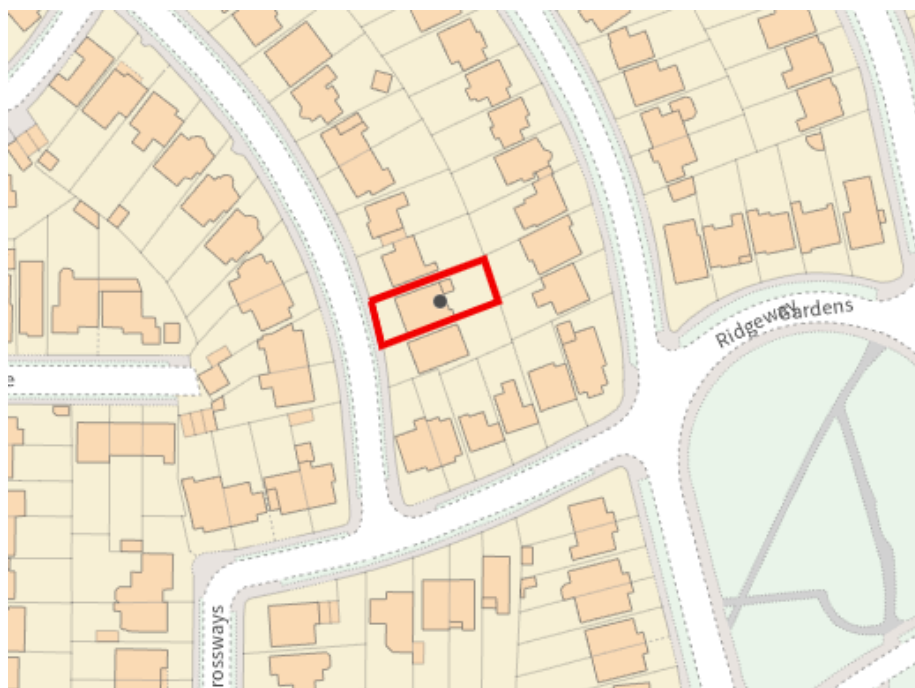


Reference:	23/00237/FULH	
Application Type:	Full Application - Householder	
Ward:	Chalkwell	
Proposal:	Hipped to gable roof extension to rear and dormers to front and side to form habitable accommodation in the loftspace, part convert integral garage to form habitable accommodation, layout hardstanding and planters and erect front and side boundary walls to frontage, install raised patio to rear and alter elevations	
Address:	62 Mount Avenue, Westcliff-on-Sea, Essex, SS0 8PT	
Applicant:	Ms Jessica Darke	
Agent:	Mr James Collinson of Design Spec Ltd.	
Consultation Expiry:	29th June 2023	
Expiry Date:	4th August 2023	
Case Officer:	James Benn	
Plan Nos:	3244/11/43 Rev 07 (Location Plan and Block Plan); 3244/11/43 Rev 07 (Existing and Proposed Elevations, Existing and Proposed Floor and Roof Plans, Existing and Proposed 3D)	
Supporting Documents:	Design Spec: Planning, Design & Access Statement (dated 8th February 2023); Email from agent dated 03.05.2023; Email from agent dated 12.05.2023	
Recommendation:	GRANT PLANNING PERMISSION subject to conditions	



1 Site and Surroundings

- 1.1 The application site contains a detached, two storey dwelling on the eastern side of Mount Avenue. The site's frontage is a mixture of paving and landscaping with a low brick wall fronting the public footpath. There is a mature street tree close to the north of the site next to the highway.
- 1.2 The area is residential in nature comprising predominantly large, detached two storey dwellings of similar size and scale most of which are traditional in design. There is a detached bungalow immediately south of the site. Front dual-pitched roof projections are common in the immediate streetscene. Many of the dwellings have alterations and extensions including some roof additions. There are some examples of more contemporary architecture having been incorporated in the vicinity of the site.
- 1.3 The site is not within a conservation area or subject to any site-specific planning policy designations. Land levels vary between plots due to local topography.

