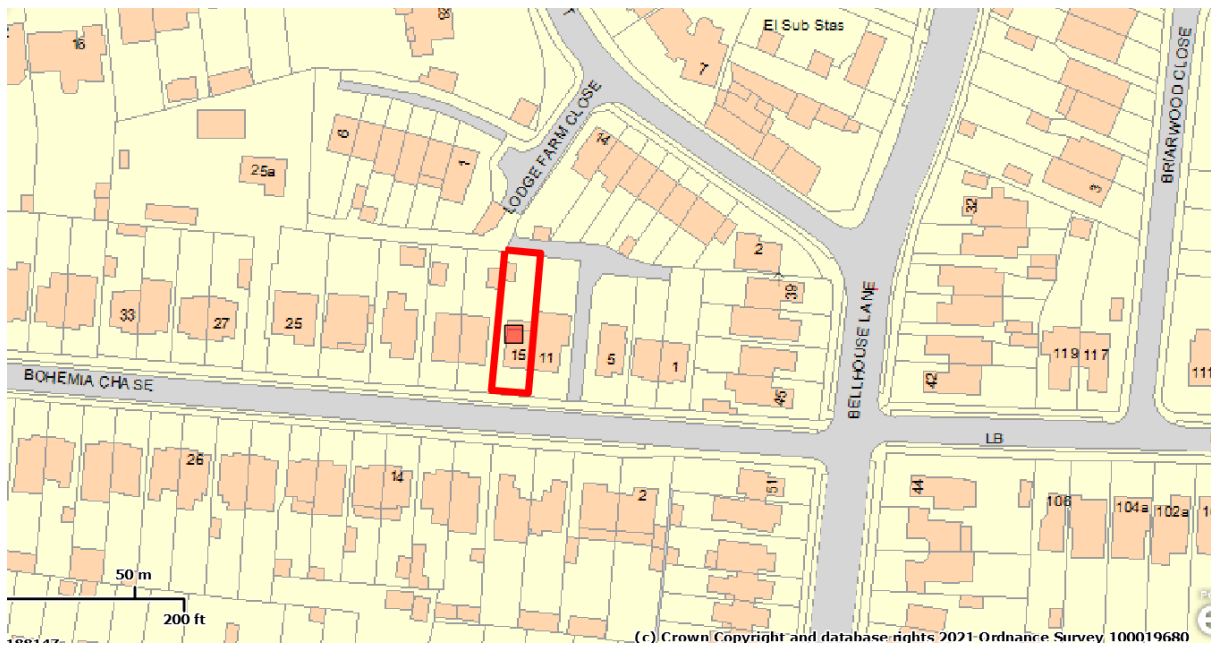


Reference:	21/00600/FULH	
Application Type:	Full Application - Householder	
Ward:	Belfairs	
Proposal:	Erect dormer to front to form habitable accommodation in the loftspace (amended proposal)	
Address:	15 Bohemia Chase, Leigh-On-Sea, Essex	
Applicant:	Steven Dore	
Agent:	N/A	
Consultation Expiry:	13th May 2021	
Expiry Date:	9th July 2021	
Case Officer:	Kara Elliott	
Plan Nos:	P01C, P02A	
Recommendation:	GRANT PLANNING PERMISSION	



1 Site and Surroundings

- 1.1 The site is on the north side of Bohemia Chase and contains a single storey, semi-detached bungalow.
- 1.2 The surrounding area is residential in character, comprising mainly semi-detached bungalows, some of which have had roof additions of varying designs.
- 1.3 The site is not located within a conservation area or subject to any site specific planning policies.

