

Reference:	23/00197/FULH	
Application Type:	Full Application - Householder	
Ward:	Thorpe	
Proposal:	Erect part single/part two storey rear extension with balcony to rear at first floor level, extend existing dormer to side, single storey front/side extension to form porch area, install rooflights to side elevations and alterations to front elevation	
Address:	423 Woodgrange Drive, Southend-on-Sea, Essex, SS1 3EB	
Applicant:	Mr Martin Hainesborough	
Agent:	Mrs Lindsey Wislocki of Hedgehog Architects	
Consultation Expiry:	7th March 2023	
Expiry Date:	11th April 2023	
Case Officer:	James Benn	
Plan Nos:	P1000, P1001 Rev A	
Supporting Documents:	N/A	
Recommendation:	GRANT PLANNING PERMISSION subject to conditions	



1 Site and Surroundings

- 1.1 The application site contains a detached chalet bungalow on the north-western side of Woodgrange Drive, close to its junction with Woodgrange Close (south-west).
- 1.2 The immediate streetscene is predominantly characterised by two-storey detached chalets and dwellinghouses of similar size, scale and design. There are many examples of side dormers and attached garages in the immediate streetscene and there are some examples of single storey side extensions. Rear extensions are common in the rear garden scene.
- 1.3 The position of the application dwelling on a slight bend in the road is such that the immediate neighbouring dwellings are set at a slight angle away from the application dwelling.
- 1.4 The site is not in a conservation area or subject to any site-specific planning policy designations. Land levels rise to the rear of the dwelling (south-east to north-west).

2 The Proposal

- 2.1 Planning permission is sought to erect a part single/part two storey rear extension with a balcony to the rear at first floor level, to extend the existing dormer to the side, to erect a single storey front/side extension to form a porch area, to install rooflights to the side elevations and for alterations to the front elevation.
- 2.2 The single storey element of the proposed rear extension would have a flat roof with a parapet wall and would be up to the shared side boundary to the south-west being at least 1.4m away from the boundary to the north-east which splays away. It would be some 4.2m deep, 9.9m wide and 3.2m high. Two rooflights would be in the flat roof. It would have bifold doors, a pedestrian door and a window in the rear elevation. The ground floor of the rear extension would provide a kitchen/dining/lounge area, a utility room and a WC room. An existing shed and an existing conservatory would be removed to accommodate the rear extension.
- 2.3 The two-storey element of the proposed rear extension would have a dual-pitched roof with four roof lights and would be some 4.2m deep, 4.1m wide and 7.3m high to the roof ridge (4.3m high to the eaves). This element of the proposal would be at least 4.6m away from the south-western boundary, at least 2.6m away from the north-eastern boundary and some 18.4m away from the rear boundary. The rear elevation wall would be glazed and set back to accommodate the first floor balcony. The balcony area would be enclosed within the flank walls of the two-storey extension and a glass balustrade to the rear elevation would be some 3.5m wide by 1.2m deep. The first floor of the rear extension would provide a bedroom.
- 2.4 The proposed flat roofed side dormer (inclusive of the existing flat roofed dormer) would be some 1.9m deep, 6.7m wide and 2.15m high. By comparison the existing side dormer is some 1.9m deep, 3.05m wide and 2.15m high so the side dormer would be extended in width (towards the rear of the dwelling) by some 3.65m. The proposed dormer would have two windows, increased from one existing window and would be some 3.1m away from the flank boundary of the site. The dormer extension would provide an ensuite.
- 2.5 The proposed front/side extension would have a flat roof with a slight pitch and would abut the south-western side boundary, attached to the front of the existing porch which has a similar roof. It would be some 3.46m deep, between 2.4m and 2.6m wide, and 2.8m high and would be set back some 0.5m from the main front building line. The front elevation

would provide a porch area and would have a pedestrian entrance door and a full-length window.

