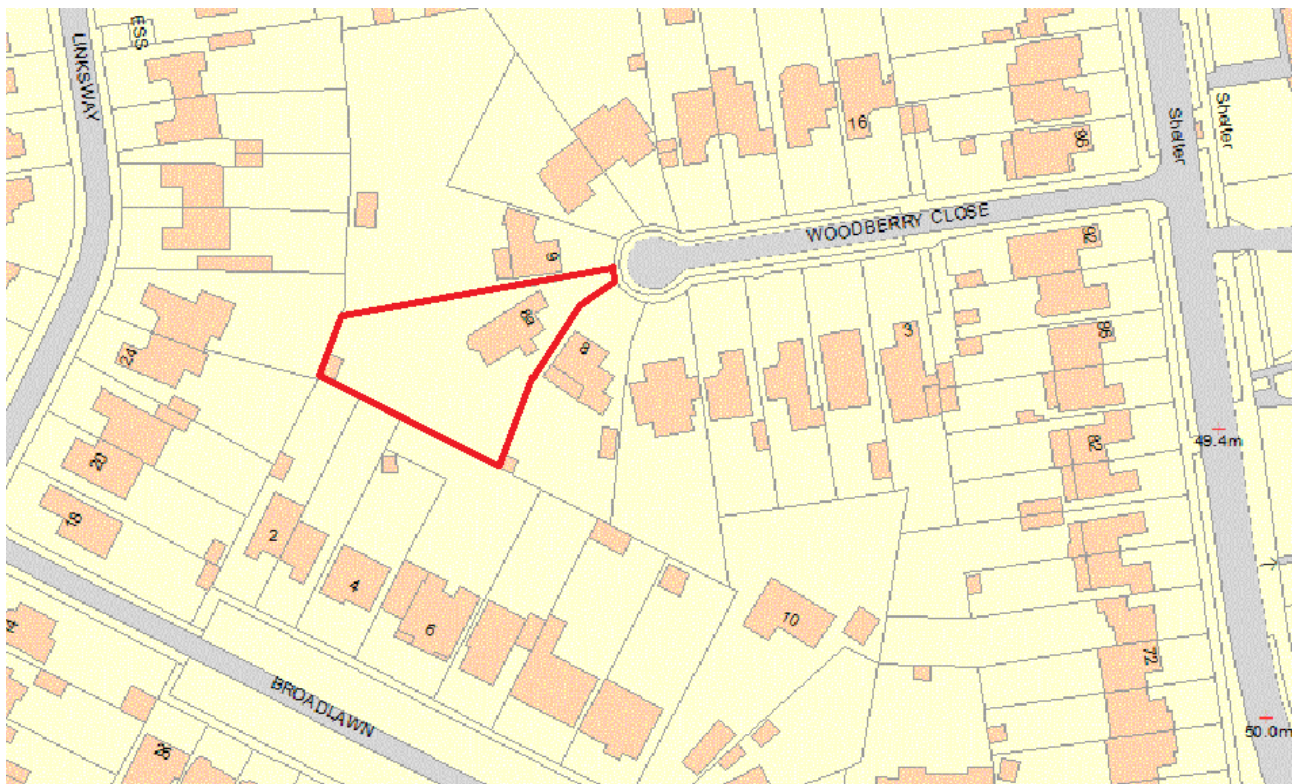


Reference:	22/01954/FULH	
Application Type:	Full Application - Householder	
Ward:	Belfairs	
Proposal:	Erect two storey side and rear extensions incorporating integral garage to side, dormers to front and rear with balcony to rear and alter elevations (Amended Proposal)	
Address:	8A Woodberry Close, Leigh-on-Sea, Essex, SS9 4QT	
Applicant:	Mr B. Carter	
Agent:	Mr Paul Gardner of DSB Property Designs Ltd	
Consultation Expiry:	16th November 2022	
Expiry Date:	5 th January 2023	
Case Officer:	Hayley Thompson	
Plan Nos:	2022/01/8aWC Sheet 01 of 07 Revision A, Sheet 02 of 07 Revision A, Sheet 03 of 07 Revision A, Sheet 04 of 07 Revision A, Sheet 05 of 07 Revision A, Sheet 06 of 07 Revision A, Sheet 07 of 07 Revision A	
Supporting Document:	Planning Statement	
Recommendation:	GRANT PLANNING PERMISSION subject to conditions	



1 Site and Surroundings

- 1.1 The application site contains a detached, two-storey chalet dwelling to the west side of Woodberry Close at the head of a cul-de-sac. The area is residential in character consisting mainly of bungalows with hipped roofs and gabled projections to front elevations. There is one other dwelling within the close of a similar design with full depth dormers to both flank elevations and one two storey house. The application site widens towards the rear.
- 1.2 The site is not within a conservation area or subject to any site-specific planning policies.

