+ Bedroom Dwelling (house) should provide a minimum of two parking 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.”
- 7.37 The plans submitted indicate that each dwelling will be provided with 2 parking spaces which would be policy compliant. Highways confirm that the vehicle crossovers meet policy standard and there is a 1.4m gap between the crossovers. Elmsleigh Drive is not a classified road and no off street parking will be lost as there are yellow lines directly outside the property. It is not considered that application will have a detrimental impact upon the public highway.
- 7.38 Covered cycle storage is shown to the rear of each house within the curtilage of the application site and subject to a condition in this respect no objection is raised on this basis.
- 7.39 The proposal is therefore acceptable and policy compliant in the above regards.

Use of on Site Renewable Energy Resources and Sustainable Construction

- 7.40 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), such as those set out in the Design and Townscape Guide, wherever feasible. How the development will provide for the collection of re-usable and recyclable waste will also be a consideration”. Policy DM2 of the Development Management Document also states that “to ensure the delivery of sustainable development, all development proposals should contribute to minimising energy demand and carbon dioxide emissions” No details have been submitted in relation to the details of provision of renewables on site. It is considered that can be addressed through the imposition of a condition.
- 7.41 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 (ldp) (110 lpd when including external water consumption). Such measures will include the use of water efficient fittings, appliances and water recycling systems such as grey water and rainwater harvesting.” No information has been submitted but this could be achieved by condition.
- 7.42 The proposal is therefore acceptable and policy compliant in the above regards

Community Infrastructure Levy

- 7.43 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 application site is located within Zone 1 therefore a CIL rate of £25.62 per sq.m is required for the proposed development. The proposed development equates to approximately 388.6 sqm of new residential floorspace which may equate to a CIL charge of approximately £9,904.69 (subject to confirmation). Any existing floor area that is being retained/demolished that satisfies the “in-use building” test, as set out in CIL Regulation 40, may be deducted from the chargeable area thus resulting in a reduction in the chargeable amount.

Essex Coast Recreational disturbance Avoidance Mitigation Strategy (RAMS)

- 7.44 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 was 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. The applicant has made this this payment and therefore the ecological implications of the site can be considered acceptable and policy compliant.

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 principle of the development is found to be acceptable, and, on balance, the proposal would have an acceptable impact on the character and appearance of the application site, and the streetscene more widely. It would provide appropriate amenities for future occupiers, and not result in any significant harm in terms of parking and highways matters and the amenities of neighbouring occupiers. This scheme 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 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: Sheet 1 of 2 Revision 02, Sheet 2 of 2 Revision 02**

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 construction up to ground floor slab level until samples of the materials to be used in the construction of the external elevations of the buildings hereby permitted have been submitted to and approved in writing by the local planning authority. The 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, Core Strategy (2007) Policies KP2 and CP4, Development Management Document (2015) Policies DM1 and DM3, and the guidance contained within the Design and Townscape Guide (2009).

- 04 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 development falling within those classes shall be undertaken at the site unless express planning permission has been obtained from 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 , Core Strategy (2007) Policies KP2 and CP4, Development Management Document (2015) Policies DM1 and DM3 and Design and Townscape Guide (2009).

- 05** Notwithstanding the details shown on the plans submitted and otherwise hereby approved prior to the construction of the development above ground floor slab level full details of both hard and soft landscape work 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, unless otherwise agreed in writing by the Local Planning Authority. 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
- vi. details of measures to enhance biodiversity within the site;
- vii) site levels

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 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).

- 08 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).

- 09 Prior to the first occupation of the development hereby approved, full details of refuse and bicycle storage facilities for the dwellings hereby approved shall be submitted to and approved in writing by the Local Planning Authority. Prior to first occupation of the development, refuse and bicycle storage facilities shall be provided at the site in accordance with the approved details and retained in perpetuity thereafter.**

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).

- 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 dwellinghouse 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 The demolition and construction works hereby permitted shall be carried out in accordance with the submitted Construction Method Statement by Eton-**

Southchurch Property Developers dated 10 February 2021

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

- 12 The proposed first floor windows in the north and south facing side elevations of the development 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) and fixed shut, except for any top hung fan light which shall be a minimum of 1.7 metres above internal finished floor level. 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 on the Pilkington scale.**

Reason: To ensure the development has an acceptable design and protects the amenities of neighbouring occupiers in accordance with policy DM1 of the Development Management Document (2015).

- 13 Prior to the occupation of the development hereby approved two car parking spaces shall be provided for each dwelling and made available for use in accordance with the details shown on approved plan Sheet 2 of 2 Revision 02 and shall be permanently retained as such thereafter. The car parking spaces shall be kept available solely for the parking of motor vehicles of occupiers of the dwellings hereby approved and their visitors.**

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).

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 Regulations 2010 (as amended). A Community Infrastructure Levy (CIL) Liability Notice will be issued as soon as practicable following this decision notices. This contains details including the chargeable amount, when this is payable and when and how exemption or relief on the charge can be sought. You are advised that a CIL Commencement Notice (CIL Form 6) must be received by the Council at least one day before commencement of development. Receipt of this notice will be acknowledged by the Council.

Please ensure that you have received both a CIL Liability Notice and acknowledgement of your CIL Commencement Notice before development is

commenced. Most claims for CIL relief or exemption must be sought from and approved by the Council prior to commencement of the development. Charges and surcharges may apply, and exemption or relief could be withdrawn if you fail to meet statutory requirements relating to CIL. Further details on CIL matters can be found on the Council's website at 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. Replacement trees must be provided as part of a landscaping scheme to replace those lost as a result of the development.

04. The granting of this permission does not negate the need for Highways Consent for the permanent vehicular crossings and there is no guarantee that you will automatically be granted Highways Consent for this. Applications for permanent vehicular crossings made under Planning Legislation consider a broader range of criteria in comparison to applications made under Highways legislation. They are separate regimes and different requirements apply to each.

05. 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.