

Reference:	21/01406/FULH
Ward:	Eastwood Park
Proposal:	Erect single storey rear and alter elevation
Address:	8 Eastwood Rise Eastwood Essex SS9 5BS
Applicant:	Mrs C O'Dell
Agent:	Mr P Brooks of Hope Design Studio Limited
Consultation Expiry:	06.08.2021
Expiry Date:	08.10.2021
Case Officer:	Scott Davison
Plan Numbers:	A100, A101 & A102
Recommendation:	GRANT PLANNING PERMISSION subject to conditions



1 Site and Surroundings

- 1.1 This application site on the eastern side of Eastwood Rise and is occupied by a detached chalet bungalow dwellinghouse which has been previously extended. The front elevation has a gabled elevation with a porch. The rear elevation is also a gabled elevation with a projecting overhang at first floor containing an inset balcony. The front of the site is accessed by a vehicle crossover and there is off street parking for two vehicles. To the rear of the site is a reasonably sized rectangular shaped garden. Land levels across the site drop from north to south across the site.
- 1.2 The site is within a residential setting, comprised largely of chalet and single storey bungalows which are mixed in scale, form and design. The neighbour dwelling to the south is a chalet bungalow with a rear projection that extends beyond the rear of the application dwelling. The bungalow to the north of the site also has a rear extension that projects beyond the rear application of the application and also sits a materially higher level.
- 1.3 The site is not located within flood zones 2 or 3 and is not located within a conservation area or subject to any site-specific designations.

2 The Proposal

- 2.1 Planning permission is sought to erect a single storey rear extension. The proposed extension would be some 7.2m wide, some 4m deep and some 2.8m high. The roof of the dwelling has an overhanging rear gable roof and the extension would infill the section of the ground floor and project some 2.8m beyond the rear of the gable overhang. Supporting columns at ground floor would be removed. The extension would have a flat roof with a single roof light contained within. A set of bi-folding doors would be inserted into the rear facing elevation together single window opening. External finishing materials would include coloured render, facing brick work and Upvc fenestration.
- 2.2 The application has been brought before the Development Control Committee as the applicant is serving Southend Council employee.

3 Relevant Planning History

- 3.1 89/1270 - Extend roof to form accommodation in roof-space with dormers front and rear and erect single storey front extension. Granted
- 3.2 06/00018/FUL- Raise roof height to form living accommodation at first floor level, erect balcony with French doors at first floor level to rear. Erect porch at front. Granted.

4 Representation Summary

Public Consultation

- 4.1 Eight neighbouring properties were notified of the application by letter. No letters of representation have been received.

4.2 Cadent / National Grid

No objection - The HP gas pipeline in the vicinity will not be affected

5 Planning Policy Summary

5.1 The National Planning Policy Framework (2021) and National Design Guide (2021)

5.2 Core Strategy (2007): Policies KP1 (Spatial Strategy), KP2 (Development Principles), CP3 (Transport and Accessibility) and CP4 (Environment and Urban Renaissance).

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

5.4 The Design and Townscape Guide (2009)

5.5 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 design and impact on the character of the area, any traffic and transport issues, the impact on residential amenity and whether the development would be liable for CIL.

7 Appraisal

Principle of Development

7.1 The principle of extending or altering an existing dwelling is considered acceptable and policy compliant, subject to the proposal appropriately addressing the relevant detailed planning considerations below.

Design and Impact on Character

7.2 Local and national planning policies and guidance seek to ensure that new development is well designed. 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 Local development plan policies seek to ensure that new development is designed so that it adds to the overall quality of the area and respects the character of the site, its local context, and surroundings, provides appropriate detailing that contributes to and enhances the distinctiveness of place; and contribute positively to the space between buildings and their relationship to the public realm. Policy DM1 and the Design and Townscape guide provide further details on how this can be achieved.

7.4 The flat roof rear extension would project rearwards, infilling an area some 1.2m deep which is covered by the oversailing rear gable. The extension would project

some 2.8m beyond the rear gable. The rear elevation would contain large door opening and windows. The neighbouring dwellings have both been extended to the rear.

