



# Leigh-on-Sea Town Council

71-73 Elm Road, Leigh-on-Sea, Essex SS9 1SP - Tel: 01702 716288  
[council@leighonseatowncouncil.gov.uk](mailto:council@leighonseatowncouncil.gov.uk) [www.leighonseatowncouncil.gov.uk](http://www.leighonseatowncouncil.gov.uk)



Chairman: Cllr Jill Healey  
Vice-Chairman: Cllr Vivien Rosier  
Town Clerk: Helen Symmons PSLCC

Members are requested to attend an online meeting of the  
**PLANNING, HIGHWAYS AND LICENSING COMMITTEE** of Leigh-on-Sea Town Council  
on **Tuesday 14<sup>th</sup> July 2020** commencing at **7.30 pm**.

In accordance with Paragraphs 7 & 10(2) (b) of Schedule 12A of the Local Government Act 1972 and The Local Authorities and Police and Crime Panels (Coronavirus) (Flexibility of Local Authority and Police and Crime Panel Meetings) (England and Wales) Regulations 2020, you are hereby summoned to a meeting of Leigh-on-Sea Town Council, to be held online on Tuesday 14<sup>th</sup> July 2020 commencing at 7.30pm when it is hoped to transact the following business.

All participants are requested to enter the waiting room between 7.15 and 7.25 pm, ready for the meeting to commence at 7.30 pm.

To join the meeting:

Either click on this link

<https://us02web.zoom.us/j/2840165282?pwd=MVhpYnVNODBzSXk5U1hqUjZkZkZDZzOj09>

or use the Zoom App on your device and input:

Meeting ID: 284 016 5282  
Password: 1996

Or you can phone dial into the meeting audio using one of the phone numbers:

One tap mobile  
+442034815237,,2840165282#,,,,0#,,1996# United Kingdom  
+442034815240,,2840165282#,,,,0#,,1996# United Kingdom

Dial by your location  
+44 203 481 5237 United Kingdom  
+44 203 481 5240 United Kingdom  
+44 131 460 1196 United Kingdom  
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Meeting ID: 284 016 5282  
Password: 1996

Members of Council and members of the public are reminded that the meeting may be recorded by the Town Clerk in both audio and video to assist with the recording of Council minutes.

### **Committee Membership**

Cllrs: *Jill Healey (Chairman), Vinice Cowell, Doug Cracknell, Anita Forde, Paul Gilson, Damian O'Boyle and Vivien Rosier*

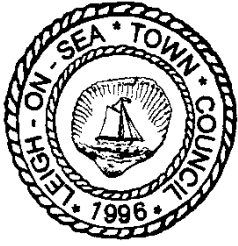
*Helen Symmons*

Helen Symmons PSLCC  
Town Clerk  
9<sup>th</sup> July 2020

**Any member who is unable to attend the meeting should send their apologies before the meeting**







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**Due to the current situation with COVID-19 the Town Clerk in consultation with the Chairman of the Council made the following delegated decisions relating to planning Consultations under Standing Order 30. Councillors were invited to send in their comments which were considered fully along with any correspondence from residents on an application.**

## PLANNING APPLICATIONS CONSIDERED UNDER DELEGATED AUTHORITY

LOS/20/0059                                      SOS/20/00204/FULH                                      **(THAMES WARD)**  
[5 THAMES DRIVE, LEIGH-ON-SEA, ESSEX, SS9 2XQ](#)  
Erect dormer to rear to form habitable accommodation in the loft space.

**NO OBJECTION**

LOS/20/0060                                      SOS/20/00322/FUL                                      **(THAMES WARD)**  
[19 MARINE CLOSE, LEIGH-ON-SEA, ESSEX, SS9 2RD](#)  
Erect single storey side and rear extension.

