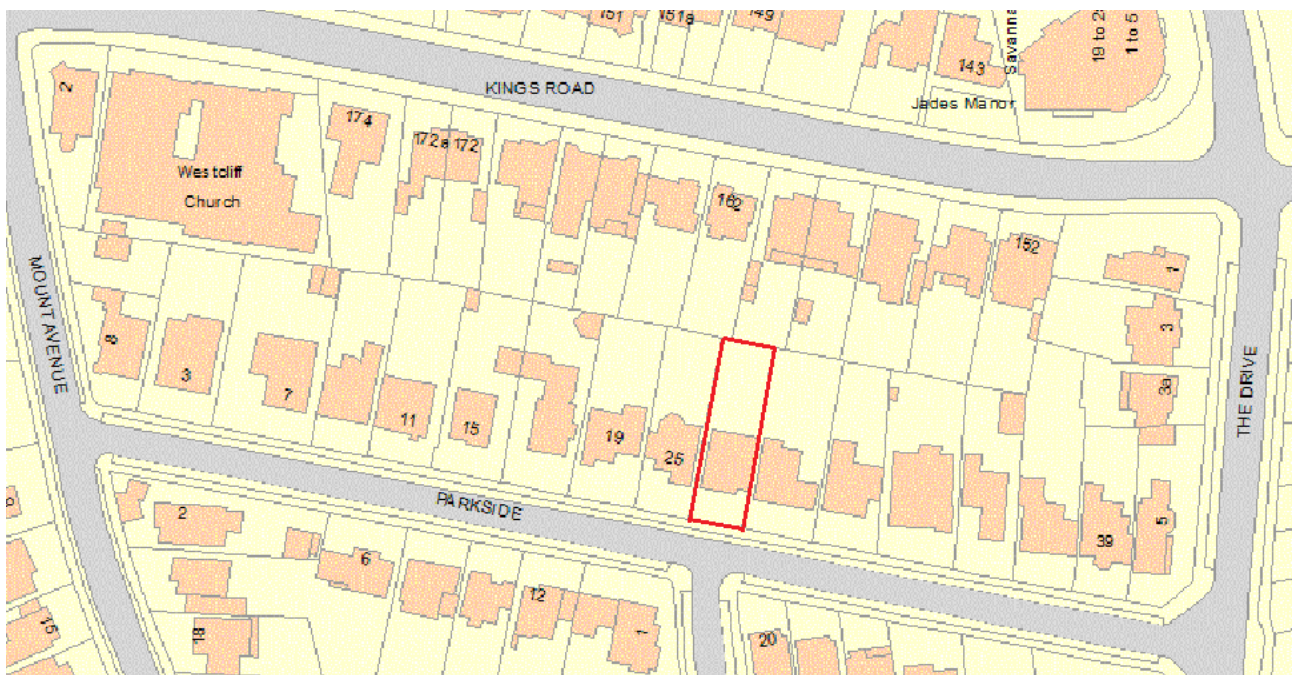


<b>Reference:</b>	22/01706/FULH	
<b>Application Type:</b>	Full Application - Householder	
<b>Ward:</b>	Chalkwell	
<b>Proposal:</b>	Raise ridge height, form hip to gable roof extensions to front, rear and side with dormer to side to form habitable accommodation in roofspace, erect part single/part two storey side/rear extension with first floor balcony to rear and second floor balcony to front (amended proposal)	
<b>Address:</b>	27 Parkside, Westcliff-on-Sea, Essex, SS0 8PR	
<b>Applicant:</b>	Mr & Mrs Roche	
<b>Agent:</b>	Mr Alan Gloyne of SKArchitects	
<b>Consultation Expiry:</b>	29th September 2022	
<b>Expiry Date:</b>	3rd November 2022	
<b>Case Officer:</b>	Hayley Thompson	
<b>Plan Nos:</b>	<b>559/P101, P102 Revision D</b>	
<b>Recommendation:</b>	<b>GRANT PLANNING PERMISSION subject to conditions</b>	



