

# Southend-on-Sea Borough Council

Development Control Committee 21st July 2021

## SUPPLEMENTARY INFORMATION

### Updated version of the National Planning Policy Framework (NPPF)

Since the publication of the main agenda for this committee meeting, the Government published a new version of the NPPF. Any reference to the NPPF should be taken to refer to the July 2021 version and the corresponding updated paragraph number, including as per the table below:

Table 1: NPPF paragraph differences between current and previous versions

NPPF 2019	NPPF 2021
80	81
117	119
124	126
195	200
196	201

#### **Agenda Item 8      Pages 153 – 174**

**20/01895/FUL      366 Rayleigh Road, Eastwood (Eastwood Park Ward)**

#### **Page 157- Paragraph 7.4**

Reference to paragraph 22 of the NPPF should be taken to refer to paragraph 122 of the NPPF (2021).

#### **Agenda Item 10      Pages 245 – 272**

**21/00344/FUL      23-29 Clarence Street, Southend-on-Sea (Milton Ward)**

#### **Page 256-257      Conditions**

It is recommended that condition 5 is altered from:

*Prior to the first occupation of the dwellings hereby approved, full details of the 'winter gardens'/amenity spaces at first floor shown on the plans otherwise hereby approved shall be submitted to and approved in writing by the Local Planning Authority. These details shall include full details of the hard and soft landscaping within the winter gardens and full details and specifications of all privacy screens associated with them.*

*The winter gardens and privacy screens shall be implemented in accordance with the approved details prior to first occupation of the development hereby approved and the approved privacy screens shall thereafter be retained as approved for the lifetime of the development. The 'winter gardens'/amenity spaces at first floor shall be permanently retained for amenity spaces for future occupiers of the dwellings and not used for any other purpose whether or not permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that Order) unless express planning permission has been obtained from the Local Planning Authority.*

*Reason: In the interests of visual amenity and the amenities of occupiers and existing nearby residents 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).*

To:

*Prior to the first occupation of the dwellings hereby approved, full details of the design and layout of the 'winter gardens' and external amenity spaces at first floor level shown on the plans otherwise hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The submission made shall include details of the hard and soft landscaping within these areas, all privacy screens and means of enclosure to be installed and the mechanism for opening and closing the winter gardens. The winter gardens and external amenity spaces shall be implemented in full accordance with the details approved under this condition prior to first occupation of the development hereby approved and the development shall thereafter be retained as approved in perpetuity.*

*The 'winter gardens' and external amenity spaces at first floor level shall be permanently retained as external amenity spaces for future occupiers of the dwellings only and shall not be converted to use for any other purpose, including as a habitable rooms (including bedroom, living room or kitchen), whether or not any such change would be permitted under the Town and Country Planning Act 1990 (as amended) or the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any act or order revoking, amending or re-enacting this legislation).*

*Reason: In the interests of visual amenity, the amenities of occupiers and existing nearby residents and to ensure a satisfactory standard of accommodation is provided pursuant to Policy CP4 of the Core Strategy (2007) and Policy DM1 of the Development Management Document (2015).*

**Agenda Item 13      Pages 341-364**

**21/00902/FUL      364 Rayleigh Road, Eastwood (Eastwood Park Ward)**

**Page 341**

<b>Plan Nos:</b>	<b>PP/01, PP/02 Rev A, PP/03 Rev A</b>
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**Pages 342 -343 – 4 Representation Summary**

**4.2 Public consultation**

i. Following the publication of the application a representation of an interested third party was received. The representation included site photographs and is summarised as follows:

- The nature of the change of use is not clear.
- The proposal is not accurate as additional works would be needed.
- There is an additional void that would also need to be filled.
- The roof appears that would need additional structural support and would need to be replaced.
- Waste is currently stored on the roof.

