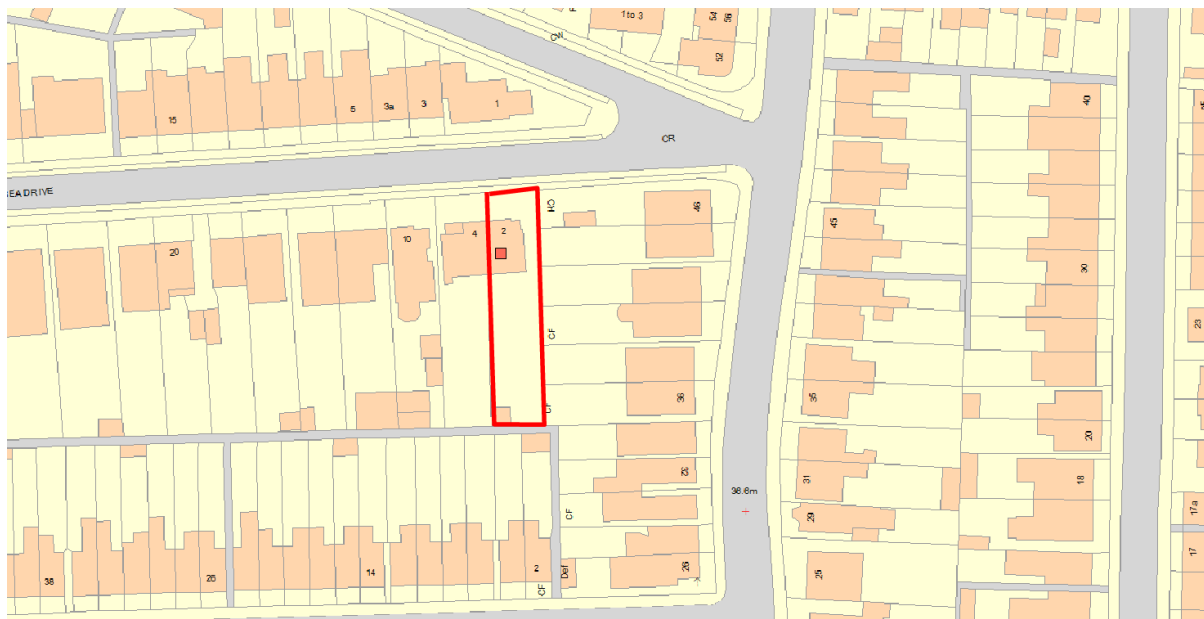


Reference:	22/00722/FULH	
Application type:	Full Application - Householder	
Ward:	Blenheim Park	
Proposal:	Hipped to gable roof extension with dormer to rear to form habitable accommodation in the loftspace, erect part single/part two storey side and rear extension and new porch to front	
Address:	2 Silversea Drive, Westcliff-on-Sea, Essex, SS0 9XE	
Applicant:	Ms Horseman	
Agent:	Mr Alan Gloyne of ABG Architecture Ltd.	
Consultation Expiry:	21.07.2022	
Expiry Date:	29.07.2022	
Case Officer:	Oliver Hart	
Plan Nos:	114-P01; 114-P02C; 114P03C	
Recommendation:	GRANT PLANNING PERMISSION subject to conditions	



1 Site and Surroundings

- 1.1 The application site is occupied by a semi-detached dwellinghouse on the south side of Silversea Drive.
- 1.2 The surrounding area is characterised predominantly by semi-detached and terraced dwellinghouses of similar size, scale and design to the application dwelling. A number of neighbouring properties have additions and alterations, inclusive of rear dormers and part single/part two storey rear extensions.
- 1.3 The application site is not located within a conservation area or subject to any site-specific planning policy designations.

