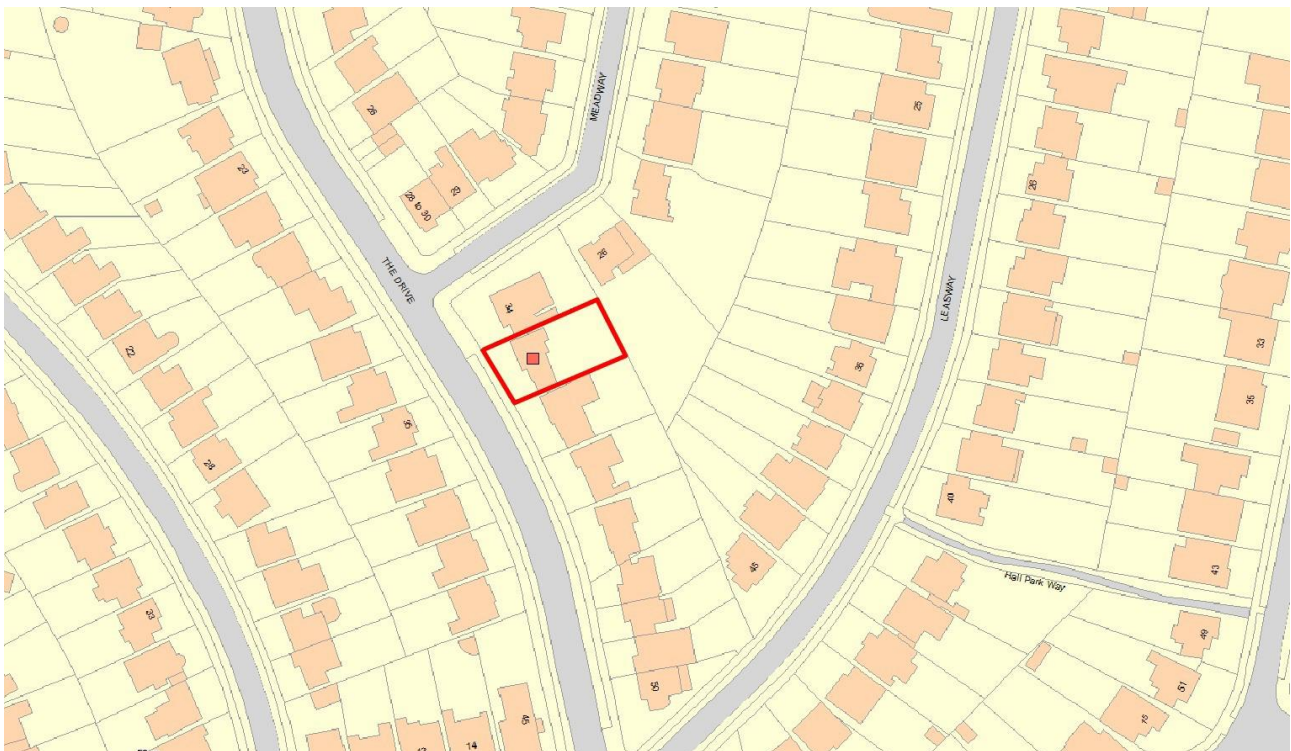


Reference:	22/00607/FULH
Application Type:	Full Application - Householder
Ward:	Chalkwell
Proposal:	Raise ridge height, erect roof extension to rear to form habitable accommodation in roofspace, erect single storey side and rear extension, install canopy to rear at ground floor and balcony to rear at second floor, alter elevations
Address:	36 The Drive, Westcliff-on-Sea
Applicant:	Mr And Mrs J Spokoini
Agent:	Metson Architects Ltd
Consultation Expiry:	1st April 2022
Expiry Date:	6th June 2022
Case Officer:	Kara Elliott
Plan Nos:	2106-TP-01-C, 2106-X-0, 2106-TP-10
Recommendation:	GRANT PLANNING PERMISSION subject to conditions