2 The Proposal

- 2.1 This application was deferred from the 5th July 2023 Development Control Committee for a Member site visit to be undertaken.
- 2.2 Planning permission is sought for a hipped to gable roof extension to the rear and dormers to the front and side to form habitable accommodation in the loftspace, to part convert the existing integral garage to form habitable accommodation, to layout a hardstanding and planters and erect front and side boundary walls to the frontage, to install a raised patio to the rear and to alter the elevations of both the dwelling and garage.
- 2.3 The proposed hipped to gable roof extension to the rear would be continuous with the roof ridge height of the existing dwelling, some 10.6m high, and it would have a rear (gable) window some 0.9m-3.05m high by 4m wide. Four rooflights would be installed in the northern side roof slope and two rooflights would be installed in the southern side roof slope.
- 2.4 The proposed front dormer would have a dual-pitched roof and would be some 2.55m deep, 2.9m high and 4.7m wide. It would have a front (gable) window some 0.95m-2.2m high by 2.5m wide.
- 2.5 The proposed side dormer would have a dual-pitched roof and would be some 2.8m deep, 3m high and 2.9m wide. It would have a side facing window.
- 2.6 The existing garage has an irregular flat roof which gently slopes up to the front and it would be amended to a flat roof with a rooflight which would adjoin to the flat roof of the existing side extension to the rear to form a continuous roof and would be some 3.9m high. There would be a roof canopy to the rear of it which would project some 1.2m deep. The garage conversion would provide a storage room, a study room and a seating area. It would retain a garage door in the front elevation. A ground floor side window would be installed.
- 2.7 The hipped roof of the existing ground floor front bay projection would be amended to a flat roof.
- 2.8 The flat roof of the existing rear extension which is some 3.75m high would be altered to a dual-pitched roof a maximum of some 4.5m high and the rectangular window in the rear elevation of the extension would be enlarged to form a (gable) window. The existing windows in the southern flank elevation of the extension would be replaced with full-length glazing.

- 2.9 The other alterations to the elevations consist of relatively minor alterations to the dwelling's existing fenestration.
- 2.10 The proposal would have white external walls, brown roof tiles and grey/black fenestration.
- 2.11 The paved hardstanding proposed to the front would be some 5.8m-6.6m deep by 11.3m wide. The northern side boundary wall proposed would be some 1m high, 0.45m deep and 5.9m wide and would have planting in the top. It would link to the front boundary wall which would be some 1m high, 0.55m-0.8m deep and 6.8m wide and which would also have planting in the top. The southern side boundary wall proposed would be some 0.8m high. A small planter is also proposed to the front of the dwelling's front bay projection. The walls and planter would be finished in white.
- 2.12 The paved raised patio proposed to the rear would infill the area between the flank wall of the existing rear extension and the rear walls of the existing garage and main dwelling. It would be set up to the southern side boundary and would be some 3m deep by 6.4m wide and 1m high above ground level. It would have raised planters to the rear.
- 2.13 Amended plans were submitted during the course of the application. The amendments included reducing the height of the rear facing hip to gable window, proposing more landscaping in the frontage, removing a proposed vehicle crossover for access to an in/out driveway, proposing additional rooflights, and proposing a roof canopy to the rear of the side extension.

3 Relevant Planning History

- 3.1 None.

4 Representation Summary

Parks

- 4.1 No objections raised.

Highways

- 4.2 No objections raised.

Public Consultation

- 4.3 Eight (8) neighbouring properties were notified of the application by letter. Six (6) letters of representation have been received from three (3) addresses. Summary of comments:
- Residential amenity concerns including overlooking and loss of privacy to rear gardens and habitable rooms and dominant, overbearing and intrusive development.
 - The small gardens in this part of Mount Avenue and Hillway exacerbate the sense of enclosure.
 - Out of character with development in the area.
 - The similar schemes identified in the Design, Access & Planning Statement are not comparable to the current proposal.
 - The Design, Access & Planning Statement contains a road error in a similar scheme identified.
 - A similar proposal at 33 Hillway was refused planning permission (ref. 22/01382/FULH) and then approved (22/02154/FULH) following the removal of a large gabled roof enlargement which was amended to a rear dormer.
 - Regrettable that the new residents wish to seek to enlarge an already extended house.