2 The Proposal

Planning History

- 2.1 This application follows a previous refusal of planning permission ref 20/00767/FULH dated 14.07.2020 for similar development but with a larger proposed front dormer 4.8 metres wide x 1.85 metres high x 3 metres deep. The previous application also proposed a hip to gable roof extension and a single storey rear extension. These elements do not form part of the current application and the hip to gable extension and rear dormer have since been built under permitted development.
- 2.2 The 2 reasons for refusal were as follows:
 1. *The proposed hip to gable extension and front and rear dormers given their size, scale, bulk, position within the roof and design would excessively dominate the roofscape and would result in an incongruous development which results in material harm to the character and appearance of the dwelling the streetscene and wider surrounding area.*
 2. *The applicant has not provided information that the proposed development would meet the criteria of building regulation M4(2) and therefore would fail to be sufficient for its lifetime for occupancy of all persons. This is contrary to the National Planning Policy Framework and DM3 of the Development Management Document (2015).*
- 2.3 An appeal against the refusal of the above application was subsequently dismissed. In relation to the first reason for refusal, the Inspector found that in the context of previous development in the street and, in this case, the hip to gable conversion alone would not cause significant harm to the character and appearance of the property or the visual amenity of the wider area. They also found that large flat roofed dormers to both the front and rear roof slopes are typical features of other roof space conversions in the street. However, it was found that both dormers proposed, due to their height, overall mass and bulk and due to the lack of retained area of roof slope, would appear as incongruent and overly dominant features, materially harmful to the character and appearance of the dwelling, the street scene and the wider surrounding area.
- 2.4 The Inspector found that the second reason for refusal (regarding compliance with M4(2) building regulations to ensure the property is suitable for all persons for its lifetime) could be dealt with by way of condition. This reason for refusal has now fallen away due to the conversion of a bungalow to a dwelling under permitted development by way of the hip to gable and rear dormer extensions since undertaken.

The Proposed Scheme

2.5 Planning permission is sought to extend habitable accommodation in the roof by way of a front dormer 4.2 metres wide by 1.85 metres high and 3 metres deep. This is a reduction of 0.6m width from that originally refused and dismissed at appeal. A rooflight is also proposed to the front roof slope.

2.6 The addition would be finished in render to match the existing.

3 Relevant Planning History

3.1 20/00767/FULH - Hip to gable roof extension with front and rear dormers to form habitable accommodation in the loftspace, erect single storey rear extension – Refused, Dismissed at Appeal.

4 Representation Summary

4.1 The application has been called in to be decided by the Development Control Committee at the request of Cllr A Dear.

Public Consultation

4.2 8 neighbours were notified and a site notice displayed. No letters of representation were received.

5 Planning Policy Summary

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

5.2 Core Strategy (2007) Policies CP4 (Environment and Urban Renaissance) and KP2 (Development Principles)

5.3 Development Management Document (2015): Policy DM1 (Design Quality), DM3 (Efficient and Effective Use of Land) and DM15 (Sustainable Transport Management)

5.4 The 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, the planning history of the site, design and impact on the character of the area, impacts on residential amenity and CIL contributions. Due to the nature of the development which does not affect the requirements for on-site provision of parking or the existing parking arrangements, no material highway or parking issues are raised. The basis of the appeal decision on the previous application, together with the change in site circumstances since that original refusal, form material considerations of significant weight in the assessment of the amended proposal

7 Appraisal

Principle of Development

- 7.1 The principle of extending the dwelling to provide facilities in association with residential accommodation is considered acceptable and was not a reason for refusal of the previous proposal. Other material planning considerations are discussed below.

Design and Impact on the Character of the Area

- 7.2 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.”*
- 7.3 Paragraph 124 of the National Planning Policy Framework (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.”
- 7.4 Policy DM1 of the Development Management Document states that all development should; *“add to the overall quality of the area and respect the character of the site, its local context and surroundings in terms of its architectural approach, height, size, scale, form, massing, density, layout, proportions, materials, townscape and/or landscape setting, use, and detailed design features”*.
- 7.5 Policy DM3 (5) also advises that; *‘Alterations and additions to a building will be expected to make a positive contribution to the character of the original building and the surrounding area through:*
- (i) The use of materials and detailing that draws reference from, and where appropriate enhances, the original building, and ensures successful integration with it; and*
 - (ii) Adopting a scale that is respectful and subservient to that of the original building and surrounding area; and*
 - (iii) Where alternative materials and detailing to those of the prevailing character of the area are proposed, the Council will look favourably upon proposals that demonstrate high levels of innovative and sustainable design that positively enhances the character of the original building or surrounding area.’*
- 7.6 According to Policy KP2 of Core Strategy 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”*.
- 7.7 The Design and Townscape Guide, Paragraphs 366 - 372 state that *‘Dormer windows, where appropriate, should appear incidental in the roof slope (i.e. set in from both side walls, set well below the ridgeline and well above the eaves)’*

