

Reference:	21/02116/FULH	
Application Type:	Full Application - Householder	
Ward:	Southchurch	
Proposal:	Erect single storey rear/side extension with roof lantern	
Address:	7 Navestock Gardens, Southend-on-Sea	
Applicant:	Mrs Holli	
Agent:	Mr Mulry of Edith Garland Architecture	
Consultation Expiry:	17th November 2021	
Expiry Date:	3 rd February 2022	
Case Officer:	Kara Elliott	
Plan Nos:	R01, R02, R03, R04/A, R05/A	
Recommendation:	GRANT PLANNING PERMISSION subject to conditions	



1 Site and Surroundings

- 1.1 The site is occupied by a detached two storey dwelling and is located to the north of Navestock Gardens, a cul-de-sac.
- 1.2 The site is not located within a conservation area or subject to any site-specific planning policies

2 The Proposal

- 2.1 The application seeks planning permission for a replacement extension of a similar footprint, measuring 2.75m deep, extending 900mm deeper than the rear building line of the dwelling by 8.2m wide, not projecting further than the existing flank of the dwelling by 3m high to its flat roof. The extension would contain a rooflight and would be finished in render.
- 2.2 The roof of the existing side projection to the eastern flank would be altered from a lean-to roof to a flat roof to join the proposed extension. The proposed development would be finished in brick and render to match existing.

3 Relevant Planning History

- 3.1 None

4 Representation Summary

Public Consultation

- 4.1 The application falls to be decided by members of the Development Control Committee as the applicant has confirmed they are an Authority Employee/related to one.
- 4.2 10 neighbouring properties were notified and 1 letter of representation was received which makes the following summarised comment:
 - Concerns regarding nature and size of the roof lantern proposed and that the roof lantern glazing will shine into neighbouring property.
- 4.3 Officer comment: The comments in the representation have been taken into consideration in the assessment of the application but not found to be 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 proposed development would be a subservient and modest extension to the dwelling which has the same footprint of the existing conservatory and would be finished in materials to match the existing.

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.

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 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 dwellings are orientated around a cul-de-sac and therefore there are larger distances between neighbouring dwellings than in a usual linear streetscene formation. The nearest flank elevation of no.6, the nearest neighbour, to the south-east is some 6.7m away from the proposed development and the proposal would not therefore result in any loss of amenity to these neighbours due to this distance and the modest nature of the proposed development. The roof light given its nature and position would not result in any significant harm to

any adjoining or nearby residents in any regard. The proposal is therefore considered to be acceptable and policy compliant in terms of its amenity impacts.

Other Matters

- 6.8 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.
- 6.9 The development is not liable for a payment under the Community Infrastructure Levy Regulations 2010 (as amended).

Conclusion

- 6.10 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: R01, R02, R03, R04/A, R05/A.**

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.**