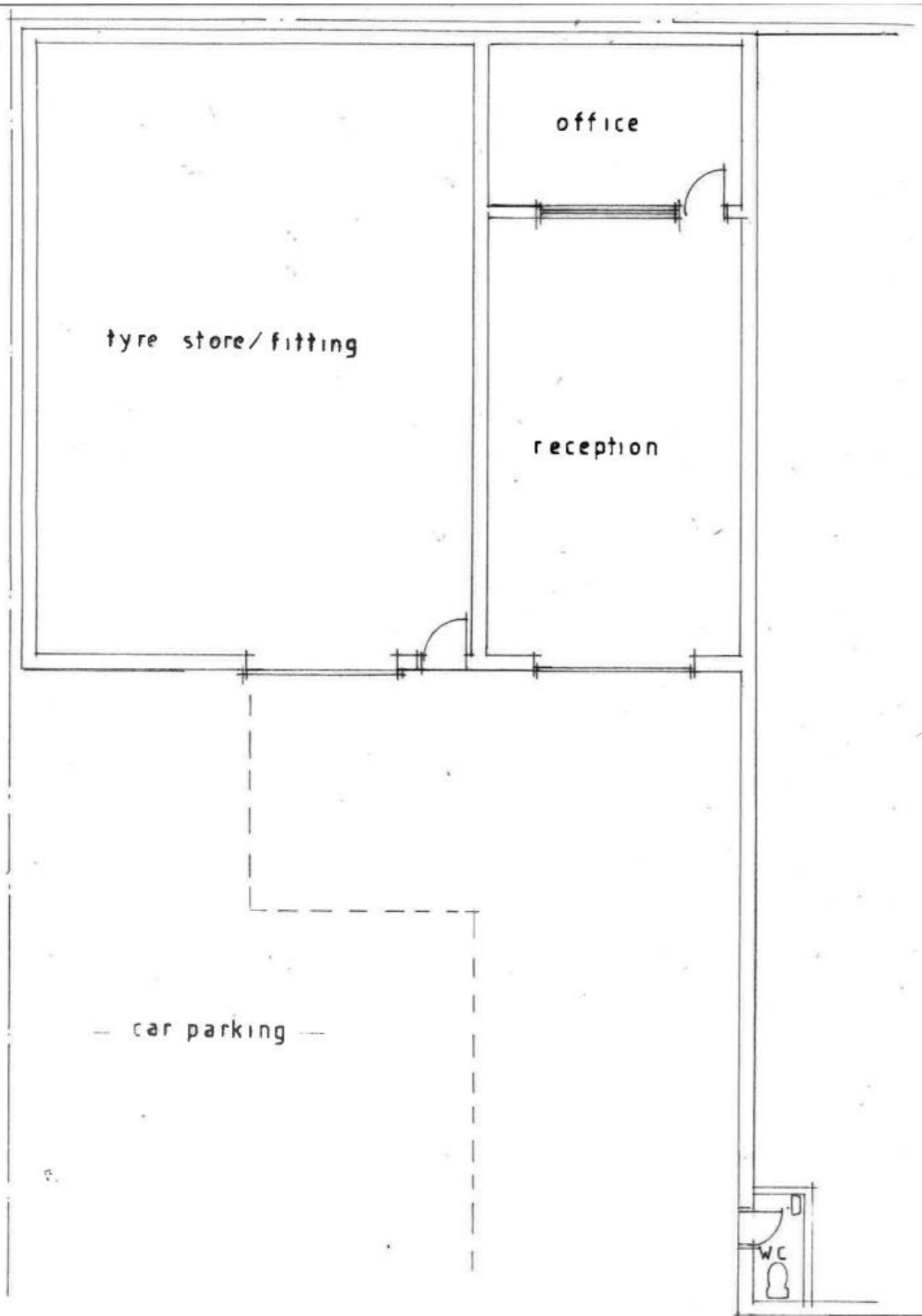
ii. In response to the above comments the agent has been contacted to clarify the extent of operational development that is required. Amended plans have been received showing that an additional part of the building, measuring 0.7m in height and the full depth of the building would be filled with brickwork. It is considered that the additional works would not result in a material amendment of the scheme and as such a re-consultation process was not deemed necessary.