- 2.6 The existing ground floor windows in the front elevation of the dwelling would be replaced and two chimneys would be removed. The proposed external materials are render and bricks to match the existing dwelling and aluminium fenestration.
- 2.7 During the course of the application amended drawings were submitted setting the proposed side dormer above the eaves of the existing dwelling.

3 Relevant Planning History

- 3.1 The most relevant planning history of the application site is listed below:

Table 1: Relevant Planning History of the Application Site

Reference	Description	Outcome
21/02429/FULH	Erect outbuilding in rear garden for use as inside/outside BBQ Area (Part-Retrospective)	Granted [18.03.2022]

4 Representation Summary

Call in

- 4.1 This application has been called into Committee by Councillor Woodley.

Public Consultation

- 4.2 Six (6) neighbouring properties were notified of the application by letter. Three (3) letters of representation have been received from two (2) addresses. Summary of objections:
- Residential amenity concerns.
 - Loss of sunlight.
 - Loss of heat from the sun.
 - Loss of privacy.
 - Obtrusive development.
 - The existing light protrusion will be made more problematic by the rooflights.
 - The existing outbuilding granted retrospectively causes noise disturbance during late hours.
 - Devaluation of properties.
 - Concerns over the side dormer addition.
 - The development will drive residents out of their homes.

[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 but were not found to justify 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 The Southend-on-Sea Design and Townscape Guide (2009)
- 5.6 Community Infrastructure Levy (CIL) Charging Schedule (2015)

6 Appraisal

Principle of Development

- 6.1 The principle of extending and 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 Southend-on-Sea Design and Townscape Guide provide further details on how this can be achieved.
- 6.4 Rear extensions are common in the surrounding rear garden scene with many single storey rear extensions and some examples of two storey rear extensions in the immediate rear garden scene at Nos 427 and 431 Woodgrange Drive. The proposed two storey element of the rear extension (including the balcony) has a dual-pitched roof continuing that of the existing dwelling but with a higher eaves height and is a relatively modest addition in terms of size and scale to the rear of the existing dwelling which is considered to integrate satisfactorily. The proposed single storey element is comparable to those existing in rear garden scene and rear extensions of this nature are common additions to dwellings.
- 6.5 The proposed side dormer extension would be visible in the streetscene but would be situated to the rear of the existing side dormer (towards the rear of the dwelling) which is already a feature in the streetscene. Existing side dormers are common in the immediate streetscene with many examples at Nos 421, 423, 438, 442 and some examples of larger dormers, comparable to the dormer proposed, at Nos 434 and 440 Woodgrange Drive. The existing dormer is not currently set above the eaves so appears poorly designed. As part of the proposal, the proposed side dormer (inclusive of the existing dormer) would be set above with eaves and well below the roof ridge and would therefore appear sufficiently incidental within the roof slope.
- 6.6 The proposed front/side extension would be to the front of the existing side porch. The extension would be similar in height and width to the existing porch and would be set back behind the main front building line by some 0.5m to appear as a subservient addition. No.421 Woodgrange Drive has an existing garage of a similar height and width as the proposal which is set back by a similar distance from the main front building line. Although attached garages to the side of dwellings predominately characterise the streetscene, the

application dwelling has an existing porch entrance with French doors and full-length windows and an example of a side extension with a front window is found at No.409 Woodgrange Drive.

- 6.7 The other aspects of the proposal, noting the rooflights, the removal of two chimneys and the replacement of ground floor windows in the front elevation of the dwelling, are considered modest and acceptable in nature.
- 6.8 Overall, 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