**NO OBJECTION**

LOS/20/0061                                      SOS/20/00392/FUL                                      **(ST. CLEMENTS WARD)**  
[26-28 SEAVIEW ROAD, LEIGH-ON-SEA, ESSEX, SS9 1AT](#)  
Erect part single/part two storey rear extension with balcony to 26 Seaview road, erect single storey rear extension to 28 Seaview road, alter elevation (Amended Proposal)

**NO OBJECTION**

LOS/20/0062                                      SOS/20/00343/ADV                                      **(ST. CLEMENTS WARD)**  
[24A BROADWAY, LEIGH-ON-SEA, ESSEX, SS9 1AW](#)  
Install two externally illuminated fascia signs, one externally illuminated projecting signs and four vinyl signs (Amended Proposal)

**OBJECTION**

As whilst the application has been amended, we still feel it would appear incongruous and result in significant harm to the visual amenity of the site and surrounding area. The proposal does not add to the overall quality of the area and respect the character of the site, its local context and surroundings. Therefore, this application is in contravention of policies DM1, DM3 and DM5 of the Development Management Document (2015).

Additionally it would materially detract from the character and appearance of the locally listed building and Leigh Cliff Conservation Area.

LOS/20/0063                                      SOS/20/00417/FULH                                      **(ST. CLEMENTS WARD)**  
[8 QUEENS ROAD, LEIGH-ON-SEA, ESSEX, SS9 1BA](#)  
Erect replacement single storey side/rear extension.

**NO OBJECTION**

LOS/20/0064                                      SOS/20/00464/FULH                                      **(ST. CLEMENTS WARD)**  
[50 EASTWOOD ROAD, LEIGH-ON-SEA, ESSEX, SS9 3AB](#)

Raise roof height to form new first floor, erect two storey front extension, erect dormer to rear to form habitable accommodation in the roofspace and alter elevations.

**OBJECTION**

The proposed development by reason of its size, scale and form will appear as an overly dominant and incongruous addition that is out of keeping with and detrimental to the character appearance of the original dwelling, rear garden scene and street scene in the immediate area. It certainly does not respond positively to local character and will not successfully integrate itself in a positive relationship with the surroundings.

The property is currently a chalet bungalow and because of the slope of the road, the proposed application would add to the overbearing nature of this development on the adjacent properties to the north, both to the front of the property and to the rear garden scene.

Therefore this application is in contravention to both the Core Strategy and Development Management policies.

LOS/20/0065                                      SOS/20/00460/FULH                                      **(HERSCHELL WARD)**  
[43 WESTCLIFF DRIVE, LEIGH-ON-SEA, ESSEX, SS9 2LB](#)

Erect single storey side extension, form loft conversion, alter elevations.

**NO OBJECTION**

LOS/20/0066                                      SOS/20/00480/FULH                                      **(LEIGH ROAD WARD)**  
[14 LORD ROBERTS AVENUE, LEIGH-ON-SEA, ESSEX, SS9 1NE](#)

Erect single storey rear extension, alter elevations

**OBJECTION**

The proposed rear extension would by reason of its size and close proximity to the boundary of NO 16 Lord Roberts Avenue, appear dominant and lead to an unacceptable detrimental harm to the residential amenity of the occupiers of 16 Lord Roberts Avenue, therefore contrary to the policies DM1 and DM3 of the Development Management Document (2015).

LOS/20/0067                                      SOS/20/00492/FULH                                      **(LEIGH ROAD WARD)**  
[14 LORD ROBERTS AVENUE, LEIGH-ON-SEA, ESSEX, SS9 1NE](#)

Erect part single/ part two storey rear extension

**OBJECTION**

The proposed rear extension would by reason of its size and close proximity to the boundary of NO 16 Lord Roberts Avenue, appear dominant and lead to an unacceptable detrimental harm to the residential amenity of the occupiers of 16 Lord Roberts Avenue, therefore contrary to the policies DM1 and DM3 of the Development Management Document (2015).

LOS/20/0068                                      SOS/20/00422/FULH                                      **(ELMS WARD)**  
[112 SOUTHSEA AVENUE, LEIGH-ON-SEA, ESSEX, SS9 2BJ](#)

Single storey rear extension (Amended Proposal)

**NO OBJECTION**

LOS/20/0069                                      SOS/20/00434/FULH                                      **(HIGHLANDS WARD)**



Replace windows in the communal areas of residential block.

