
Appeal Decision

Site visit made on 15 September 2020

by G Pannell BSc (Hons) MA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 30th September 2020

Appeal Ref: APP/D1590/W/20/3253898

Bridge House, Ness Road, Shoeburyness, Southend-on-Sea SS3 9PG

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr James Crossley against the decision of Southend-on-Sea Borough Council.
 - The application Ref 20/0036/FUL, dated 12 January 2020, was refused by notice dated 28 April 2020.
 - The development proposed is two storey side extension to create self-contained one-bedroom dwellinghouse.
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Decision

1. The appeal is allowed and planning permission is granted for two storey side extension to create self-contained one-bedroom dwellinghouse at Bridge House, Ness Road, Shoeburyness, Southend-on-Sea SS3 9PG in accordance with the terms of the application, Ref 20/0036/FUL, dated 12 January 2020, and the plans submitted with it, subject to the conditions set out in the attached schedule.

Main Issue

2. The main issue is the effect of the development on the character and appearance of the area.

Reasons

3. The appeal site comprises a two storey detached building which contains five self-contained flats. The site is located on Ness Road, fronting onto the roundabout with junctions to Elm Road, Caulfield Road and Delaware Road.
4. The site is bordered on both sides by a car sales/ repair garage which extends behind the appeal site. It includes forecourts with cars displayed for sale. This commercial use is a prominent feature within the predominately residential area which is beyond the appeal site.
5. The scale of the existing two storey building contributes to its presence within the street scene. Its position on the roundabout also makes it visible from a number of viewpoints as you enter and exit the roundabout, either in a vehicle or on foot as a pedestrian. The frontage bay windows are a notable feature of the building, however the building is of limited architectural merit, with its design and construction being typical of other residential development within the area and reflective of its age.

6. The development comprises an extension to form an additional dwelling, with its own separate entrance, attached to the end of Bridge House. The extension would maintain the ridge height of Bridge House and the entrance porch would reflect that of the host property.
7. The development has not been designed to be subservient to the main building, in terms of ridge height or set back from the front elevation. However the overall footprint of the extension would be submissive to the original dwelling in terms of its width. The proposed extension does not include projecting bay windows and this also helps to ensure its subservience. The extension would be finished in matching materials and would maintain the proportions of its hipped roof.
8. I accept that the proposed extension would result in a loss of symmetry to the front elevation, however the inclusion of the entrance porch would add a degree of cohesion and breaks up the overall massing of the building. Therefore, I do not consider that the extension would result in a poor relationship with the existing building. In addition, the buildings design and symmetry is not replicated within the immediate vicinity of the site and the building already appears as a separate standalone structure. As such I do not consider that the resultant development, despite its loss of symmetry, would be incongruous within the street scene.
9. I therefore conclude that the proposed development would not harm the character and appearance of the area. The development would comply with Policies KP2 and CP4 of the Southend on Sea Core Strategy 2007 (CS) which together require development to maintain and enhance the appeal and character of residential areas, securing good relationships with existing development and respecting the scale and nature of that development.
10. The development would also be in accordance with Policy DM3 of the Southend on Sea Development Management Document 2015 (DMD), which supports the efficient and effective use of land, provided that there is no conflict with the character and grain of the local area and Policy DM1 which sets out the design principles for the development, which is linked to the Design and Townscape Guide Supplementary Planning Document (SPD).

Conditions

11. The Council has suggested 7 conditions. I have considered these in light of the Planning Practice Guide and the tests of the Framework and where necessary amended them for clarity. In addition to the standard implementation condition it is necessary, for the avoidance of doubt, to define the plans with which the scheme should accord. In the interests of the character and appearance of the area a condition requiring the submission of samples of the materials is necessary and reasonable.
12. In order to ensure an appropriate level of on-site parking provision, I have imposed a condition requiring the parking space to be provided prior to occupation of the dwelling and retained for the life of the development.
13. Noting the requirements of policy DM2 of the DMD and KP2 of the CS, it is necessary to impose conditions relating to water efficiency and renewable energy/energy efficiency measures.

14. I have not imposed a condition requiring the development to be in accordance with Building Regulations part M4(2) as I have not been provided with a policy which allows this condition to be imposed. I have had regard to the Design and Townscape Guide 2009 however it does not reflect current policy guidance.¹

Conclusion

15. For the reasons given above I conclude that the appeal should be allowed.

G. Pannell

INSPECTOR

Schedule of conditions

- 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
- 2) The development hereby permitted shall be carried out in accordance with the following approved plans: 19/0106/000 Option C; 19/0106/001 Option C; 19/0106/002 Option C; 19/0106/003 Option C; 19/0106/004 Option C
- 3) No development above slab level shall take place until details of the materials to be used in the construction of the dwelling hereby permitted, including walls, roof, windows and doors, have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved materials.
- 4) The dwelling hereby permitted shall not be occupied until space has been laid out within the site in accordance with drawing no. 19/0106/000 Option C for 6 cars to be parked and that space shall thereafter be kept available at all times for the parking of vehicles.
- 5) No development above slab level shall take place until a scheme (including a timetable for implementation) to secure at least 10% of the energy supply of the development from decentralised and renewable or low carbon energy sources has been submitted to and approved in writing by the local planning authority. The approved scheme shall be implemented prior to first occupation of the development and thereafter retained in perpetuity.
- 6) The dwelling shall not be occupied until the Building Regulations Optional requirement Part G (water efficiency) of Schedule 1 and regulation 36 (2b) to the Building Regulations 2010, as amended has been complied with.

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¹ Housing: Optional Technical Standards Paragraph: 007 Reference ID: 56-007-20150327