

Reference:	21/01526/BC3	
Ward:	Kursaal	
Proposal:	Install 4no. external recycling bins to side	
Address:	Nicholson House 299 Southchurch Road Southend-on-Sea Essex SS1 2PB	
Applicant:	Mr P Buckley South Essex Homes	
Agent:	N/A	
Consultation Expiry:	08.09.2021	
Expiry Date:	05.11.2021	
Case Officer:	Scott Davison	
Plan Nos:	SK01, SK02 Location Plan and Bin Location Plan	
Recommendation:	GRANT PLANNING PERMISSION	



1 Site and Surroundings

- 1.1 The site comprises a seven-storey retirement housing development on the northern side of Southchurch Road, containing 96 one-bedroom flats. There is a car park to the front of the building and levels drop from south to north across the site. The site is located in a largely residential area and surrounding developments include Leyland Court to the north west which contains 24 self-contained flats and offer supported living for the elderly. To the west of the site is Barringtons, a residential flatted development similar in scale to the application site.
- 1.2 The site is not subject to any specific policy designation.

2 The Proposal

- 2.1 The application seeks planning permission for the installation of four external recycling bin stores to the front (west) of the building. The proposed "metroSTOR PBM" bin store shelters accommodate four wheeled bins between 660 litres and 1280 Litres in size. The bin stores would be located on a small greensward area to the front of the building which has a small single tree. It is proposed to hard surface this area and the four bin stores would be affixed to the ground arranged in a configuration of two stores next to one another. In this configuration, they would be some 3m wide. 1.8m high and 1.4m deep. The materials for the bin stores include a steel frame and a mix of steel and HDPE panels and doors.
- 2.2 The stores would be some 4m away from the front of the building separated by a 3m wide pavement. There are no residential flats on the ground floor section of the building immediately to the front of the location of the bins. It appears as though this area is currently used informally as the location for recycling bins.
- 2.3 No external or internal changes are proposed to the building.
- 2.4 Councillor Cowdrey has called the application in for consideration by the Development Control Committee.

3 Relevant Planning History

- 3.1 No relevant history.

4 Representation Summary

Public Consultation

- 4.1 180 neighbouring properties were notified of the application and a site notice was displayed. No letters of representation have been received.

5 Planning Policy Summary

- 5.1 The National Planning Policy Framework (NPPF) (2021)
- 5.2 Core Strategy (2007) Policies KP1 (Spatial Strategy), KP2 (Development Principles), Policy CP1 (Employment Generating Development) CP3 (Transport

and Accessibility) CP4 (Environment and Urban Renaissance) and CP6 (Community Infrastructure).

- 5.3 Development Management Document (2015) Policy DM1 (Design Quality), Policy DM3 (Efficient and Effective Use Of Land), DM9 (Specialist Residential Accommodation).
- 5.4 Design & Townscape Guide (2009)
- 5.5 Waste Storage, Collection and Management Guide for New Developments (2019)
- 5.6 CIL (Community Infrastructure Levy) Charging Schedule 2015.

6 Planning Considerations

- 6.1 The main issues for consideration are the principle of the development, including the design and impact on the building and street scene, any impact on residential amenity, highways and parking implications and CIL implications.

7 Appraisal

Principle of Development:

- 7.1 This proposal is considered in the context of the relevant Council policies relating to design. Also of relevance are NPPF and Core Strategy Policies KP2, CP4, CP6, and Development Management Document Policy DM1
- 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.
- 7.3 Policy DM1 seeks design quality that adds to the overall quality of an area and respects the character of a site and its local context. Policy DM3 seeks to support development that is well designed and that seeks to optimise the use of land in a sustainable manner that responds positively to local context and does not lead to over-intensification.
- 7.4 It is considered that the proposed development would facilitate the improvement of recycling facilities for the residential building compared to the current arrangements. It appears that the grass area in question is currently used for the open storage of wheelie bins and waste bags which is unsightly. As such it is considered that no objection should be raised to the principle of the development.

Design and Impact on the Character of the Area

- 7.5 Paragraph 126 of the NPPF states that "The creation of high quality, beautiful and sustainable 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”.