## 1 Site and Surroundings

- 1.1 The application site is occupied by a two-storey detached dwellinghouse on the northern side of Parkside opposite its junction with Hillway. The dwelling has been extended to the side and rear and includes an attached garage. Land levels across the site slope downwards from north to south and from east to west.
- 1.2 The surrounding area is residential in character, comprising detached dwellings of a similar scale, form and size. The application dwelling is roughly the same height as the neighbour to the west (No.25) and higher than the neighbour to the east (No.29). The site is the first house visible when entering Parkside from Hillway to the south. Development within Parkside is at a higher level than Hillway. The site is also prominent in views from the Kings Road rear garden scene to the north.
- 1.3 The site is not 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, form hip to gable roof extensions to the front and rear with a dormer to the side to form habitable accommodation in the roofspace and to erect a part single and part two storey side and rear extension with first floor balcony to the rear and a second floor balcony to the front.
- 2.2 Planning permission for comparable schemes was previously granted either by the Local Planning Authority, reference 22/00099/FULH (the “2022 Permission”), or at appeal by the Planning Inspectorate, reference 21/00356/FULH (the “2021 Permission”). The main difference between the 2021 and 2022 Permissions related to the front elevation of the dwelling and included extending a hip to gable roof extension further forward to sit flush with the front building line and the addition of a second-floor internal balcony.
- 2.3 The main difference between the 2022 Permission and the currently proposed development relates to the addition of a half-gabled roof enlargement on the eastern side of the dwelling which would enlarge the roof of the proposed two-storey side extension. The proposed half-gabled enlargement would extend above the two-storey extension and would be situated 0.25m below the roof ridge. The roof enlargement would further enlarge the roof to the side by 1.2m in width, measure 1.78m in height and have a maximum depth of 4.26m. A window is proposed in the flank of the gable. Two additional rooflights are proposed in the eastern flank of the roof.

## 3 Relevant Planning History

- 3.1 The most relevant planning history for the determination of this application is shown on Table 1 below:

**Table 1: Relevant Planning History of the Application Site**

Reference	Description	Outcome
22/00099/FULH	Raise ridge height, form hip to gable roof extensions to front and rear with dormer to side to form habitable accommodation in roofspace, erect part single/part two storey side/rear extension with first floor balcony to rear and second floor balcony to front	Granted

	(amended proposal)	
21/00356/FULH	Raise ridge height, form hip to gable roof extensions to front and rear with dormer to side to form habitable accommodation in roofspace, erect part single/part two storey side/rear extension with first floor balcony to rear	Granted/Appeal Allowed
20/01372/CLP	Hipped to gable roof extension to rear and dormers to sides to form habitable accommodation in the loft space (Amended Proposal)	Granted
20/01005/CLP	Hipped to gable roof extension to rear and dormers to sides to form habitable accommodation in the loft space, erect single storey side/front extension and alter elevations	Refused
19/01382/FULH	Raise ridge height, hip to gable roof extension to front and rear, roof extension to side, erect two storey side and rear extension, install recessed balconies to front and rear, terrace to rear at first floor level and alter elevations	Refused

3.2 The planning history of the site, particularly the 2021 and 2022 Permissions, carry significant weight in the determination of the current application as neither the relevant national and local planning policies nor site circumstances have altered materially in the interim.

## 4 Representation Summary

### Call-in

4.1 The application has been called in to Development Control Committee by Councillor Ward.

### Public Consultation

4.2 Nine (9no.) neighbouring properties were consulted and representations from two addresses have been received. Summary of objections:

- There are two additional upper storey windows that would have privacy implications
- A condition for privacy screens should be included as a condition
- Obscure glazing to east facing windows should be included as a condition
- Raising the gable, in particular to the rear, will cause overlooking

**Officer Comment:** All relevant planning considerations have been assessed within the appraisal section of the report. These concerns are noted and they have been taken into account in the assessment of the application however, they are not found to represent a reasonable basis to refuse 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 Southend-on-Sea Design and Townscape Guide (2009)
- 5.6 Community Infrastructure Levy (CIL) Charging Schedule (2015)

## **6 Planning Considerations**

- 6.1 The main considerations in relation to this application include the principle of the development, the design and impact on the character and appearance of the area, the residential amenity for future and neighbouring occupiers and CIL liability.

## **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 contribute positively to the space between buildings and their relationship to the public realm. Policy DM1 and the Council's Design and Townscape Guide provide further details on how this can be achieved.
- 7.4 Paragraph 85 of the Design and Townscape Guide under the heading of 'Scale, Height and Massing' states "The successful integration of any new development is dependent upon the appropriate scale, height and massing in relation to the existing built fabric. Buildings that are over scaled will appear dominant in the streetscene and development which is under scaled will appear weak and be equally detrimental. The easiest option is to draw reference from the surrounding buildings.
- 7.5 The immediate streetscene in this part of Parkside is mixed in character comprising primarily of two-storey dwellings of varying height, scale, and form and with examples of both pitched and gabled roofs. The proposed scheme was largely considered and found to be acceptable in character and appearance regards when the 2021 appeal was allowed and when an amended application was subsequently submitted and approved. The 2021 appeal Inspector noted the "...considerable variety in the appearance of houses in the area, including myriad roof shapes and styles". The addition of a half-gabled roof enlargement to the eastern side of the dwelling would alter the design of the roof of the two-storey side extension from a pitched roof to a part pitched and part gabled form. Although the combination of the proposed single and two-storey extensions and alterations and enlargements to the roof would be significant additions to the side and