### **Pages 346 – 9 Recommendation**

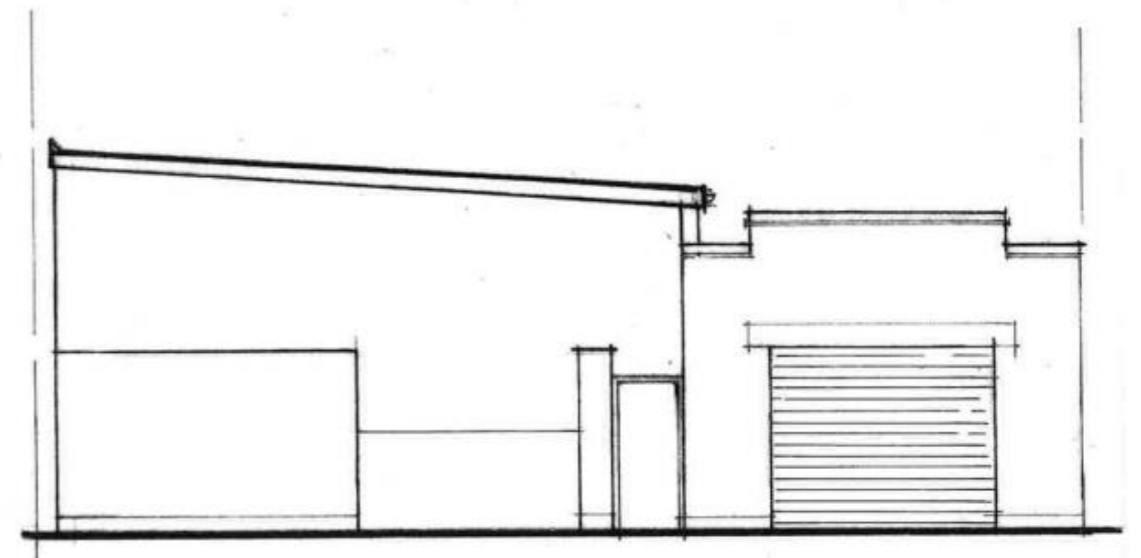
**02 The development hereby approved shall be carried out and operated in accordance with the approved plans: PP/01, PP/02 Rev A, PP/03 Rev A.**

**03 Prior to the first use of any part of the development hereby approved, the external elevations of the development hereby permitted shall be constructed solely with materials as detailed in the submitted application form and approved plan PP/03 Rev A or alternative materials details of which have previously been submitted to and approved in writing by the Local Planning Authority under the provisions of this condition.**