**NO OBJECTION**

LOS/20/0079                      SOS/20/00563/FULH                      **(HERSCHELL WARD)**  
**179 HADLEIGH ROAD, LEIGH-ON-SEA, ESSEX SS9 2LR**  
Raise ridge height and erect two storey front extension to increase habitable accommodation at first floor.

**NO OBJECTION**

LOS/20/0080                      SOS/19/02051/FUL                      **(ST CLEMENTS WARD)**  
**15 THE TERRACE, LEIGH-ON-SEA, ESSEX**  
Form roof terrace and erect glad balustrade on eastern side of flat roof (retrospective).

**NO OBJECTION**

LOS/20/0082                      SOS/00529/FULH                      **(LEIGH ROAD WARD)**  
**10 WOODFIELD GARDENS, LEIGH-ON-SEA, ESSEX**  
Demolish chimneys, erect part two/part single storey rear extension with raised patio area to rear patio area to rear.

**NO OBJECTION**

LOS/20/0083                      SOS/20/00435/FULH                      **(HIGHLANDS WARD)**  
**94 OLIVE AVENUE, LEIGH-ON-SEA, ESSEX**  
Erect replacement porch with pitched roof to front.

**NO OBJECTION**

LOS/20/0085                      SOS/20/00576/FUL                      **(ELMS WARD)**  
**79A LEIGHAM COURT DRIVE, LEIGH-ON-SEA, ESSEX**  
Erect staircase and balcony and form new entrance to rear of first floor flat (retrospective).

**NO OBJECTION**

LOS/20/0086                      SOS/20/00583/FULH                      **(ELMS WARD)**  
**40 LEIGHAM COURT DRIVE, LEIGH-ON-SEA, ESSEX**  
Erect single storey rear extension with roof lantern.

**NO OBJECTION**

LOS/20/0087                      SOS/20/00590/FULH                      **(ST CLEMENTS WARD)**  
**22 LEIGH PARK ROAD, LEIGH-ON-SEA, ESSEX**  
Install raised patio and raised decking with steps to rear, replace existing boundary fences to rear and install privacy screens and pleached evergreen trees to side of deck nearest to boundary of 20 Leigh Park Road (retrospective) (amended proposal).

**NO OBJECTION**

LOS/20/0089                      SOS/20/00517/PA3COU                      **(HIGHALNDS WARD)**  
**SPICEBOAT 1231 LONDON ROAD, LEIGH-ON-SEA, ESSEX**  
Change of use to rear part of ground floor retail/staff office area (Class A1) to form one self-contained flat (Class C3) with associated works (Prior Approval).

**OBJECTION**

There is no evidence that 1 self contained flat will meet the residential standards set out in the Development Management Document, which could result in an unacceptable lack of amenity space for

future occupants and therefore contrary to policies DM1 and DM3 of the Development Management Document.

LOS/20/0090                      SOS/20/00197/FULH                      **(ST CLEMENTS WARD)**

**12 CLIFF PARADE, LEIGH-ON-SEA, ESSEX, SS9 1AS**

Install balcony to side elevation and alter elevations.

**NO OBJECTION**

LOS/20/0091                      SOS/20/00596/FUL                      **(THAMES WARD)**

**172 WESTERN ROAD, LEIGH-ON-SEA, ESSEX, SS9 2PL**

Erect single storey side/rear extension to ground floor flat.

**NO OBJECTION**

LOS/20/0092                      SOS/20/00594/AMDT                      **(HIGHLANDS WARD)**

**DEVELOPMENT LAND UNDERWOOD SQUARE, LEIGH-ON-SEA, ESSEX SS9 3PB**

Application to remove condition number 7 (removal of permitted development rights for the approved development) (Minor Material Amendment of planning permission 19/02289/FUL dated 04.03.20.

**OBJECTION**

We feel it is important that the Local Planning Authority are able to regulate and control development to safeguard the character of the area In accordance the National Planning Policy Framework (2019), Core Strategy (2007) Policies KP2 and CP4, Development Management Document (2015) Policy DMI and the Southend Design and Townscape Guide (2009).