- 7.8 The application site is set within a residential area which is host to a distinctive character of small, traditional, mainly hipped roof bungalows. There are examples of roof additions and extensions in the streetscene, of varying types and scale, including hip to gable extensions and front and rear dormers which contribute to some extent to the overall generally mixed character of the streetscene and wider area.
- 7.9 The decision on the previously refused application found that the proposed roof additions proposed at the time, consisting of a hip to gable extension and rear and front dormers would result in material harm to the character and appearance of the dwelling and the streetscene due to the combined impact of the loss of the hipped roof to a gable-end roof and the introduction of a large, contrived, flat roof 'box' style dormer to the front and rear of little architectural merit.
- 7.10 Since the previous application the applicant has built a hip to gable extension and rear dormer under their permitted development rights so the only consideration for this current application is the impact of the proposed front dormer. It has been reduced in width by 0.6m to 4.2m from its previously proposed 4.8m width so retaining gaps of some 1.3m and 850mm to the flanks of the dwelling. The dormer would sit some 950mm above the eaves of the main roof.
- 7.11 It is considered that the form and scale of the proposed front dormer, noting the hip to gable and rear dormer, would, on balance, integrate satisfactorily in the extended front roof scape such that it would not harm the character or appearance of the dwelling, the streetscene or the wider area. Weight is also attached to how the design achieves a good relationship between ground floor fenestration and the vertical alignment and proportions of the dormer.
- 7.12 The use of external render to match the existing dwelling ensures that the development would integrate satisfactorily with the main dwelling and be visually acceptable. No objection is raised to the proposed front rooflight due to the minor nature of this part of the development and its position, facing into the public domain.
- 7.13 It is therefore considered that the proposal, on balance, would not significantly harm the character and appearance of the dwelling, the streetscene or the wider area. It is therefore acceptable and policy compliant and overcomes the previous reason for refusal in the above regards.

Impact on Residential Amenity

- 7.14 Paragraph 343 of the Design and Townscape Guide under the heading of 'Alterations and Additions to Existing Residential Buildings' states 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.*"
- 7.15 Given the scale and position of the proposal it would not result in any harmful dominance, overbearing impact, sense of enclosure or loss of light and outlook to the adjoining residents. The proposal would not extend past the extremities of the existing building lines so would not significantly harm the amenity of any other neighbouring occupiers through dominance, a sense of enclosure or loss of light or privacy. It is therefore considered that the development would not result in material harm to the residential amenity of any adjoining or nearby residents and is therefore acceptable and policy compliant in this respect. This is consistent with the previous decision.

CIL Charging Schedule

- 7.16 The proposed development equates to less than 100sqm of new floorspace. As such, the development benefits from a Minor Development Exemption under the Community Infrastructure Levy Regulations 2010 (as amended) and no charge is payable.

8 Conclusion

- 8.1 Having regard to all material considerations assessed above, it is considered that subject to compliance with the attached conditions, the proposal would be acceptable and compliant with the objectives of the relevant local development plan policies and guidance as well as those contained within the National Planning Policy Framework. The proposal development would have an acceptable impact on the amenities of neighbouring occupiers and, on balance, on the character and appearance of the dwelling, the streetscene and the locality more widely. The proposal would not harm parking provision or highway safety. This application, which responds to the change in site circumstances following construction of development separately under permitted development, overcomes the sole relevant reason for refusal of the previous application and appeal. It is recommended for approval, subject to conditions.

9 Recommendation

GRANT PLANNING PERMISSION subject to the following conditions:

- 1. The development hereby permitted shall begin no later than 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.

- 2. The development hereby permitted shall be carried out in accordance with the following approved plans: P01C, P02A.**

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

- 3. 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), Core Strategy (2007) Policies KP2 and CP4, Development Management Document (2015) Policy DM1, and advice in 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.

Informative

- 1. You are advised that as the proposed extension(s) to your property equates to less than 100sqm of new floorspace 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 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.**