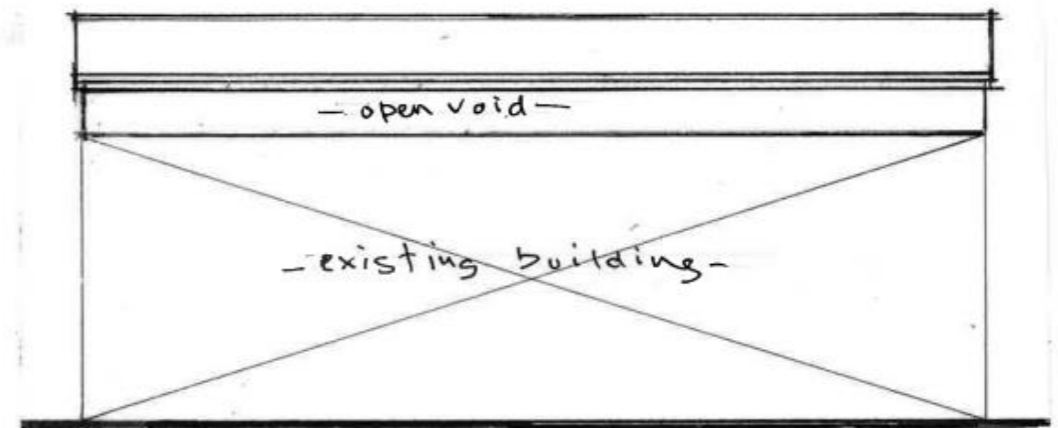
### **Pages 351-353 – Plans**



EXISTING FLOOR PLAN



EXISTING FRONT ELEVATION

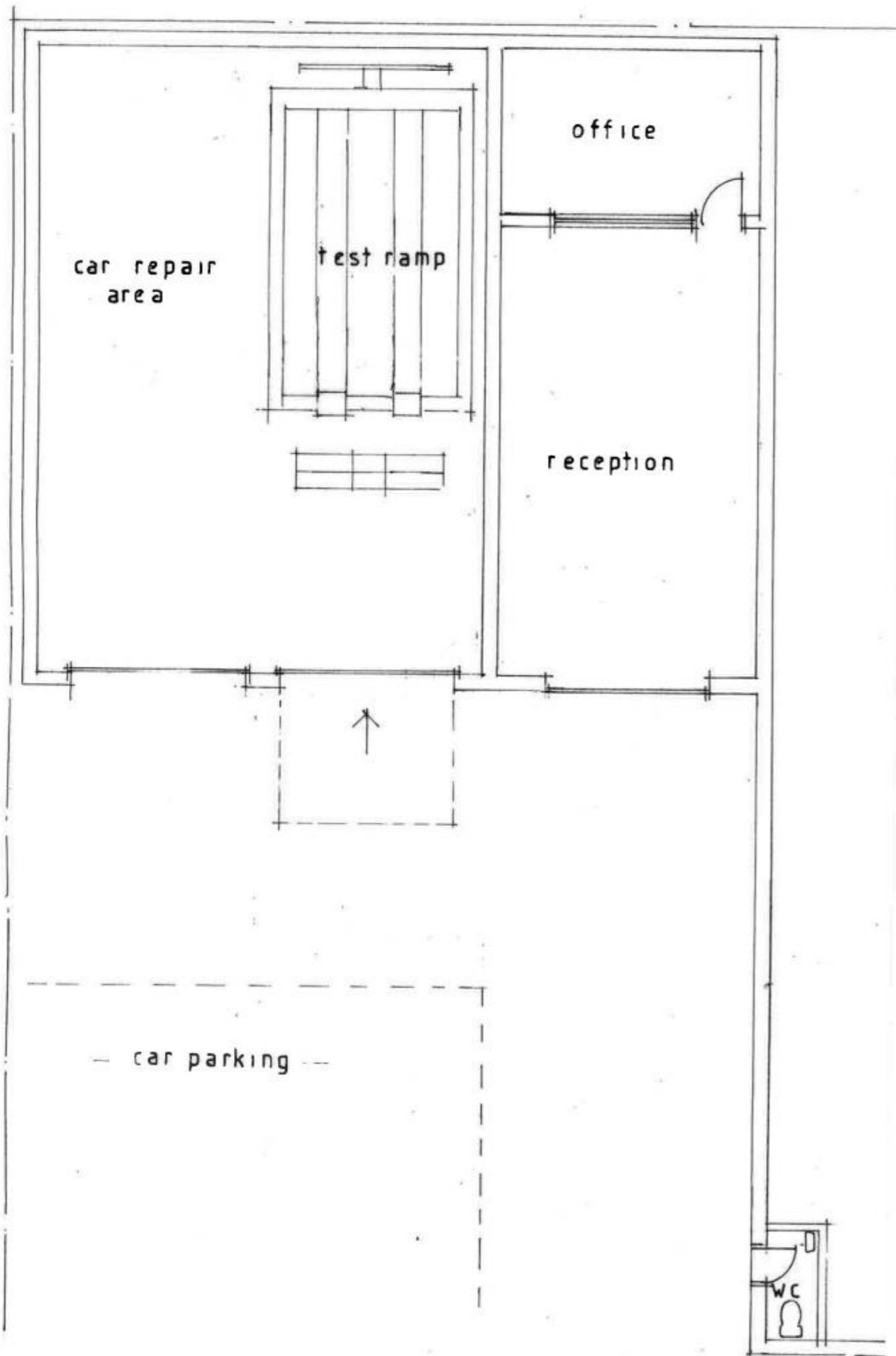


Existing side elevation.