[Officer comment: The refused application at 33 Hillway (ref. 22/01382/FULH) was materially different in that it included a hipped to half-hipped roof extension to the sides such that it was found, on its individual merits, to be incongruous, bulky and excessively dominant. All relevant planning considerations have been assessed within the appraisal section of the report. The concerns within the representations 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 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

- 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 The surrounding area is predominantly characterised by large two storey, detached dwellings of similar size and scale most of which are traditional in design. There are some examples of more contemporary architecture having been incorporated into extended and/ or remodelled dwellings in the vicinity of the site. The hipped to gable roof enlargement to the rear continues the roof of the existing dwelling as it is set at a similar roof ridge height. This form is not wholly subservient but due to its siting to the rear, public views would be limited to glimpses through built form from the south. It is considered to integrate sufficiently with the host dwelling and is acceptable in design terms.

- 6.5 Front dual-pitched roof projections are found in the immediate streetscene along Mount Avenue. The form and scale of the proposed dual-pitched roofed front dormer would reflect these elements and with a contemporary appearance due to the distinctive shape of its front (gable) window. This and the similar feature window in the new rear gable would transform the character and appearance of the dwelling but in manner which staff consider to be cohesive and suitably resolved. Provided the character and appearance of a streetscene and wider surroundings is not harmed, national planning guidance would not discourage the identity of non-protected buildings such as this being given a different architectural style including a contemporary theme. In this instance there are no designations offering specific protection for the current traditional style and form of the dwelling. Dwellings in this southern part of Mount Avenue are distinctively traditional in appearance but more widely there are some limited contemporary references and design cues within the vicinity including entire dwelling remodelling. Attaching weight to the variety of architecture within the broader vicinity it is not considered that this enlarged and contemporarily-remodelled dwelling would be significantly out of place or significantly harmful in this context. Although limited, if any, examples of side dormers are found in the immediate streetscene, the proposed side dormer is set sufficiently within the side roof slope to appear incidental and subservient and is acceptable on its merits in design terms.
- 6.6 The existing garage roof is a weak feature in the streetscene as it is set below the flat roof of the existing side extension to the rear which is visible in the streetscene. The proposal would increase the height of the garage to a similar height as the existing side extension to form a continuous flat roof. This is considered to give the garage, and the dwelling overall, a more cohesive appearance and is therefore considered to be acceptable in design terms.
- 6.7 The proposed alteration to the existing hipped roof of the ground floor front bay projection to a flat roof would integrate satisfactorily with the proposal's contemporary appearance overall. It is therefore considered acceptable in design terms.
- 6.8 The proposed paved hardstanding would create a strong contemporary appearance to the dwelling's setting. This would contrast with the currently intact and largely enclosed traditional front garden. Nevertheless no significant harm is identified and it would be generally consistent in appearance with examples of other such frontages elsewhere in this road. In terms of landscaping, the planters in the frontage provide some limited soft landscaping. During the course of the application amendments were made to the proposed landscaping and two additional planters have been added to the frontage which soften the frontage's appearance to a reasonable extent. Overall, the paved hardstanding is considered to be acceptable in design terms subject to a condition requiring it to be permeable.
- 6.9 The proposed side boundary walls to the frontage, one of which would provide soft landscaping, are relatively minor additions and they are limited in height to a maximum of some 1m. They are considered acceptable in design terms.
- 6.10 The other alterations, noting the dual-pitched roof alteration to the existing rear extension, the raised patio to the rear which includes some soft landscaping, the modest alterations to the existing fenestration and the modestly sized rooflights are considered acceptable in nature and in design terms.
- 6.11 Overall, and acknowledging that the proposal is intended to give the dwelling a cohesive, contemporary appearance, 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

