

Southend-on Sea City Council

Development Control Committee 01 February 2023

SUPPLEMENTARY REPORT

Agenda Item 4	Pages 9-84
22/01151/FULM	Laburnums, 20 Chalkwell Avenue, Westcliff on Sea (Chalkwell Ward)
Section 2 and 7	Correction Paragraphs 2.3 and 7.12 Housing Mix The housing mix in the report is given as 11 x 1 bed and 16 x 2 beds. The correct mix is 12 x 1 beds and 15 x 2 beds.
Section 7	Paragraph 7.14 This paragraph should read: Policy CP8 seeks an affordable housing provision of 20% for major residential proposals of 10-49 dwellings which should be split 60:40 between affordable rented and shared ownership units. Were it to apply here, a policy compliant mix would comprise 2 4 affordable rented units and 2 shared ownership units. Paragraph 7.39 This paragraph should read 7.39 The proposal has 12 habitable room windows (6 living room and 6 bedroom windows) and 4 further non habitable room windows on its north south elevation facing Kingswell at a separation of 10m from the boundary. The proposal has no projecting balconies facing
	Paragraph 7.40 This paragraph should read: 7.40 The existing building is some 39m from the eastern boundary with the garden of No 63 Imperial Avenue to the west east which stretches past Kingswell and adjoins the application site.
Condition 4	Correction This condition should read: 04 Notwithstanding the details shown on the plans submitted and otherwise hereby approved, no construction

works other than demolition **and construction up to ground floor** above slab level shall take place unless and until full detailed design drawings and cross sections of the feature gables and porches including eaves and decoration and supports, window reveals and lintel details, roof edge detail for the 2 storey flat roof section and flat roof area to the main roof and at a scale of 1:20 or 1:10 as appropriate have first been submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details before it is brought into use.

Additional Condition

20 Notwithstanding the details shown in the plans submitted and otherwise hereby approved none of the building hereby granted consent shall be occupied unless and until plans and other appropriate details are submitted to the Local Planning Authority and approved in writing which specify all windows in the proposed building that are to be permanently glazed with obscured glass and fixed shut or provided with only a fanlight opening and the manner and design in which these windows are to be implemented. Before the buildings hereby approved are occupied the development shall be implemented in full accordance with the details and specifications approved under this condition and shall be permanently retained as such thereafter.

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