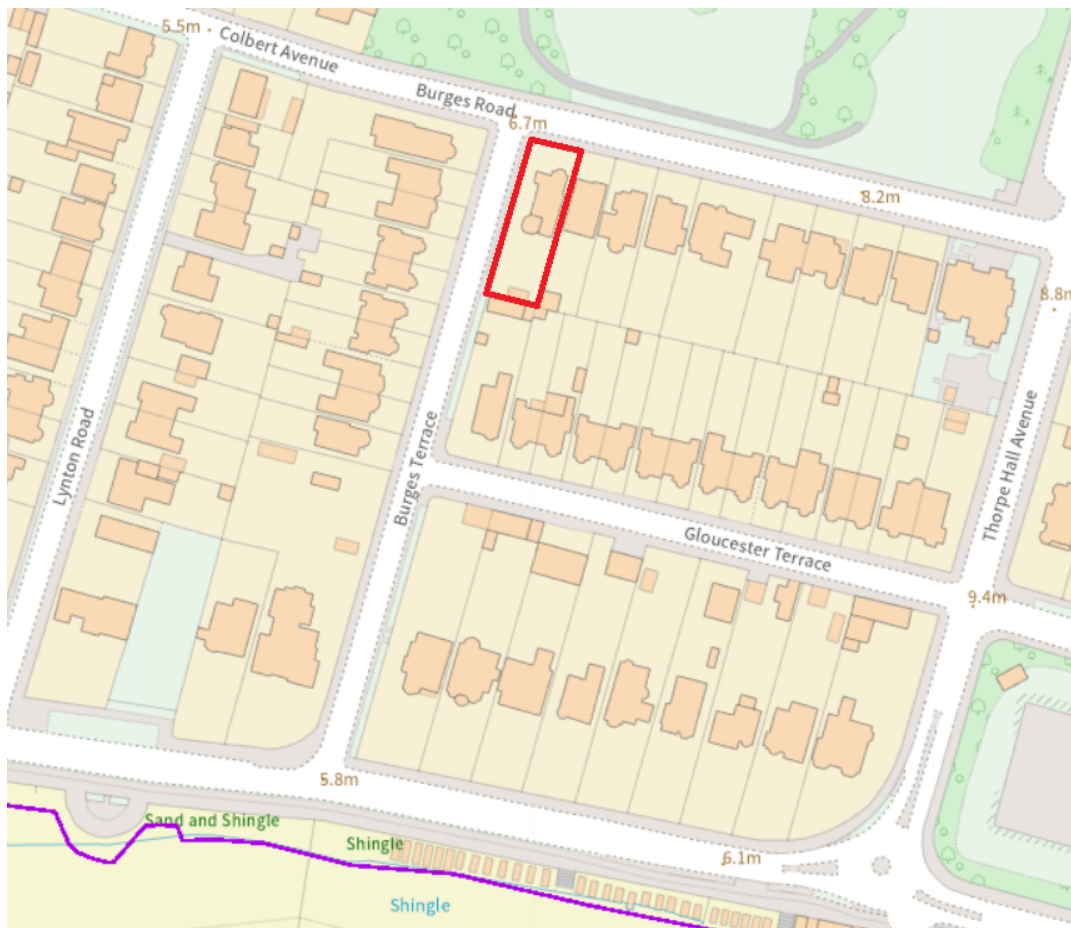


<b>Reference:</b>	23/00193/FULH	
<b>Application Type:</b>	Full Application - Householder	
<b>Ward:</b>	Thorpe	
<b>Proposal:</b>	Extend and alter roof with glazed gable end and balcony to rear, form pitched roof to first floor existing rear gable, erect single storey rear and side extension, remove chimney and install rooflight to side	
<b>Address:</b>	12 Burges Road, Thorpe Bay, Essex, SS1 3AY	
<b>Applicant:</b>	Mr and Mrs Williamson	
<b>Agent:</b>	Knight Gratrix Architects	
<b>Consultation Expiry:</b>	28th March 2023	
<b>Expiry Date:</b>	7th April 2023	
<b>Case Officer:</b>	Hayley Thompson	
<b>Plan Nos:</b>	<b>010 Revision A, 012 Revision C</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 southern side of Burges Road at its junction with Burges Terrace. The surrounding area is residential in character, comprising detached dwellings of a similar scale, form and size.
- 1.2 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 extend and alter the rear of the main roof from a hipped roof to a gabled end and to form a balcony to the rear within the roofspace. It is proposed to alter the roof of an existing first floor rear addition to form a further gabled end and to erect a single storey part rear and part side extension. Other works include removal of a chimney on the eastern side of the dwelling and installing a rooflight in a similar position within the roofspace.
- 2.2 The proposed gabled end to the hipped main roof would maintain the existing ridge height (10.2m), extending this by 3.3m in depth. The first floor rear projection would be enlarged from a catslide/hipped roof to a gable, measuring 8m to the ridge increasing from 5.4m to 5.6m at the eaves, similar to the eaves height of the main dwelling. The proposed balcony would be situated beyond the enlarged gabled end of the main roof and above and between rear gabled projections. The balcony would be 3.2m wide and 1.2m deep. The plans were amended during the course of the application to reduce the size and scope of the balcony.
- 2.3 The single storey extension would have a flat roof and would be between 3.1m and 3.2m in height due to sloping land levels to the rear. The extension would have a maximum depth of 4.85m for a width of 4.9m reducing to 2.5m for a width of 4m towards the eastern boundary. An existing conservatory and single storey rear projection would be removed to allow for the construction of the single storey addition.
- 2.4 It is proposed to replace tiles to the existing rear elevation with render. The extensions would be rendered with brick plinth detailing at single storey level. It is proposed to tile the roof enlargements to match the roof of the existing dwelling.

