

Reference:	21/02329/FULH	
Application Type:	Full Application - Householder	
Ward:	St Lukes	
Proposal:	Erect single storey rear extensions	
Address:	141 North Avenue, Southend-on-Sea	
Applicant:	Biloenkomo	
Agent:	A R Property Designs	
Consultation Expiry:	23rd December 2021	
Expiry Date:	17th January 2022	
Case Officer:	Kara Elliott	
Plan Nos:	LOCATION L1, DRWG 01A	
Supporting Documents:	Domestic Extension Biodiversity Checklist	
Recommendation:	GRANT PLANNING PERMISSION subject to conditions	



1 Site and Surroundings

- 1.1 The site is occupied by a semi-detached two storey dwelling and is located to the north of North Avenue, at its junction with Ely Road. The streetscene is made up predominately of rows of two-storey terraced and semi-detached properties.
- 1.2 The site is not located within a conservation area or subject to any site-specific planning policy designations.

2 The Proposal

- 2.1 The application seeks planning permission for a single storey side and rear extension comprising an infill extension from the set-back building line which would measure 2.95m deep along the boundary with 143 North Avenue with a lean-to roof 3.8m high at its highest point, reducing to 2.65m. The second element of the proposal is a single storey lean-to extension with a pitched roof smaller section that connects it to the first element. This part of the proposed extension would project from the rearmost building line with a maximum height of 3.8m at its highest point, reducing to 3.25m high at the ridge of the pitched roof section and would have a width of 3.2m. Both parts of the extension would have an eaves height of 2.675m. The extension would have an overall width of 5.5m, covering the whole width of the existing dwelling.
- 2.2 Openings would consist of a set of doors and a window to the rear elevations and one rooflight to the infill part of the extension. The extension would be finished in white painted brickwork to match existing with grey roof tiles and uPVC windows and doors to match existing.

3 Relevant Planning History

- 3.1 None

4 Representation Summary

Call-in

- 4.1 The application falls to be decided by members of the Development Control Committee at the request of Cllr M Berry.

Public Consultation

- 4.2 11 neighbouring properties were notified. Representations from two (2) interested parties were received which are summarised as follows:
- Impact on residential amenity of neighbours.
 - Concerns about loss of light.
 - Concerns about creation of overbearing relationship.
 - Concerns about damp becoming an issue after the development is constructed.
 - Concerns over potential use of the property.
 - Disruption to the road;
 - Lack of parking
 - The development would have financial implications to its neighbours.
 - The applicant did not reach out to neighbours prior to applying.

- 4.3 Officer comment: The comments in the representations have been taken into consideration in the assessment of the application but not found to include 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 host dwelling and would be finished in materials to match the existing. Whilst the roof design of the rearmost part of the extension is somewhat irregular, this part of the development would be facing the infill and would have a limited impact on the character and appearance of the site or the area. The publicly visible aspects of the proposal would appear to sit comfortably in the application site.
- 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 No.143 North Avenue is immediately to the west and the proposed development would extend 2.95m deep along the boundary shared with this property at a height between 3.8m to 2.65m. The other part of the extension would be at a distance of some 2.35m away from the shared boundary. Due to the layout of the proposal, the modest depth of built form along the shared boundary and the lean-to design of the proposed roof, it is not considered that the proposed development would result in any significantly harmful impact on the residential amenity of the occupiers of this neighbour. The existing layout to the rear of the neighbouring dwelling means that the proposed extension would create a well between the flank of the neighbour's outrigger and the proposed development. However, the openings to the rear of no.143, which are north facing, are a set of doors to kitchen/diner which are larger than a conventional window. The flank opening facing the proposal is a utility room, which is not considered to be a habitable room. Therefore, no significantly harmful loss of light, dominant impacts or overlooking would result from the proposed development. It should be born in mind that a development with similar impacts on the residential amenity of neighbours could be carried out under permitted development rights and this is a realistic fallback position which should be given some weight when considering the impact of the current proposal.
- 6.8 The roof light, given its nature and position, would not result in any significant harm to any adjoining or nearby residents in any regard. Due to the corner plot position of the application site there are no neighbouring properties to the north, east or south which would be harmfully impacted by the proposed development, bearing in mind the distance from other nearby dwellings.
- 6.9 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 proposal is therefore considered to be acceptable and policy compliant in terms of its amenity impacts.

Other Matters

- 6.10 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.
- 6.11 The development is not liable for a payment under the Community Infrastructure Levy Regulations 2010 (as amended).
- 6.12 It is understood that neighbours have been contacted by the applicant regarding the potential use of the dwelling to house young women who are not part of the same family. This application relates solely to a residential dwelling and no details have been submitted regarding a potential change of use.

Conclusion

- 6.13 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 L1, DRWG 01A.**

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).

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.