LOS/20/0093                      SOS/20/00599/FUL                      **(ST CLEMENTS WARD)**

**27 LEIGH PARK ROAD, LEIGH-ON-SEA, ESSEX, SS9 2DU**

Demolish existing building and erect two dwelling houses with associated amenity spaces and basement parking

**OBJECTION**

Whilst we recognise the site is large enough to accommodate two dwellings, this application in the Leigh Conservation area does not represent a scale sympathetic to ensure consistency with local character. All properties in Leigh Park road are within this conservation area and there is a general uniformity in terms of scale within the road. Additionally, the architectural style will be too dominant on the street scene and will change the character of the area. It is therefore contrary to DM1 as it will not add to the overall quality of the area, respect the character of the site, its local context and surroundings in terms of the architectural approach.

LOS/20/0094                      SOS/20/00549/FULH                      **(THAMES WARD)**

**41 MARINE CLOSE, LEIGH-ON-SEA, ESSEX, SS9 2RE**

Erect single storey rear and side extension with alterations to existing garage

**NO OBJECTION**

LOS/20/0096                      SOS/20/00579/FUL                      **(HIGHLANDS WARD)**

**LAND TO REAR OF HIGHLANDS COURT, LONDON ROAD, LEIGH-ON-SEA, ESSEX, SS9 2SL**

Erect 2 stone posts on both sides of access road and wall to front, alter layout to 5 existing parking bays near site entrance with soft landscaping, reinstate missing fence panels to match existing section.

**NO OBJECTION**

LOS/20/0097                      SOS/20/00620/AMDT                      **(HIGHLANDS WARD)**

**CLEMENTS HOUSE 1279, LONDON ROAD, LEIGH-ON-SEA, ESSEX, SS9 2AD**



Application to vary condition 04 (proposed windows) to remove wording from original condition - first and second floor windows in the west flank elevations of the building shall be glazed in obscure glass (Minor Material Amendment of planning permission 18/02048/FUL dated 11 Jan 2019)(Retrospective) .

**OBJECTION**

We feel it is important that condition 4 should remain. The planning authority when originally setting the conditions did state that the adjacent property was a development site and this should be respected. Ensuring the first and second floor windows glazed in obscure glass will protect and be considerate of any future development on the adjacent site, in accordance with the National Planning Policy Framework (2019), Core Strategy (2007) Policies KP2 and CP4, Development Management Document (2015) Policy DMI and the advice contained within the Southend Design and Townscape Guide (2009).

LOS/20/0098                      SOS/20/00634/FULH                      **(THAMES WARD)**

**[19 CANVEY ROAD, LEIGH-ON-SEA, ESSEX, SS9 2NN](#)**

Replace existing windows to front and sides.

**NO OBJECTION**

LOS/20/0099                      SOS/20/00640/FULH                      **(BONCHURCH WARD)**

**[17 TANKERVILLE DRIVE, LEIGH-ON-SEA, ESSEX, SS9 3DE](#)**

Demolish existing garage, erect part single/part two storey side/rear extension incorporating garage with roof lantern and roof lights.

**NO OBJECTION**

LOS/20/0100                      SOS/20/00643/FUL                      **(HERSCHELL WARD)**

**[76 HERSCHELL, LEIGH-ON-SEA, ESSEX, SS9 2PU](#)**

Erect single storey rear extension, form hipped to gable roof extension with dormer to rear and roof lights to front.

**NO OBJECTION**

LOS/20/0101                      SOS/20/00595/FUL                      **(HERSCHELL WARD)**

**[LAND ADJACENT 206 HADLEIGH ROAD, LEIGH-ON-SEA, ESSEX](#)**

Erect boundary fence.

**OBJECTION**

The proposed boundary fence would appear as an incongruous feature and result in significant harm to the visual amenity of the site and surrounding area in a highly residential area. The proposal does not add to the overall quality of the area or respect the character of the area, its local context and surroundings. Therefore, this application is in contravention of policies DM1, DM3 and DM5 of the Development Management Document (2015).

Additionally there is no indication as to why the applicant wishes to have such contrasting fencing as is already there when their other school fencing is not of a similar nature.