- 6.9 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.
- 6.10 The neighbouring dwelling to the north-east, No.425 Woodgrange Drive, is set at a slight angle away from the application dwelling. The proposed rear extension would be a minimum of 5.5m away from the flank wall of No.425's main dwelling and some 1.5m from the shared boundary. At No.425 there is an existing garage between the application dwelling and this neighbour. The proposed rear extension would project some 3.7m beyond the rear wall of No.425. Due to the separation distances, the existing garage situated on the boundary and the splayed relationship with No.425, it is not considered that the built form of the proposed rear extension would significantly harm the residential amenity of the occupiers of No.425 having regard to privacy, overlooking, outlook, noise and disturbance, visual enclosure, pollution, and daylight and sunlight.
- 6.11 The neighbouring dwelling to the south-west, No.421 Woodgrange Drive, is set at a slight angle away from the application dwelling. The proposed single storey element of the rear extension would be some 1.8m and the proposed two storey element of the rear extension would be some 6m from the flank wall No.421. The rear extension (both the single storey and two storey elements) would project some 4.2m beyond the rear wall of No.421. The single storey element of the rear extension would marginally encroach a notional 45 degree guideline projected from the ground floor doors in the rear wall of No.421 which serve a habitable room (lounge). However, due to the orientation of No.421, the splayed relationship, and the separation distances, on balance, it is not considered that the built form proposed would significantly harm the amenity of the occupiers of No.421 having regard to privacy, overlooking, outlook, noise and disturbance, visual enclosure, pollution, and daylight and sunlight.
- 6.12 The ground floor windows and doors in the rear elevation of the proposed rear extension look out into the deep rear garden and the flank boundaries are screened by fencing some 1.8m high to prevent significantly harmful overlooking or loss of privacy of the rear gardens of the adjoining neighbouring dwellings. The first floor doors and glazed wall in the rear elevation of the proposed rear extension and balcony offer potential for some overlooking and loss of privacy of rear gardens of adjoining neighbours. However, the balcony would be screened to the sides by the flank walls of the extension and there is not considered to

be a significantly harmful increase in loss of privacy or overlooking of these rear gardens over and above the existing situation taking into account the distance of some 18.4m from the rear boundary. Nor would any such limited overlooking and privacy impact which may arise be considered significantly harmful to neighbours' amenity when judged in its own right.

- 6.13 The proposed front/side extension would not project beyond the front wall of No.421 Woodgrange and is modest in size, comparable in height and width of the existing porch. The openings in the flank wall of No.421 are secondary windows/doors or serve non-habitable rooms. The proposed dormer extension would be contained within the roof of the existing dwelling. A condition is proposed requiring the proposed window to be top opening only and obscure glazed.
- 6.14 The other aspects of the proposed development, noting the rooflights which would be above eye level and unlikely to facilitate any views towards the neighbouring gardens, the removal of two chimneys and the replacement of ground floor windows in the front elevation of the dwelling, are considered modest and acceptable in nature.
- 6.15 Overall, 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.

Highways

- 6.16 Policy DM15 of the Development Management Document requires that all development should meet the minimum off-street parking standards. A provision of two parking spaces is required for a dwelling with two or more bedrooms.
- 6.17 The existing garage does not meet the Council's minimum dimensions of 7m by 3m to be considered as an existing parking space and there is no access for cars due to the existing porch situated to the front. Parking for 2 vehicles would be retained on the frontage. The proposal would not have a harmful impact on parking or highway safety and therefore the proposal is acceptable and policy compliant in highways terms.

CIL

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

Equality and Diversity Issues

- 6.19 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). They have concluded that the decision recommended will not conflict with the Council's statutory duties under this legislation.

Conclusion

6.20 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 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 shall only be undertaken in accordance with the following approved plans: P1000, P1001 Rev 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).

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 The proposed side dormer window 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 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).

05 The roof of the proposed development hereby approved (apart from the first floor balcony area hereby approved) shall not be used as a balcony, roof garden or terrace or for any other purpose at any time without express planning permission being granted by the Local Planning Authority. The roof can however be used for the purposes of maintenance or to escape in the event of an emergency.

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).

Informatives

- 1** You are advised that as the development equates to less than 100sqm of new floorspace 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 for further details about the Levy.
- 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.

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.