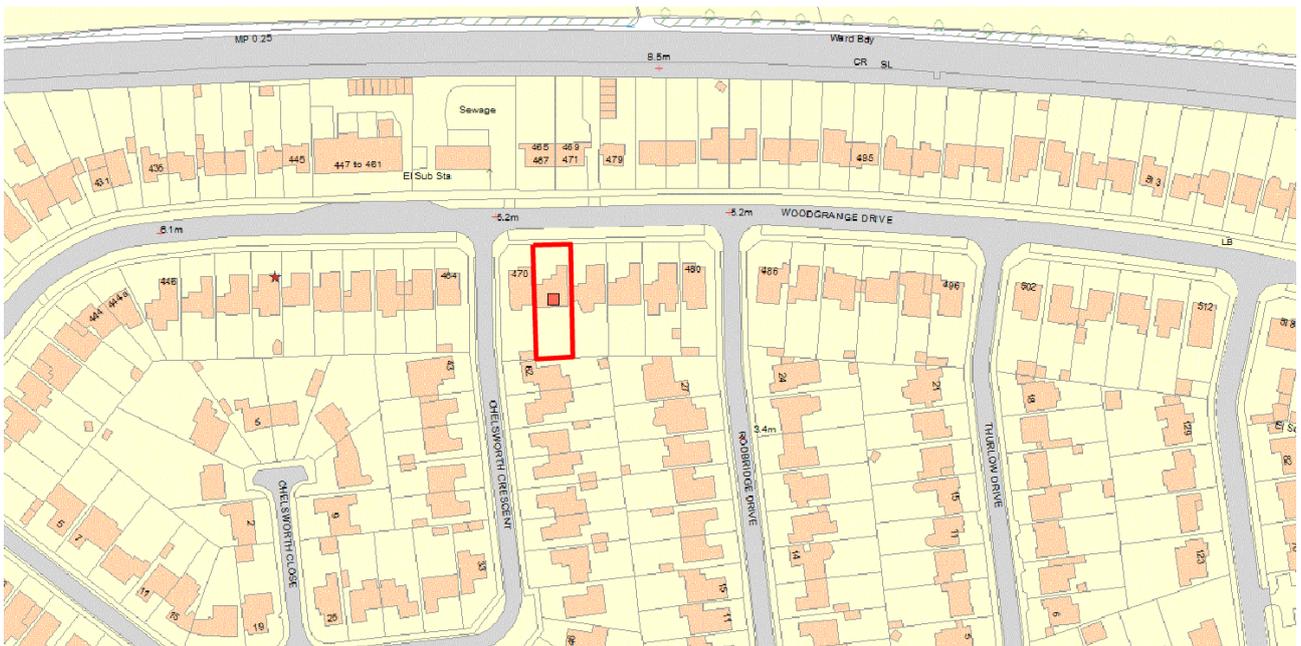


Reference:	21/01660/FULH	
Application Type:	Full Application - Householder	
Ward:	Thorpe	
Proposal:	Erect single storey rear extension (amended proposal)	
Address:	472 Woodgrange Drive, Southend-on-Sea	
Applicant:	Ms Prashar	
Agent:	N/A	
Consultation Expiry:	27th September 2021	
Expiry Date:	27th October 2021	
Case Officer:	Kara Elliott	
Plan Nos:	Location Plan, 1/A, 2/C	
Supporting Documents:	Flood Risk Assessment	
Recommendation:	GRANT PLANNING PERMISSION subject to conditions	



1 Site and Surroundings

- 1.1 The application site is located on the southern side of Woodgrange Drive and contains a detached single storey dwelling. The application site is set within a row of similarly designed single storey bungalows, set back from the highway.
- 1.2 The application site is neighboured to the east and west by 470 and 474 Woodgrange Drive. The north side elevation and rear garden of 62 Chelsworth Crescent is located at the rear boundary of the site.
- 1.3 Parts of the site are within Flood Zones 1, 2 and 3. The site is not located within a conservation area and is not subject to any other site-specific planning policy designations.

2 The Proposal

- 2.1 The application seeks planning permission for a single storey rear extension. An existing rear conservatory would be removed to make way for the proposed development.
- 2.2 The single storey rear extension would measure a maximum of 5.6m deep, measured from the set-back rear wall of the existing dwelling, and it would be a minimum of 3.5m deep, set 1m away from the boundary to the east and 2.9m away from the western boundary. The extension would be 3.4m high, 2.8m to eaves. The roof would contain a glazed lantern and the external walls would be brick to match the existing.
- 2.3 This application follows five previously refused applications for planning permission and two refused applications for prior approval proposing a single storey rear extension; all applications are listed in section 3 of this report. A table summarising the differences between the previously refused and the currently proposed schemes is set out below:

Application Reference	Max Depth	Min Depth	Max Height	Min Height	Roof Form
17/02103/FULH	7.00m	5.00m	3.30m	3.20m	Flat
18/01092/FULH	7.00m	5.00m	3.40m	3.40m	Crown
19/00277/FULH	6.50m	4.25m	3.40m	3.40m	Crown
19/01840/FULH	6.50m	4.25m	3.30m	3.30m	Flat
20/00537/FULH	6.50m	4.25m	4.60m	4.60m	Gable-end, flat top
Current scheme	5.60m	3.50m	3.40m	2.80m	Crown

3 Relevant Planning History

- 3.1 17/02103/FULH - Erect single storey rear extension – Refused 25.01.2018;
- 3.2 18/01140/GPDE – Erect single storey rear extension, projecting 7.15m beyond the existing rear wall of the dwelling, 2.71m high to eaves and with a maximum height of 2.99m – Refused 13.07.2018;
- 3.3 18/01151/GPDE - Erect single storey rear extension, projecting 7.15m beyond the existing rear wall of the dwelling, 2.71m high to eaves and with a maximum height of 2.99m – Refused 12.07.2018;