2 The Proposal

- 2.1 The application seeks planning permission to erect a hipped to gable roof extension with a dormer to the rear to form habitable accommodation in the loftspace, to construct a single storey side extension, a part single/part two-storey rear extension and a new porch to the front.
- 2.2 The dormer would be flat roofed, some 2.95m in maximum height, 3.3m deep and 6.5m wide. Finishing exterior materials are shown as timber cladding to the dormer cheeks.
- 2.3 The single storey side extension would have a dummy parapet roof to the front, some 3.6m in maximum height, 2.75m high to eaves, and a flat roof to the rear, some 3.1m high. It would measure some 12.5m in total depth, projecting 4.7m beyond the main rear wall and 2.5m from the side wall. The single storey element of the proposal would wrap around the rear of the dwelling continuing the flat roofed arrangement and would extend the full width of the dwelling. Finishing exterior materials are shown as render and roof tiles to match the existing dwelling.
- 2.4 Following receipt of amended plans sought during the course of the application, the first-floor rear element of the proposal would be pitch roofed and positioned to the easternmost side of the application dwelling, 3.5m in maximum depth, 7.7m in maximum height and 4.5m wide. Finishing exterior materials are shown as render to match the existing dwelling.
- 2.5 The proposed front porch would have a mono-pitched roof some 3.6m in maximum height, 2.75m high to eaves, 2.25m wide and would project a maximum 1.85m forward of the host dwelling.
- 2.6 The application is presented to Development Control Committee as the applicant is an employee of the council.

3 Relevant Planning History

- 3.1 21/01624/CLP- Hip to gable roof extension, dormer to rear to form habitable accommodation in roofspace, part single/part two storey rear extension, single storey side extension, alter elevations (Lawful development certificate-proposed)-Refused

- 3.2 21/02142/CLP- Hip to gable roof extension, dormer to rear to form habitable accommodation in roofspace, part single/part two storey rear extension, single storey side extension, alter elevations (Lawful development certificate-proposed) (Amended Proposal)- Refused

4 Representation Summary

Public Consultation

- 4.1 Seventeen (17) neighbours were notified of the application. Two representations from one household have been received. Summary of comments:

1. Overlooking and loss of privacy concerns
2. Extensions are over-scaled and not in keeping with the surrounding area.

Officer comment: The representations have been taken into consideration and the relevant planning matters raised are discussed in subsequent sections of the report. The objecting points raised by the representations have been taken into account in the assessment of the proposal but are not found to represent justifiable reasons for recommending refusal in the circumstances of this case.

5 Planning Policy Summary

- 5.1 National Planning Policy Framework (NPPF) (2021).
- 5.2 National Design Guide (2021)
- 5.3 Core Strategy (2007): KP2 (Development Principles), CP3 (Transport and Accessibility), CP4 (Environment & 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 & Townscape Guide (2009).
- 5.6 Community Infrastructure Levy (CIL) Charging Schedule (2015)

6 Planning Considerations

- 6.1 The proposal would not increase the need for parking nor reduce the current off-site parking provision. The key considerations in relation to this application are the principle of the development, design and impact on the character of the streetscene, impact on residential amenity and CIL contributions.

7 Appraisal

Principle of Development

- 7.1 The dwelling is located within a residential area and an extension or alteration to it is considered acceptable in principle. Other material planning considerations are discussed below.

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.
- 7.4 The proposed hip to gable roof enlargement would unbalance the relationship between the application dwelling and its semi-detached pair. This is a negative aspect of the proposal. However, the character of this road is mixed and having regard to the varied design of neighbouring properties and the presence of comparable roof enlargements in the immediate vicinity, the proposed gabling of the roof is considered to be of an acceptable form and design.
- 7.5 The size and scale of the rear dormer is significant however, it would be set in from the eaves, ridge and flanks. Dormers of comparable size and scale are also noted in the immediate vicinity including to the west, along Silversea Drive. Weighed into the balance also is the conformity of the dormer with regards to its size, scale and siting with permitted development criteria. On this basis and on balance, the proposed dormer is considered acceptable with regards to its design and character impacts.
- 7.6 The proposed single storey side and rear extensions are considered to be of an acceptable form and design with a complementary roof form and materials that match the existing dwelling such that the extension would appear suitably integrated. The size and scale of the extension would maintain subservience to the size and scale of the host dwelling.
- 7.7 The first-floor rear element of the development is located in an area which is not exposed to significant public vistas. Nevertheless, the pitched roof form and design of the extension are considered to be appropriate in its context, noting similar development to the rear of properties to the west of the site. Subject to conditions to ensure use of matching materials, the first-floor rear extension does not significantly harm the character and appearance of the site and the surrounding area.
- 7.8 No objection is raised to the proposed porch element to the front elevation which is considered to appear as a suitably subservient and well-integrated addition that would maintain the character and appearance of the dwelling and the wider streetscene to an acceptable degree.
- 7.9 Taking into account the above, the proposal is unacceptable and contrary to policy in those regards.