1 Site and Surroundings

- 1.1 The site is occupied by a detached, two-storey dwelling to the east of The Drive. The Drive is a residential location comprising large detached, traditional dwellings. The ground slopes slightly downwards from north to south.
- 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 to raise the ridge height of the dwelling by 1m, forming a slim crown roof with a rear, pitch-roofed extension some 3.9m deep x 3.8m high and 7.4m wide. The two storey, pitch-roofed gable end projection at the front of the dwelling would also be raised by 1.25m and finished with a new hipped roof. The rear roof extension would contain a glazed gable feature and a balcony at second storey level projecting 900mm deep x 3.8m wide with 1.2m high glazed screening. Rooflights are proposed to the front (1), south (2) and north (1) roof slopes. The roof extensions/additions would accommodate habitable roof accommodation consisting of a master bedroom with en-suite and a walk-in wardrobe. Materials would consist of cream render and roof tiles to match existing with white oak timber detailing. The use of slate for the roof was originally proposed but has been revised to match the existing during the application process.
- 2.2 A single storey flat roof rear and side extension is proposed to extend some 4.3m at its maximum depth from the rear elevation of the dwelling, with an overall width of some 13.15m. A 3.5m wide 'sun deck' with canopy roof would also extend at the side/rear at a depth matching that of the proposed rear extension. The single storey rear extension would have a minimum height of some 3.5m to its flat roof from the ground level at the north of the site, with a maximum height of some 3.9m to the south of the site due to sloping land levels. The side part of the extension is a single storey flat roof projection some 3.5m deep and at the rear of the existing former garage to the south of the dwelling which would reach some 3.9m high. The rear/side extension would be finished in white brickwork with cream lime mortar with light grey aluminium windows/doors. The flat roofed rear part of the extension would contain 2 no. rooflights.
- 2.3 An existing chimney would be removed from the south of the dwelling. The existing windows and doors would be replaced with light grey aluminium units.

3 Relevant Planning History

- 3.1 87/1976 – Two storey side extension – Granted 23.03.1988

4 Representation Summary

- 4.1 The application has been referred to Development Control Committee by Cllr N Folkard.

Public Consultation

- 4.2 6 neighbouring properties were notified and one letter of representation was received which makes the following objections:
 - Loss of neighbour amenity from overlooking and a loss of privacy.

- 4.3 Officer comment: The comments in the representation have been taken into consideration in the assessment of the application but are 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 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 Planning Considerations

- 6.1 The proposal would not increase the need for parking nor reduce the current off-street parking provision. The development is not CIL liable as it would create less than 100sqm of additional floor space. The key considerations in relation to this application are therefore the principle of the development, design and impact on character and appearance and impact on residential amenity.

7 Appraisal

Principle of Development

- 7.1 The principle of altering and extending 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

- 7.2 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.
- 7.3 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 contributes 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.
- 7.4 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 Design and Townscape Guide states that balconies are a traditional feature of seaside towns such as Southend. The raising of the ridge height and roof additions/extensions would not result in development which

would appear overly dominant or bulky in this location. The rear second storey balcony would be a modest insertion of less than 1m in depth, enclosed in glazed low-impact balustrading. The retention of a slim roof design for the main roof is in keeping with the existing and due to sloping land levels and the variety of heights and designs of dwellings within the streetscene, the raising of the ridge including its level rearward continuation into the rear facing gable does not appear incongruent or lacking subservience to the main dwelling. The single storey side and rear additions are modest, subservient additions.

- 7.5 Materials on the existing dwelling and within the streetscene consist of traditional brickwork, red or brown roof tiles and painted render including timber detailing. The use of aluminium windows and doors for the whole of the extended dwelling is considered acceptable in a light grey colour, comparable in appearance to the white uPVC units already in use. The use of matching materials for the external elevations and roof of the dwelling are important to retain the existing character. No objection is raised in relation to the removal of one of the two chimneys and the insertion of rooflights due to their modest nature.
- 7.6 The proposal is 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