2 The Proposal

- 2.1 The application seeks planning permission to erect two-storey gable roofed extensions to each side elevation, each with a front and rear facing dormer and a two-storey gable ended rear extension with a balcony enclosed within the extended roofspace. The extension on the southern side elevation would incorporate a full depth garage. An existing garage to the front of the dwelling would be converted to habitable accommodation with existing garage doors replaced by a window. An existing front bow window would be altered and enlarged to form a rectangular bay window.
- 2.2 The proposed two-storey side extensions would be set below the main house roof ridge by 1.15m and be a maximum height of 6.3m. The side extensions would be 2.8m wide and 7.6m deep. The two-storey rear extension would be to the same height as the existing roof ridge at 7.45m and would be 7m wide and 3.8m deep. The proposed balcony to the rear would not extend beyond the proposed external wall and would contain a full width balustrade. The balcony would have a maximum width of 6.65m and be situated 2.9m above ground level. It is proposed to install bifold doors and a window at ground floor level and full-length windows at first floor level to the rear, a ground floor window and door in the northern flank elevation at ground floor level and two high level windows at ground floor level in the southern flank elevation.
- 2.3 The proposed pitched roof dormers would be 2.45m in height, 2.4m in depth, and 1.8m wide.
- 2.4 The proposed development would be finished in brick and timber cladding with tiled roofs.
- 2.5 This is an amended proposal following the refusal of application reference for the following reason:

The proposed development, by reason of its size, siting and detailed design would appear cramped in its plot, contrived and out of keeping with the existing dwelling, and reducing the sense of openness at first floor level within the rear garden scene and the wider streetscene to the detriment of visual amenity and the character thereof. The proposal is therefore unacceptable and contrary to the National Planning Policy Framework (2021); Policy 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 National Design Guide (2021) and the Southend-on-Sea Design and Townscape guide (2009).
- 2.6 The proposal has been altered and reduced in scope to address the above reason for refusal. The proposed two-storey side extensions have been reduced in height by 1.15m and the extension on the southern side has been reduced in width by 1.5m. The proposed two-storey rear extension has been reduced in depth by 0.8m. The roof of the side extensions proposed has been altered from a half-hipped design to a gabled roof

on each end.

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
22/00830/FULH	Erect two storey side and rear extensions incorporating integral garage to side, dormers to front and side, balcony to rear and alter elevations	Refused
00/01134/FUL	Erect two storey side extension, erect porch to side, erect pitched roof over garage and erect rear conservatory (amended proposal)	Granted
99/00762/FUL	Erect two storey side extensions, pitched roof over garage and erect rear conservatory	Granted
95/0582	Demolish dwelling and erect two storey detached house with integral garage and rear conservatory	Granted
95/0182	Demolish dwelling and erect two storey detached house with integral garage	Granted

4 Representation Summary

Call-in

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

Public Consultation

4.2 Nineteen (19no.) neighbouring properties were notified of the application by letter and no letters of representation have been received.

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 are the principle of the development, the design and impact on the character and appearance of the area and residential amenity and CIL liability. No material parking or highway impacts have been identified and this was not a reason for refusal of the previous application.

7 Appraisal

Principle of Development

- 7.1 The principle of altering and extending an existing dwelling, which was not a reason for refusal of the previous application, 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 Paragraph 126 of the National Planning Policy Framework (NPPF) states that, “The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. 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.”
- 7.4 Policy DM1 of the Development Management Document states that all development should; “add to the overall quality of the area and respect the character of the site, its local context and surroundings in terms of its architectural approach, height, size, scale, form, massing, density, layout, proportions, materials, townscape and/or landscape setting, use, and detailed design features”.
- 7.5 Policy DM3 (5) also advises that; ‘Alterations and additions to a building will be expected to make a positive contribution to the character of the original building and the surrounding area through:
- (i) The use of materials and detailing that draws reference from, and where appropriate enhances, the original building, and ensures successful integration with it; and
 - (ii) Adopting a scale that is respectful and subservient to that of the original building and surrounding area; and
 - (iii) Where alternative materials and detailing to those of the prevailing character of the area are proposed, the Council will look favourably upon proposals that demonstrate high levels of innovative and sustainable design that positively enhances the character of the original building or surrounding area.’
- 7.6 According to Policy KP2 of Core Strategy new development should; “respect the character and scale of the existing neighbourhood where appropriate”. Policy CP4 of the Core Strategy requires that development proposals should; “maintain and enhance the amenities, appeal and character of residential areas, securing good relationships with existing development, and respecting the scale and nature of that development”
- 7.7 Paragraph 366 of the Design and Townscape guide states that proposals for roof enlargements “must respect the style, scale and form of the existing roof design and the character of the wider townscape.

Dormer windows, where appropriate, should appear incidental in the roof slope (i.e. set in from both side walls, set well below the ridgeline and well above the eaves). The position of the new opening should correspond with the rhythm and align with existing fenestration on lower floors”.

