

Reference:	21/02453/FULH	
Ward:	Eastwood Park	
Proposal:	Raise ridge height and form hipped to gable roof extension, install dormers to front and rear to form habitable accommodation in the loftspace, erect single storey rear extension (amended proposal)	
Address:	15 Leslie Close Eastwood Essex SS9 5NP	
Applicant:	Mr Tony Wilkins	
Agent:	Mr Carl Brampton of Contour Architectural Designs Ltd.	
Consultation Expiry:	06.01.2022	
Expiry Date:	11.02.2022	
Case Officer:	Oliver Hart	
Plan Nos:	CAD/PP/21499/001; CAD/PP/21499/002 REV C	
Recommendation:	GRANT PLANNING PERMISSION subject to conditions	



1 Site and Surroundings

- 1.1 The application site contains a detached bungalow and is situated on the south side of Leslie Close, a cul-de sac comprising pairs of (side) gabled semi-detached bungalows of identical size, scale and design. First floor accommodation is present within the wider Close, provided by way of dormers to the front and rear however, this is not considered to inform the character of the area to any significant extent.
- 1.2 The application dwelling is detached and hip roofed. In this way the application dwelling appears unusual in the context of the pairs of neighbouring dwellinghouses. The position of the application dwelling on a slight bend in the road is such that the immediate neighbouring properties are set an angle away from the application dwelling. It has aside access to its western elevation some 2m wide and to the rear is a modest lean-to conservatory approx. 2.4m deep which is to be demolished as part of the proposal.
- 1.3 The wider streetscene along nearby Leslie Drive is slightly more diverse although the predominant built form comprises semi-detached bungalows. The bungalows are of varying scale and design. A number of the bungalows within Leslie Drive are extended and converted into chalets, with habitable accommodation at first floor level.
- 1.4 The site is not located within a conservation area or subject to any site-specific planning policies.

2 The Proposal

- 2.1 Planning permission is sought to form first floor habitable accommodation at the application dwelling by gabling the roof, raising the ridge height by some 0.8m, and erecting dormer windows to the front and rear elevations.

2.2

The front dormer windows would be gable roofed to match others in Leslie Close. Following revisions to the size and scale of the dormers during the course of the application process, they would measure 2.3m in maximum height (1.8m at eaves), 1.8m wide and 2.9m deep and are proposed to be finished externally in render and roof tiles to match the existing.

2.3

The rear dormer would be of flat roof 'box' design some 2.4m in maximum height, 3.1m deep and 6.2m wide. The exterior walls of the dormer are also proposed to be finished externally in render to match the rest of the development.

2.4

Other development works include the erection of a single storey flat roofed extension to the rear elevation, some 4m deep, 3.1m high and 7.4m wide. Finishing materials are shown as render to match the existing.

2.5

This is an amended application following a previously refused scheme (ref.21/01733/FULH) to form first floor habitable accommodation at the application dwelling by erecting hip to gable roof extensions (to the front and rear roof slope), raising the ridge height by some 0.7m, and erecting dormer windows to both flank elevations.

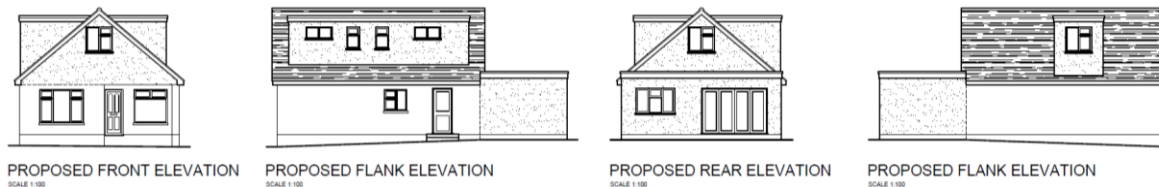


Image 1: Previously refused scheme Ref. 21/01733/FULH

2.6

That application was refused as it was found that the sum of the proposed roof extensions would, by reason of their significant size, scale, siting and design, appear out of keeping and unduly prominent and incongruous in the streetscene, to the significant detriment of the character and appearance of the dwelling, the streetscene and wider surroundings.

2.7

The most significant amendment within the current application is the change to the proposed roof form, from gabling of the roof to the front and rear, to the more traditional side to side gabling of the roof. Other comparative alterations include the removal of the side dormers and incorporation of dormers to the front and rear elevations to further facilitate additional roof accommodation. The single storey rear extension remains unchanged from the previous application.

2.8

This application has been called into Committee by Councillor Moring.