rear of the dwelling, and would have some impact on the upper spacing between the host dwelling and the neighbouring No 29, they are not considered to be a dominant nor visually obtrusive feature significantly harmful to the streetscene or wider surroundings given the enhanced design, the varying roof forms, the mix of different sized dwellings in the surrounding area and also how the general form of the enlarged building's mass would still respond positively to the local topography.

- 7.6 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 the above regards.

### **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 scheme was largely considered and found to be acceptable in amenity impact regards when the appeal was allowed and through the determination of the amended application. The proposed gabled enlargement above the two-storey side extension would be contained within the roofspace of the extension. It is therefore not considered that the additional bulk to the roof would have a significantly harmful impact on the amenity of neighbouring occupiers in any relevant regards.
- 7.9 The side facing window contained in the gable and two rooflights proposed at first floor level in the eastern flank and above can be required by condition to be obscure glazed to prevent any perceived overlooking or loss of privacy as was imposed by the Planning Inspector who allowed the appeal. A condition to require a privacy screen to the first-floor rear balcony was also imposed by the Planning Inspector to prevent any perceived overlooking or loss of privacy and can similarly be replicated here.
- 7.10 Subject to the described conditions, 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**

- 7.11 In line with previous findings, 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.
- 7.12 The development is not liable for a payment under the Community Infrastructure Levy Regulations 2010 (as amended).

### **Equality and Diversity Issues**

- 7.13 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) and the purpose of the access and hardstanding to improve the access requirements of a disabled person. They have concluded that the decision recommended will not conflict with the Council's statutory duties under this legislation.

## **Conclusion**

- 7.14 For the reasons outlined above and subject to conditions, 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**

**Members are recommended to GRANT PLANNING 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 solely in accordance with the following approved plans: 559/P101, P102 Revision D.**

**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), advice in the National Design Guide (2021) and the Southend-on-Sea Design and Townscape Guide (2009).**

- 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 With the exception of the balcony hereby approved located at first floor level to the rear of the dwelling and at second floor level to the front of the dwelling, the remaining roof areas of the development hereby approved shall not be used as a balcony, roof garden, terrace or similar amenity area or for any other purpose at any time without express planning permission. The roofs can however be used for the purposes of maintenance or to escape in the event of an emergency.**

**Reason: To protect the privacy and environment of people in neighbouring residential properties, in accordance with the National Planning Policy Framework (2021), Policies KP2 and CP4 of the Southend-on-Sea Core Strategy (2007), Policies DM1 and DM3 of the Southend-on-Sea Development Management Document (2015) and the advice contained within the Southend-on-Sea Design**

and Townscape Guide (2009).

- 05** The first floor rear balcony hereby permitted shall not be brought into use until details of obscure glazed privacy screens to either side of the balcony have been submitted to and approved in writing by the Local Planning Authority under the provisions of this condition. The approved privacy screens shall be installed prior to the first use of the balcony and shall be retained thereafter for the lifetime of the development.

**Reason:** To protect the privacy and environment of people in neighbouring residential properties, in accordance with the National Planning Policy Framework (2021), Policies KP2 and CP4 of the Southend-on-Sea Core Strategy (2007), Policies DM1 and DM3 of the Southend-on-Sea Development Management Document (2015) and the advice contained within the Southend-on-Sea Design and Townscape Guide (2009).

- 06** Prior to the first use of the relevant rooms and/ or internal areas which they serve, the windows in the east-facing first floor wall, rooflights and window in the east-facing roof space and the west-facing dormer hereby permitted shall only be fitted with obscured glazing (to at least Level 4 on the Pilkington Levels of Privacy, or such equivalent as may be agreed in writing with the Local Planning Authority), and no part of that window that is less than 1.7 metres above the floor of the room in which it is installed shall be capable of being opened. Once installed the obscure glazing shall be retained thereafter for the lifetime of the development.

**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).

**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 alterations to your property do not result in new floorspace and 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 [www.southend.gov.uk/cil](http://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 will 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.