- 7.8 Woodberry Close primarily contains single storey bungalows, some with accommodation within the roofspace and which almost exclusively have strongly defined hipped roofs which create a distinctive and regular pattern of built form in the streetscene, as well as a sense of openness and space between the roofs of the dwellings. There are two isolated dwellings in the street that are of a varied design with one other example of a two-storey “A-frame” style dwelling similar to the application dwelling and a two-storey detached house with a traditional pitched roof design. The application property is at the head of the cul de sac and is visible in longer views along the close.
- 7.9 The previous application was refused partly because it was found that the proposed two-storey side extensions would add significant bulk to the dwelling and would be significantly out of keeping in this setting, creating an enlarged dwelling which would appear cramped on its plot by filling nearly the full width at first floor level. This was found to be at odds with surrounding more open development. Further, the roof form of the side extensions, which when considered cumulatively with the proposed dormers, were found to appear contrived and incongruous and in particular the proposed half-hipped roof design of the side extensions was found to be at odds with the existing strong gabled design of the host dwelling. The proposed dormers were found not to suitably integrate with the dwelling by the failure to demonstrate any clear vertical alignment and appropriate hierarchy of openings with existing fenestration at lower levels.
- 7.10 The form of the proposed two-storey side extensions now proposed represents a design that is more in keeping with the existing strongly gabled design of the host dwelling, therefore overcoming this component of the character-based refusal reason. The overall size of the proposal has been reduced, including the height of the two-storey side extensions, the width of the southern side extension and depth of the rear extension. As a result the southern side extension would now be set 1.5m further away from the flank boundary than in the refused application. The combination of the proposed two-storey extensions and four dormers would be still represent significant additions to the dwelling, but the resultant development is considered to sit satisfactorily in the plot with sufficient space retained to neighbouring built form, particularly at first floor level. The amended development as proposed is not considered to represent dominant or visually obtrusive features in the streetscene or wider surroundings given its improved design, and varying roof forms, noting that there is some mix of dwelling sizes in the surrounding area. While the dimensions of the proposed dormers has remained unaltered from the refused application, their position in the reduced roofspace demonstrates improved vertical alignment with fenestration at ground floor so that they are acceptable on their merits.
- 7.11 Overall, it is considered that the design, size, siting and scale of the development proposed are such that it would not significantly harm the character and appearance of the site, the streetscene and the area more widely such that the proposal is acceptable and policy compliant in the above regards. The previous reason for refusal has been overcome.

Amenity Impacts

- 7.12 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.
- 7.13 Given its detached nature, orientation at the head of a cul-de-sac and position further back in its plot than surrounding neighbouring dwellings, it was found that the previously refused proposal would not result in any significant loss of amenity to any neighbouring occupiers in any relevant regards so was policy compliant in terms of its amenity impacts. The proposed amended development would have no side openings at first floor level or above and the siting of the dormers is such that the development would not result in any significant harm to the amenities of any neighbouring occupiers from dominant impacts or any perceived or actual loss of privacy. This is assisted by the way in which dwellings splay slightly away from each other due to plot shapes. The proposed balcony would be enclosed within the extended roofspace and so would not project beyond the external walls of the dwelling. Due to the separation distances to the rear and enclosed nature, the balcony is not considered to cause any harmful degree of actual or perceived overlooking or loss of privacy for any neighbours.
- 7.14 It is considered that the design, size, siting and scale of the amended development proposed are such that it would not significantly harm 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.

Community Infrastructure Levy

- 7.15 This application is CIL liable and there will be a CIL charge payable. In accordance with Section 70 of the Town and Country Planning Act 1990 (as amended by Section 143 of the Localism Act 2011) and Section 155 of the Housing and Planning Act 2016, CIL is being reported as a material 'local finance consideration' for the purpose of planning decisions. The proposed development includes a gross internal area of 256sqm, which may equate to a CIL charge of approximately £6537.85 (subject to confirmation). Any existing floor area that is being retained/demolished that satisfies the 'in-use building' tests, as set out in the CIL Regulations 2010 (as amended), may be deducted from the chargeable area thus resulting in a reduction in the chargeable amount.

Equality and Diversity Issues

- 7.16 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

- 7.17 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. It is therefore considered that the reason for refusal of the previous application has been overcome.

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: 2022/01/8aWC Sheet 01 of 07 Revision A, Sheet 02 of 07 Revision A, Sheet 03 of 07 Revision A, Sheet 04 of 07 Revision A, Sheet 05 of 07 Revision A, Sheet 06 of 07 Revision A, Sheet 07 of 07 Revision 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) and 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).

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** Please note that the development the subject of this application is liable for a charge under the Community Infrastructure Levy (CIL) Regulations 2010 (as amended) and it is the responsibility of the landowner(s) to ensure they have fully complied with the requirements of these regulations. A failure to comply with the CIL regulations in full can result in a range of penalties. For full planning permissions, a CIL Liability Notice will be issued by the Council as soon as practicable following this decision notice. For general consents, you are required to submit a Notice of Chargeable Development (Form 5) before commencement; and upon receipt of this, the Council will issue a CIL Liability Notice including details of the chargeable amount and when this is payable. If you have not received a CIL Liability Notice by the time you intend to commence development it is imperative that you contact S106andCILAdministration@southend.gov.uk to avoid financial penalties for potential failure to comply with the CIL Regulations 2010 (as amended). If the chargeable development has already commenced, no exemption or relief can be sought in relation to the charge and a CIL Demand Notice will be issued requiring immediate payment. Further details on CIL matters can be found on 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).

- 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.