Impact on Residential Amenity.

- 7.10 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.
- 7.11 The application property is attached by 4 Silversea Drive (to the west) and bounded by the rears of Nos. 36 and 46 Southbourne Grove to the east.
- 7.12 Having regard to the containment of the dormer within the existing rear roof slope, the position of the proposed gable (to the east) and the separations involved to the rears of those dwellings along Southbourne Grove, it is not considered the proposed roof additions/alterations would give rise to any significant harm to the amenity of occupants of any neighbouring addresses by way of material loss of light, outlook or an undue increased sense of enclosure.
- 7.13 The rear dormer provides potential for some overlooking of rear gardens of adjoining neighbouring properties however, there is already an existing degree of upper floor overlooking at present which is representative of the levels of amenity generally enjoyed in this rear garden environment. The dormer has a Juliet style balcony inset to the room it serves. On this basis, it is not considered that the proposed dormer would give rise to a material increase in overlooking or loss of privacy to these neighbouring properties materially beyond existing levels, nor to an unacceptable degree.
- 7.14 The proposed single storey rear extension would project a maximum 3.7m beyond the rear elevation of No.4. Whilst the single storey element is positioned along the shared boundary, this projection is considered modest and noting, the single storey nature of the extension, it is not considered to give rise to any significantly harmful impacts on neighbour amenity in any regard. The first-floor element would project some 3.5m beyond the rear elevation of this neighbour. A 2.25m separation would be retained between the first-floor extension and No.4. Regard is also had to the modest eaves height of the first-floor element and the south-facing nature of neighbouring rear windows such that a notional 45-degree guideline taken from the neighbours' rear windows would not be breached. It is therefore considered that this element of the proposal would not result in a significant loss of light or outlook, nor an issue of overbearing or undue sense of enclosure for the occupants.
- 7.15 The modest size and scale of the front porch together with its separations to neighbouring habitable accommodation are such that this element of the proposal would not give rise to any significantly harmful amenity impacts on the neighbouring occupants in any relevant regard.
- 7.16 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.

Community Infrastructure Levy

- 7.17 The proposed development equates to less than 100sqm of new floorspace. As such, the development benefits from a Minor Development Exemption under the Community Infrastructure Levy Regulations 2010 (as amended) and no charge is payable.

Equality and Diversity Issues

- 7.18 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.

8 Conclusion

- 8.1 For the reasons outlined above, the proposal is found to be unacceptable and contrary to 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 refused.

9 Recommendation

GRANT PLANNING 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 in accordance with the following approved plans: 114-P01; 114-P02C; 114P03C**

Reason: To ensure that the development is carried out in accordance with the provisions of the Development Plan.

- 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 dwelling. This applies unless differences are shown on submitted plans.**

Reason: In the interests of visual amenity and to ensure that the appearance of the building makes a positive contribution to the character and appearance of the area. This is as set out in the National Planning Policy Framework (2021), Core Strategy (2007) policy KP2 and CP4, Development Management Document (2015) policy DM1, and advice contained in the Southend-on-Sea Design and Townscape Guide (2009).

- 04 The flat roof of the single storey extension hereby approved shall not be used as a balcony, roof garden or similar amenity area or for any other purpose unless express planning permission has previously been obtained. The roof can however be used for the purposes of maintenance or to escape in an emergency.**

Reason: To protect the privacy and environment of people in neighbouring residential properties, in accordance with the Core Strategy (2007) policies KP2 and CP4, the Development Management Document (2015) policies DM1 and DM3 and advice contained within the Southend-on-Sea Design and Townscape Guide (2009)

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 You are advised that as the proposed extension(s) to your property equates to less than 100sqm of new floorspace the development would benefit from a Minor Development Exemption under the Community Infrastructure Levy Regulations 2010 (as amended) and as such no charge would be payable. See 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 may 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 borough.**