- 7.7 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.
- 7.8 The proposed single storey rear extension would be 4.3m deep, set 1m away from the boundary shared with No.34 The Drive to the north and would project some 650mm deeper than No.34's nearest rear projection which is a single storey lean-to structure not containing habitable accommodation. No.34 also has a further single storey rear addition the roof of which forms a balcony. The proposed rear extension would be located some 5.7m away from the boundary shared with No.38 to the south and the side extension proposed would be set some 4.2m behind the farthestmost rear building line of No.38. The neighbouring dwelling to the east, No.26 Meadway is located some 17m from the rear boundary of the site. Due to its distance and orientation, with its rear elevation facing south-east away from direct views to and from the application site, it is not considered that the proposal would cause any harmful levels of perceived or actual loss of amenity to these neighbours.
- 7.9 The proposed second floor balcony and roof addition would result in a degree of overlooking to the rear gardens of neighbouring dwellings to the north and south and to the rear garden of No.26 Meadway. However, the generally spacious rear garden environment here, coupled with the modest size of the balcony, which would not be suitable for use by any significant number of persons as useable amenity space, mean that this element of the development would not result in any significantly harmful loss of privacy or overlooking which would warrant refusal of planning permission on that basis. Similarly, the rooflights, due to their siting and nature would not result in a loss of neighbour amenity in any relevant regard. The raising of the ridge height, due to its modest 1m increase, its location and the sloping land levels, would not result in a harmful loss of amenity to any neighbours in any relevant regard.

- 7.10 It is therefore 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 residential amenity impacts.

Other Matters

- 7.11 The submitted plan demonstrates that the proposal would retain two on-site parking spaces commensurate with the size of dwelling so would not harm parking or the highway network. It is therefore acceptable and policy compliant in these regards.

Equality and Diversity Issues

- 7.12 The Equality Act 2010 (as amended) imposes important duties on public authorities in the exercise of their functions and specifically introduced a Public Sector Equality Duty. Under this duty, public organisations are required to have due regard for the need to eliminate unlawful discrimination, harassment and victimisation, and must advance equality of opportunity and foster good relations between those who share a protected characteristic and those who do not. Officers have in considering this application and preparing this report had careful regard to the requirements of the Equalities Act 2010 (as amended). They have concluded that the decision recommended will not conflict with the Council's statutory duties under this legislation.

Conclusion

- 7.13 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.

8 Recommendation

8.1 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: 2106-TP-01-C, 2106-X-0, 2106-TP-10.**

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 dwelling or be in accordance with those detailed on drawing no 2106-TP-01-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).

- 04** The roofs of the single storey extensions hereby approved shall not be used as balconies, roof gardens or similar amenity areas or for any other similar purpose unless express planning permission has previously been obtained. The roofs 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 Southend-on-Sea Design and Townscape Guide (2009).

- 05** The windows and rooflights in the side elevations of the development hereby approved shall only be glazed in obscure glass (the glass to be obscure to at least Level 4 on the Pilkington Levels of Privacy) and fixed shut, except for any top hung fan light which shall be a minimum of 1.7 metres above internal finished floor level of the rooms or area served by the window(s) prior to the first use or occupation of the development hereby permitted and retained as such thereafter. In the case of multiple or double-glazed units at least one layer of glass in the relevant units shall be glazed in obscure glass to at least Level 4 on the Pilkington scale.

Reason: To ensure the development has an acceptable design and protects the amenities of neighbouring occupiers in accordance with policy DM1 of the Development Management Document (2015).

- 06** Notwithstanding the details shown in the plans submitted and otherwise hereby approved, the rear balcony hereby granted planning permission shall not be constructed unless and until plans and other appropriate details have previously been submitted to and approved in writing by the Local Planning Authority which specify the size, design, obscurity, materials and location of privacy screens to be fixed to the flank elevation of the balcony. Before the development hereby approved is occupied, the privacy screens shall be installed in full accordance with the details and specifications approved pursuant to this condition and shall be permanently retained as such thereafter.

Reason: In the interests of the residential amenity of future occupiers and adjoining residents and the character and appearance of the area and to ensure that the development complies with the National Planning Policy Framework (2021), Core Strategy (2007) Policies KP2 and CP4, Development Management Document (2015) Policies DM1 and DM3 and the Southend-on-Sea 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 City.