- 3.4 18/01092/FULH - Erect single storey rear extension (Amended Proposal) – Refused 31.07.2018;
- 3.5 19/00277/FULH - Erect single storey rear extension (Amended Proposal) – Refused 18.04.2019;
- 3.6 19/01840/FULH - Erect single storey rear extension (Amended Proposal) – Refused 06.02.2020; - Appeal Dismissed
- 3.7 20/00537/FULH - Erect single storey rear extension (Amended Proposal) – Refused 22.07.2020 - Appeal Dismissed

Both reasons summarised below were upheld at appeal:

1. *The proposed development by reason of its size, scale, depth, bulk and form involving a poor, contrived architectural approach would result in a disproportionate, incongruous and excessively dominant feature materially harmful to the character and appearance of the dwelling and the wider surrounding area.*
2. *The proposed development by reason of its scale, depth, position, size, height and form would materially harm the amenity of the occupiers of 474 Woodgrange Drive by way of perceived and actual dominance, an unacceptable overbearing impact and excessive sense of enclosure.*

4 Representation Summary

- 4.1 The application falls to be decided by members of the Development Control Committee at the request of Councillor A Bright.

Public Consultation

- 4.2 Seven (7) neighbouring properties were notified and representations from four (4) interested parties were received. The objecting comments are summarised as follows:
- Loss of neighbour amenity from; loss of light, overshadowing, overbearing effect, loss of outlook, loss of privacy.
 - Land falls at the rear hence the impact on neighbours would be great.
 - Not in keeping with existing dwelling, overscaled, bulky.
 - Out of character with other properties.
 - Negative impact on the streetscene.
- 4.3 The supporting comments are summarised as follows:
- The proposal overcomes the previous concerns.
- 4.4 The comments in the representations have been taken into consideration in the assessment of the application. The matters relevant to planning raised are discussed in subsequent sections of the report. The points raised in the representations are not found to represent justifiable reasons for refusing planning permission in the circumstances of this case.

5 Planning Policy Summary

- 5.1 The National Planning Policy Framework (NPPF) (2021)

- 5.2 Planning Practice Guidance (PPG) – National Design Guide (NDG) (2021)
- 5.3 Core Strategy (2007): Policies KP1 (Spatial Strategy), KP2 (Development Principles), CP3 (Transport and Accessibility), CP4 (Environment and Urban Renaissance).
- 5.4 Development Management Document (2015): Policies DM1 (Design Quality), DM3 (Efficient and Effective Use of Land), DM15 (Sustainable Transport Management).
- 5.5 Design & Townscape Guide (2009)
- 5.6 Community Infrastructure Levy (CIL) Charging Schedule (2015)

6 Appraisal

Principle of Development

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

Design and Impact on the Character of the Area

- 6.2 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.
- 6.3 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.
- 6.4 The previously refused applications and dismissed appeals are material considerations in the determination of the application. The current scheme reduces the size, scale, height and bulk of the extension proposing a single storey rear extension of a modest size which would have a sympathetic crown roof design finished in matching materials in order to integrate in with the existing dwelling.
- 6.5 It is 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 character and appearance of the site, the streetscene and the area more widely. 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 streetscene and the area more widely and has overcome the previous reason for refusal.

Amenity Impacts

- 6.6 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.

- 6.7 The extension has been reduced in depth and height from the previously refused schemes and is set some 1m from the eastern boundary where it extends 3.5m deep and 2.9 away from the western boundary where it is at its deepest, at 5.6m deep. The height of the extension is a maximum of 3.4m to the top of the crown roof.
- 6.8 It is 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 or wider area in any regard. The effect of the proposed development on the residential amenity of neighbouring occupiers would not be significantly harmful. The proposal is therefore considered to be acceptable and policy compliant in terms of its amenity impacts and has overcome the previous reason for refusal.

Other Matters

- 6.9 The proposed development is not found to result in any significant parking or highways impacts, it is therefore acceptable and policy compliant in these regards.
- 6.10 The development is not liable for a payment under the Community Infrastructure Levy Regulations 2010 (as amended).

Conclusion

- 6.11 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.

7 Recommendation

7.1 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 to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

- 02 The development hereby permitted shall be carried out only in accordance with the following approved plans: Location Plan, 1/A, 2/C.**

Reason: To ensure the development is carried out in accordance with the consent sought, has an acceptable design and complies with policy DM1 of the Development Management Document (2015).

- 03 Before the development hereby approved is occupied the materials used on the external surfaces of the development must match those used on the external surfaces of the existing property. This applies unless differences are shown on the drawings hereby approved or are required by other conditions on this permission.**

Reason: To ensure the development is carried out in accordance with the consent sought, has an acceptable design and complies with policy DM1 of the Development Management Document (2015).

- 04 The roof of the extension hereby approved shall not be used as a balcony, roof garden or similar amenity area or for any other similar 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), Core Strategy (2007) Policy CP4, Development Management Document (2015) Policy DM1, and the advice contained within the Design and Townscape Guide (2009).

Positive and Proactive Statement:

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:

- 1 You are advised that as the proposed extension(s) or change of use to your property equates to less than 100sqm of new floorspace, and does not involve the creation of a new dwelling (Class C3), 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 the Planning Portal (www.planningportal.co.uk/info/200136/policy_and_legislation/70/community_infrastructure_levy) or the Council's website (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.**