## 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
00/00216/FUL	Erect conservatory at rear	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 Ten (10no.) neighbouring properties were consulted and three letters of representation from one address have been received. Summary of objections:
- The balcony would cause overlooking.
  - Elevated noise in the spring/summer months

**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 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 The immediate streetscene in this part of Burges Road is characterised by large detached two-storey dwellings of similar height, scale and form with examples of both pitched and gabled roofs and projections in the locality. The applicant dwelling occupies a prominent position given its corner plot location, with views of the rear visible from the public domain in Burges Terrace. The addition of a gabled end to the main roof would alter its design, however it is acknowledged that the main roof is asymmetrical, featuring different design approaches and has differing eaves heights. Although the combination of the proposed gabled end and gabled first floor rear roof enlargement would add bulk to the rear of the dwelling, they are not considered, either individually or in combination, to be dominant or visually obtrusive features which would be out of keeping with or significantly harmful to the character and appearance of the dwelling, the streetscene or wider surroundings.
- 7.8 Balconies are common features within the wider locality, particularly to the front of dwellings. The proposed balcony is situated towards the centre of the main roof above the gabled rear projections and is relatively modest in size and nature such that it is not considered to have a harmful visual impact, including when viewed from the wider public domain.
- 7.9 The proposed single storey extension would be a large and more contemporary addition to the dwelling, partially visible in public views but is subservient in scale and form, satisfactorily designed and would not form an excessively dominant and incongruous addition to the site.
- 7.10 No objections are raised to the loss of the chimney to the eastern elevation and the installation of a rooflight to this elevation.
- 7.11 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**

- 7.12 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 The site is neighboured by No 14 Burges Terrace to the east which is a detached dwelling and a separation distance of 2.2m is maintained between the dwellings. No.14 has existing windows at ground and first floor level within the flank elevation facing the applicant dwelling. Available records indicate that these are not primary windows serving habitable rooms. The ground floor windows serve a utility room and WC room and the first floor windows and window within the side facing dormer each serve a bathroom. It is therefore not considered that the roof enlargement and first floor rear enlargement would have an impact on No.14's occupiers' amenity which would be significantly harmful in any relevant regards. A condition requiring obscure glazing with limited openings for the proposed rooflight facing No.14 is recommended to preclude overlooking and privacy concerns. Due to the separations involved, it is not considered that the proposal would harm the residential amenity of any other neighbouring properties in any relevant regard.
- 7.14 The single storey rear extension would be situated 0.85m from the adjoining eastern boundary with No.14 and would be separated from this neighbouring dwelling by 2m. No.14 has been previously extended to the rear at single storey. The proposed extension would extend 2.4m beyond the rear this neighbouring dwelling. Due to the modest height and overall depth of the extension beyond this neighbouring dwelling and separation distances involved, it is considered that the development proposed would not significantly harm the amenity of occupiers at No.14 in any relevant regards.
- 7.15 The introduction of a balcony within the roof to the rear has amenity implications offering some potential for overlooking of neighbouring dwellings and private garden areas. Due to the position of the balcony set towards the centre of the roofscape between the two gabled rear projections, the enlarged roof of the first floor rear projection would create a form of screening which would preclude any harmful overlooking to the garden area of No.14. To the west, the balcony's flank would face the front elevation of dwellings within Burges Road with the closest dwelling measuring 31m from the development. A minimum distance of 24.85m is maintained from the balcony to the rear site boundary and a separation distance of at least 41m is maintained to rear windows of neighbouring dwellings in Gloucester Terrace. On this basis it is not considered that significantly harmful overlooking would occur to the dwellings or private amenity areas of any properties in Burges Road, Burges Terrace and Gloucester Terrace. The proposal is not considered to have any other significant impact on these occupier's amenity in any relevant regard.
- 7.16 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**

- 7.17 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.
- 7.18 The development is not liable for a payment under the Community Infrastructure Levy Regulations 2010 (as amended).

## **Equality and Diversity Issues**

- 7.19 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**

- 7.20 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**

- 8.1 **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: 010 Revision A, 012 Revision 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), 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.**

**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 within the roof to the rear of the dwelling as shown on approved plan 012 Revision C and the existing balcony at first floor level to the front of the dwelling, the roof areas of the development hereby approved shall not be used as a balcony, roof garden, terrace or any similar purpose 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 proposed rooflight in the eastern flank elevation of the development hereby approved, shown on drawing number 012 Revision C, 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 where it is less than 1.7 metres above internal finished floor level of the room or internal area served before the development is first used or occupied 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).

### **Positive and Proactive Statement:**

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, 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.**