- 6.12 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.
- 6.13 The proposed hipped to gable and front and side dormer extensions would be situated within the footprint of the existing building and it is considered that their built form would not significantly harm to neighbouring occupiers' amenity in any relevant regards. The proposed side dormer window serves a staircase and a condition is recommended for this window to be obscure glazed with limited openings to prevent the potential for any significantly harmful overlooking or loss of privacy to neighbouring occupiers.
- 6.14 The proposed rear facing hip to gable window is relatively large in proportions. In response to third party objections amended plans have been submitted during the course of the application reducing its height. It would look out into the site's rear garden which is some 12m deep to the rear boundary. The rear walls of the neighbouring dwellings to the rear of the site in Hillway are separated from the rear wall of the application dwelling by at least some 23m which is considered to be an acceptable relationship. The rear boundary and side boundaries of rear gardens in the immediate rear garden scene are characterised by having tall vegetation, some of which is significantly above average fence height of some 1.8m, which provides some screening between neighbouring rear gardens. Limited weight can be attached to this factor, nevertheless the relationship of the hip to gable window to neighbours' rear garden privacy is considered to be acceptable in its own right. Similarly, noting that the rear garden scene is already open to overlooking from various dwellings' first floor windows it is not considered that any increased potential for overlooking or loss of privacy for the development to the rear gardens or elevations of the flank neighbouring dwellings would be significantly harmful in this context.
- 6.15 The neighbouring dwelling to the south, No.64 Mount Avenue, is set at a lower ground level and has its entrance door in its northern flank wall facing the application site. The proposed raised patio set up to the southern shared boundary, due to its height of some 1m, could provide potential for harmful overlooking and loss of privacy to No.64's rear garden and rear ground floor windows which serve a habitable room. However, it is relatively modest in depth and width in terms of being used for external amenity and there is existing boundary treatment consisting of a fence with a trellis and foliage (the latter to have no material weight attached in the assessment) some 2m high which provides screening to some extent to prevent significant harm to the occupiers of No.64 having regard to overlooking and loss of privacy. It is not considered that the relatively modest alterations to the existing garage which is set up to the shared boundary, consisting of the increase in its height and the proposed flank window, would significantly harm the amenity of the occupiers of No.64 in any relevant regards due to No.64's flank windows being secondary in nature or serving non-habitable rooms and as No.64's flank wall is separated from the existing garage's flank wall by some 1.7m. Overall it is not considered that the proposal would cause significant harm to the amenity of the occupiers of No.64 Mount Avenue in any relevant regards.
- 6.16 The existing rear extension is set some 1.5m from the shared boundary to the north with No.60 Mount Avenue and the proposed dual-pitched roof alteration to its flat roof would increase its maximum height from 3.75m to 4.5m. No.60 contains several windows in its southern flank elevation none of which have been identified as primary habitable room windows. Noting the separation distance, and the roof form which slopes down to an eaves height of some 3.6m towards the shared boundary, it is not considered that the proposal,

would significantly harm the amenity of the occupiers of No.60 in any relevant regards.

- 6.17 The proposed rooflights due to their siting and relatively modest size are considered acceptable in nature in terms of their amenity impacts on neighbouring occupiers.
- 6.18 Remaining alterations to the elevations, are relatively minor with no identified harm to amenity in any relevant regards.
- 6.19 The proposed hardstanding, front and side boundary walls and planters in the frontage cause no identified harm to amenity in any relevant regards.
- 6.20 All other dwellings are sufficiently removed from the proposal to prevent any significant harm in any relevant amenity regards.
- 6.21 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 these respects.

Highways

- 6.22 Policy DM15 of the Development Management Document requires that all development should meet the minimum off-street parking standards. A provision of a minimum of two off-street parking spaces is required for a 2+ bedroom dwelling.
- 6.23 The proposed garage does not meet the Council's minimum dimensions of 7m by 3m to be considered as a useable parking space. Two off-street parking spaces are proposed on the frontage which is a net increase of one parking space. The Council's Highways team have raised no objections. Therefore, the proposal would not have a harmful impact on parking or highway safety and is acceptable and policy compliant in highways terms.

CIL

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

Equality and Diversity Issues

- 6.25 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

- 6.26 This proposal is intended to give the dwelling a cohesive, contemporary appearance. 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 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: 3244/11/43 Rev 07 (Location Plan and Block Plan); 3244/11/43 Rev 07 (Existing and Proposed Elevations, Existing and Proposed Floor and Roof Plans, Existing and Proposed 3D).**

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 south 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 1.7m above internal finished floor level of the internal area served 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 flat roofs of the development 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 roofs 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).

- 06 Prior to its first use, the hardstanding to the front, hereby approved, shall be finished in permeable materials only and maintained as such for the life of the development.**

Reason: To reduce the cumulative impact of development on the natural environment

and infrastructure in accordance with Policy KP2 of the Core Strategy (2007).

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 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.