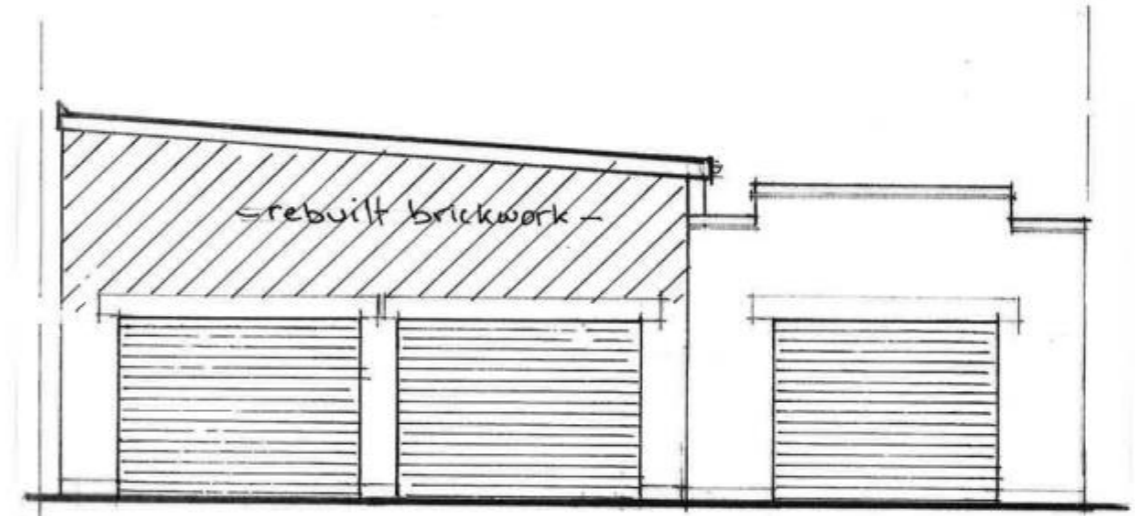
Scale 1 : 100 @ A3 paper size

<i>A revised plan</i>		<i>ES 2/21</i>
Job:	366 RAYLEIGH ROAD SOUTHEND ESSEX SS9 5PT	Date: Apr. 2021
Drawing No. PP/02 A	ARCHITECTURAL SERVICES	Scale: 1:100
Mobile: 07400 444 070		



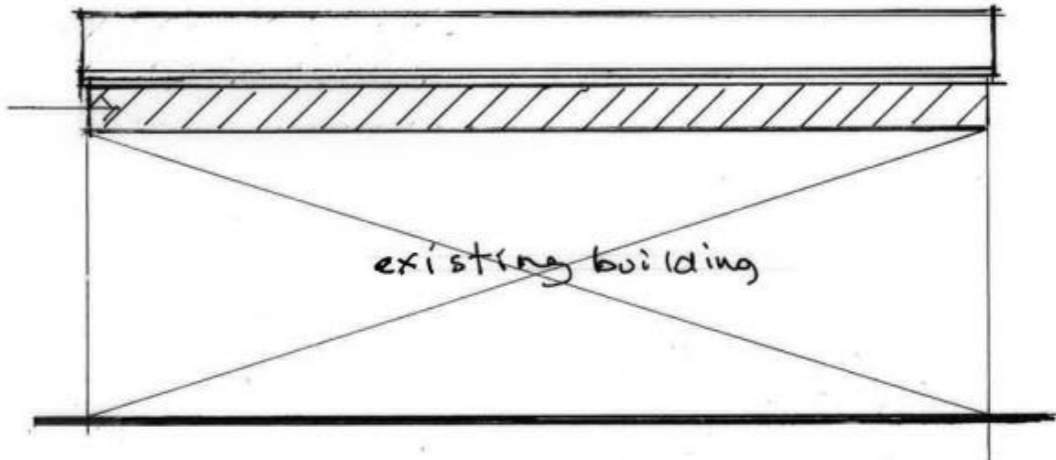
PROPOSED FLOOR PLAN

- rebuilt brickwork to match existing brickwork
- proposed roller shutter doors to match existing



PROPOSED FRONT ELEVATION

rebuilt bwk to match



proposed side extension



Scale 1 : 100 @ A3 paper size

A Revised Plan

RA 7/21

Job:	366 RAYLEIGH ROAD SOUTHEND ESSEX SS9 5PT	Date: Apr. 2021
Drawing No. PP/03 A	ARCHITECTURAL SERVICES	Scale: 1:100
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