- 7.5 It is considered that the design, size, siting, and scale of the proposed development proposed would integrate satisfactorily with the dwelling and would not result in any significant harm to the character and appearance of the site, the street scene, and the area more widely and would continue to preserve the character and appearance of the surrounding area.
- 7.6 The proposal is therefore considered to be acceptable and policy compliant in terms of its impact on the character and appearance of the site, the street scene, and the area more widely.

Amenity Impacts

- 7.7 Local and national planning policies and guidance seek to secure high quality development which protects amenity. Policy DM1 of the Development Management Document specifically identifies 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. Further advice on how to achieve this is set out in the Council's Design and Townscape Guide.
- 7.8 The proposed extension would be no closer to either of the side shared boundaries with No's 6 & 10 Eastwood Rise, than the existing dwelling. The proposed extension would project some 1.4m beyond the rear elevation of No.6 which is located to the south of the site. Given the limited degree of projection beyond the rear of this property and the modest height of the proposed extension and that it does not contain any windows in its side elevation, it is considered that the proposal would not result in overbearing impacts or result in an undue sense of enclosure or overlooking, a loss of privacy, outlook or daylight and sunlight.
- 7.9 The submitted plans show that existing dwelling sits some 2m further back in its plot than the neighbouring dwelling to the north which is set some 3.5m in from the boundary. The plans do not appear to accurately reflect the built form of the neighbouring dwelling as there is a flat roof single storey projection to the rear of the No.10 which projects some 2m beyond the rear of the application property. There is also a 2m brick wall on the boundary with No.10. The proposed extension would project some 0.8m beyond the rear of the single storey projection to No.10. Given the limited degree of projection beyond the rear of this property, the 2m high wall and that the neighbouring dwelling sits at a materially higher level, it is considered that the proposal would not result in overbearing impacts or result in an undue sense of enclosure or overlooking, a loss of privacy, outlook or daylight and sunlight.
- 7.10 The rear elevation of the extension would be set some 26m from the rear boundary with the nearest property to the east in Springwood Grove it is not considered that it would result in any significant harm to the amenities of occupiers of properties to the east of the site
- 7.11 It is therefore considered that the design, size, siting, and scale of the development

proposed are such that it would not result in any significant harm to the amenities of the site, neighbouring occupiers to the north of south, or wider area in any regard. The proposal is therefore considered to be acceptable and policy compliant in terms of its amenity impacts.

Highways

- 7.12 The proposal would not alter the existing off street parking arrangements to the front of the dwelling. It is considered that the proposal would not increase the need for, nor reduce the availability of, on-site parking so is not found to result in any significant parking or highways impacts. It is therefore acceptable and policy compliant in these regards.

Other Matters

- 7.13 The development is not liable for a payment under the Community Infrastructure Levy Regulations 2010 (as amended).

8 Conclusion

- 8.1 For the reasons outlined above the proposal is found to be acceptable and compliant with the relevant planning policies and guidance. As there are no other material planning considerations which would justify reaching a different conclusion it is recommended that planning permission is granted subject to conditions.

9 Recommendation

9.1 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 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 following approved plans: Drawing No's A100, A101 & A102**

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 (2021), Core Strategy (2007) Policies KP2 and CP4, Development Management Document (2015) Policy DM1, and the advice in the Design and Townscape Guide (2009).

- 04 The roof of the building/extension hereby approved shall not be used as a balcony, roof garden or similar amenity area or for any other purpose unless express planning permission has previously been obtained. The roof can however be used for the purposes of maintenance or to escape in an emergency.**

Reason: To protect the privacy and environment of people in neighbouring residential properties, in accordance with the National Planning Policy Framework (2021), 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 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

You are advised that as the proposed extension(s) to your property equates to less than 100sqm of new floorspace the development would benefit from a Minor Development Exemption under the Community Infrastructure Levy Regulations 2010 (as amended) and as such no charge would be payable. See www.southend.gov.uk/cil for further details about CIL.

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.