- 7.6 The key element within all relevant policies is that good design should be a fundamental requirement of new development in order to achieve high quality living environments. Its importance is reflected 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.*”
- 7.7 Policy KP2 of Core Strategy says 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”.
- 7.8 The proposed bin stores would be located some 4m from the front of the building and against the wider back drop of the car park and the lower floor of the building which contains a number of dark louvre doors in a regular arrangement. The lower floor of the building is understood to contain electrical and servicing facilities. The proposed bin stores would be some 10m from the main entrance of the building which is at a higher level than the car park due to the varying levels across the site.
- 7.9 The proposed bin stores would be functional in appearance and their position prominent in the building’s general setting. However, their scale is relatively modest and, on balance, they would not appear out of character or detract from the appearance of the building or this residential setting to a significantly harmful extent. As such, the character and appearance of the building, the street scene and wider area would be maintained to an acceptable degree.
- 7.10 The proposal would result in the loss of small quadrant of green space and a single tree. This area does not function as an amenity space for the building and whilst the loss of this small tree is regrettable, a condition can be imposed requiring the applicant to plant a replacement tree within the grounds of the site.
- 7.11 The proposal is considered to be acceptable and policy compliant in the above regards.

Impact on Residential Amenity

- 7.12 Paragraphs 126 and 128 of the National Planning Policy Framework seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.
- 7.13 Policy KP2 of the Core Strategy seeks to secure improvements to the urban environment through quality design. Policy CP4 seeks to maintain and enhance the amenities, appeal and character of residential areas.
- 7.14 Policies DM1 and DM3 of the Development Management Document seek to support sustainable development which is appropriate in its setting, and that

protects the amenity of the site, immediate neighbours, and surrounding area, having regard to matters including “*privacy, overlooking, outlook, noise and disturbance, sense of enclosure/overbearing relationship, pollution, daylight and sunlight*”.

- 7.15 Use of this flatted development generates a degree of noise and activity with residents coming and going from the main entrance in front of the building. The large car park to the front of the site also generates noise from vehicle movements. The bin stores would be separated from the front of the building, adjacent to the car park and service area and positioned below the ground level of accommodation. On balance, it is considered that the proposal would not significantly harm the amenity of the residents of Nicholson House in terms of noise and disturbance or smell. Nor would the proposal harm the amenity of any other nearby residents in any relevant regard.
- 7.16 The proposal is considered to be acceptable and policy compliant in the above regards.

Traffic and Transport Issues

- 7.17 Policy DM15 of the Development Management Document requires that all development should meet the minimum off-street parking standards. However, the Council recognises that 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.
- 7.18 The proposal would not result in the loss of any existing parking spaces, and it is considered that it would not harm the functioning of the highway or pedestrian realm.
- 7.19 The proposal is therefore acceptable and policy compliant in the above regards.

Community Infrastructure Levy CIL Charging Schedule 2015

- 7.20 The proposed new buildings equate to less than 100sqm of new floorspace so 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 Conclusions

- 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, on balance, be acceptable and compliant with the objectives of the relevant development plan policies and guidance in principle. The proposal would, on balance, and subject to conditions, have an acceptable impact on the amenities of neighbouring occupiers and the character and appearance of the application site, street scene and the locality more widely. There would be no harmful traffic, parking or highways impacts. The application is recommended for approval subject to conditions.

9 Recommendation

9.1 GRANT PANNING PERMISSION subject to the following conditions:

01 The development hereby permitted shall begin not 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.

02 The development hereby permitted shall be carried out in accordance with the following approved plans: SK01, SK02 Location Plan and Bin Location Plan including the external finishes detailed therein.

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

03 Notwithstanding the details shown on the plans submitted and hereby approved, and prior to first use of the approved development, full details of a replacement tree to be planted within the curtilage of the residential development must be submitted to and approved in writing by the Local Planning Authority. The replacement tree shall be planted within the first planting season following implementation of the approved development.. The details submitted shall include, but not limited to:-

i. details of the size and location of the tree together with a planting specification.

Any tree dying, removed, being severely damaged or becoming seriously diseased within five years of planting shall be replaced with tree 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 DM1 of the Development Management Document (2015), Policy CP4 of the Core Strategy (2007) and the advice contained in 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

01 You are advised that as the proposed extension(s) equate 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.

- 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.**