3 Relevant Planning History

3.1 21/01733/FULH- Raise ridge height and install dormers to sides to form habitable accommodation in the loftspace, erect single storey rear extension- Refused

4 Representation Summary

Public

4.1 5no. neighbouring properties were notified and 3no. letters of representation from 2no. addresses have been received. Summary of representations:

- Concerns of loss of light to neighbouring garden areas and overlooking of neighbouring properties.
- Inconsistency in plans- flank windows shown on floor plans but not on proposed elevations
- Concerns with the excessive footprint increase of the conversion
- Proposal represents overdevelopment of the site.
- Parking concerns following increase to 4 bedrooms and increased potential occupancy.

Cllr Moring comments:

- Plans are poor.
- Conversion of the property to a 4-bedroom dwelling represents overdevelopment of the site.
- Front dormers are top heavy and are out of character.
- The amenity area is shown as 120sq.m, but as there are no dimensions such that we cannot tell if this includes the 'dead' area to the side of the bungalow.
- The amenity space needs to be appropriate to the area and surrounding gardens are already substantially bigger.
- In terms of depth of garden, I believe the minimum depth should be 10m. Scaling the plan shows that the proposed depth to be nearer 8m. I conclude that this proposal should be refused on the grounds of overdevelopment.

[Officer Comment] All relevant planning considerations are assessed within the appraisal section of the report (Section 7). The above concerns are noted and they have been taken into account in the assessment of the application however, they were not reasoned to represent refusal of the application in this instance. Revised plans were received removing first floor flank windows, and reducing the height and width of the proposed front dormers.

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) 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 CIL Charging Schedule (2015)

6 Planning Considerations

- 6.1 Consistent with the assessment of the previously approved application, it is not considered that the proposal would have any material highway implications as it does not increase the on-site parking requirements when assessed against the Council's minimum parking standards nor reduce the provision on site. The key considerations in relation to this application are therefore the principle of the development, design and impact on the character of the area, the impact on residential amenity and CIL (Community Infrastructure Levy). The basis of the previous refusal (Ref. 21/01733/FULH) is a material planning consideration.

7 Appraisal

Principle of Development

- 7.1 The proposal is considered in the context of the Core Strategy (2007) Policies KP2 and CP4, Development Management Document (2015) Policies DM1 and DM3 and guidance contained within the Design and Townscape Guide.
- 7.2 Policy DM3 (part 4) of the Development Management Document (2015) states that, *"the conversion or redevelopment of single storey dwellings (bungalows) will generally be resisted"*. Exceptions will be considered where the proposal:
- (i) *Does not create an unacceptable juxtaposition within the streetscene that would harm the character and appearance of the area; and*
 - (ii) *Will not result in a net loss of housing accommodation suitable for the needs of Southend's older residents having regard to the Lifetime Homes Standards."*
- 7.3 The principle of development was previously found to be acceptable. The dwelling is situated within a residential area with evidence of neighbouring first floor habitable accommodation such that in this instance, an extension or an alteration to the property is considered acceptable in principle, subject to detailed considerations discussed below and a condition requiring that the development be constructed in accordance with the requirements of Building Regulation M4(2) to maintain accessibility for future occupiers.

Design and Impact on the Character of the Area

- 7.4 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.
- 7.5 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.
- 7.6 The previous application was refused on design grounds having regard to the size, scale and sum of the proposed roof extensions (front and rear gabling of the roof, flat roofed side dormers and the increase in its ridge height) which together, were

considered to appear out of keeping and unduly prominent and incongruous in the streetscene, to the significant detriment of the character and appearance of the dwelling, the streetscene and wider surroundings.

- 7.7 This was because Leslie Close comprises almost exclusively of semi-detached bungalows of similar traditional design, characterised by (side) gabled roofs and original roof slopes. Dormers on the front of properties are not prevalent features within the street scene but there are examples within the Close, at No's 5, 6 and 11 Leslie Close and, where they do occur, are modest in size and scale, finished externally in gable roofs such that they are considered to appear duly subservient to the dwellings involved.
- 7.8 Due partly to the change in levels along the Close (from south to north), the ridge heights of properties along it are not consistent. On this basis and applying significant weight to the detached nature of the application property, it is not considered that the limited raising of the ridge proposed (0.7m) would result in built form that would appear unduly incongruent or harmfully dominant in this location.
- 7.9 The (sideways) gabling of the roof form would accord with and draw reference from those neighbouring properties that form the Close which is characterised by such a roofscape. Therefore, no objections are proposed to this element of the proposal which is considered appropriate in the context of the design and character of the streetscene.
- 7.10 Following revisions to the width and height of the front dormers proposed, they are considered to be sufficiently set down from the ridge, set up from the eaves and set in from either flank elevation such that they would appear suitably incidental in the front roof slope. The use of matching exterior materials would ensure the dormers also appear suitably integrated with the wider development. Having regard to the presence of neighbouring front dormers in the wider Close of comparable size, scale and design, it is not considered this element of the proposal would appear unduly incongruous or significantly harmful to the character and appearance of the wider streetscene.
- 7.11 The rear dormer would not be visible from the public realm and there are examples of other properties with similar structures in the area. The rear dormer is considered to be of a size, scale and siting such that it will sit satisfactorily in the space available. The use of matching exterior materials would also ensure it is sufficiently integrated with the host dwelling.
- 7.12 No objection is raised to the proposed single storey rear extension which remains unchanged from the previous application and which did not form a reason for refusal. It is considered to be of subservient size and scale and suitably integrated in its design.
- 7.13 On this basis, the proposal is considered to be acceptable and policy compliant in the above regards.

Impact on Residential Amenity

- 7.14 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.

- 7.15 The proposal, with regard to its impacts on neighbouring amenities did not form a reason for refusal in the previous application.
- 7.16 The application dwelling is bounded by No.14 to the east and No.16 Leslie Drive to the west. Having regard to the splayed relationship with No.16, the application dwelling is removed from the neighbouring dwelling at No.16 by some 4m to the front and in excess of 5m to rear.
- 7.17 With regard to neighbouring fenestration at No.16, 1no. flank window exists adjacent to the application site. This is obscure glazed and understood to serve a bathroom. Whilst the proposed roof extensions would increase the size and scale of built form, having regard to the fact that the sole neighbouring flank window serves non habitable accommodation and that the existing separation distances between the dwellings would be maintained, it is not considered there would be a significant loss of light or outlook to these openings, nor is the development considered to result in an undue increased sense of enclosure to neighbouring occupants.
- 7.18 Having regard to the separations between the application dwelling and No.16, it is not considered the proposed single storey rear extension would have any harmful impact on the amenities of the neighbouring occupants.
- 7.19 With regard to No.14, the orientation of the neighbouring property at an angle away from the application dwelling is such that it is not considered that the proposed roof extensions nor the single storey rear extension would have any harmful impact on neighbouring habitable room rear windows. 1no. neighbouring flank window is adjacent to the application site. This however is obscure glazed and understood to serve the neighbouring bathroom.
- 7.20 On this basis, it is not considered there would be a material loss of light or outlook to this opening, nor is the development considered to result in an undue increased sense of enclosure to neighbouring occupants.
- 7.21 No first-floor flank windows are proposed such that neighbour amenity is considered to be adequately maintained.
- 7.22 Due to the separations involved, it is not considered that the proposal would harm the light, outlook, privacy or rear garden scene of any other neighbouring properties. On this basis the proposal is therefore acceptable and policy compliant in the above regards.

Community Infrastructure Levy

- 7.23 The proposed development equates to less than 100sqm of new floorspace. As such, the development benefits from a Minor Development Exemption under the

Community Infrastructure Levy Regulations 2010 (as amended) and no charge is payable.

8 Conclusion

- 8.1 Having regard to all material considerations assessed above, it is considered that subject to compliance with the attached conditions, the proposed development would be acceptable and compliant with the objectives of the relevant local development plan policies and guidance as well as those contained within the National Planning Policy Framework. This application is therefore recommended for approval subject to conditions. The reason for refusal of the previous application has been overcome.

9 Recommendation

GRANT PERMISSION Subject to the following conditions:

- 01 The development hereby permitted shall begin no 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: CAD/PP/21499/001; CAD/PP/21499/002 REV C**

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 submitted plans.**

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) policy KP2 and CP4, Development Management Document (2015) policy DM1, and advice contained in the Design and Townscape Guide (2009).

- 04 The flat roof of the single storey rear 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 Core Strategy (2007) policies KP2 and CP4, the Development Management Document (2015) policies DM1 and DM3 and advice contained within the Southend Design and Townscape Guide (2009).

05 The development hereby approved shall be carried out in a manner to ensure that the dwelling complies with Building Regulation part M4(2) 'accessible and adaptable dwellings' before the development brought into use.

Reason: To ensure the residential units hereby approved provide high quality and flexible internal layouts to meet the changing needs of residents in accordance with the National Planning Policy Framework (2021), Core Strategy (2007) Policy KP2, Development Management Document (2015) Policy DM2 and 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.

10 Informatives

1 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.

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.

Case Officer Signature	OH	Date	11/01/2022
Senior Officer Signature		Date	
Delegated Authority Signature		Date	