LOS/20/0102                      SOS/20/00606/FULH                      **(HIGHLANDS WARD)**

**[1055 LONDON ROAD, LEIGH-ON-SEA, ESSEX SS9 3JP](#)**

Erect first floor extension to convert bungalow into two storey dwellinghouse with habitable accommodation in roofspace

**NO OBJECTION**

LOS/20/0105                      SOS/20/00600/FUL                      **(ST CLEMENTS WARD)**

**[135A LEIGH HALL ROAD, LEIGH-ON-SEA, ESSEX SS9 3LQ](#)**

Erect dormer to rear of first floor flat and install three rooflights to front, reposition existing external staircase to rear and alter elevations (Retrospective)

LOS/20/0106    SOS/20/00626/ADV    **(HIGHLANDS WARD)**  
**1448 LONDON ROAD, LEIGH-ON-SEA, ESSEX, SS9 2UR**  
Install 1 internally illuminated fascia sign, 1 non illuminated fascia sign and 1 internally illuminated projecting sign to front elevation.

LOS/20/0107    SOS/20/00608/FULH    **(THAMES WARD)**  
**62 THAMES DRIVE, LEIGH-ON-SEA, ESSEX, SS9 2XD**  
Erect single storey rear and side extensions.

**OBJECTION**

The proposed extension is contrary to Policy DM3 in that it will adversely impact upon the amenity of the adjoining property. The proposal is also in contravention of policy DM1, in that the design quality does not protect the adjoining property with regard to visual enclosure and outlook.

LOS/20/0108    SOS/20/00608/FULH    **(BONCHURCH WARD)**  
**276 MANCHESTER DRIVE, LEIGH-ON-SEA, ESSEX, SS9 3ES**  
Erect single storey rear extension.

**NO OBJECTION**

LOS/20/0109    SOS/20/00675/FULH    **(ST JAMES WARD)**  
**27 SCARBOROUGH DRIVE, LEIGH-ON-SEA, ESSEX, SS9 3ED**  
Erect single storey side extension, part single/part two storey front extension, raise roof ridge height and erect first floor extension to existing dwelling house and alterations to elevations.

**NO OBJECTION**

LOS/20/0110    SOS/20/00646/FULH    **(ELMS WARD)**  
**58 LEIGHAM COURT DRIVE, LEIGH-ON-SEA, ESSEX, SS9 1PU**  
Erect single storey rear extension.

**NO OBJECTION**

LOS/20/0111    SOS/20/00669/FUL    **(LEIGH ROAD WARD)**  
**1102 LONDON ROAD, LEIGH-ON-SEA, ESSEX, SS9 2AJ**  
Erect first floor extension and dormer to rear of existing flat, convert loft into habitable accommodation and install Juliet Balconies to front and rear elevations.

**NO OBJECTION**

LOS/20/0112    SOS/20/00584/AMDT    **(HIGHLANDS WARD)**  
**228 HIGHLANDS BOULEVARD, LEIGH-ON-SEA, ESSEX, SS9 3QY**  
Application to vary condition 06 to alter the window requirements of three windows to the north flank elevation and roof lights (Minor Material Amendment of planning permission 19/02036/FUL dated 05.02.20).

**NO OBJECTION**

LOS/20/0113    SOS/20/00655/FUL    **(THAMES WARD)**  
**85 WESTERN ROAD, LEIGH-ON-SEA, ESSEX, SS9 2PT**  
Erect two storey side extension and part ground/part first floor rear extension to form two additional self contained flats, layout parking to front, communal amenity space, cycle and refuse stores to rear, alter elevations and form additional vehicular access onto Western Road (Amended Proposal).

**OBJECTION**

The changes have been insufficient and our previous objections remain. Additionally, numerous letters of objection have been received from members of the public.

The proposal would, by reason of its design, size, bulk and mass, represent a cramped form of development and an overdevelopment of the land, which is out of keeping with and detrimental to the character and appearance of the application site and the area more widely. The proposal is therefore unacceptable and contrary to the National Planning Policy Framework, Policies KP2 and CP4 of the Southend-on-Sea Core strategy (2007), policies DM1 and DM3 of the Southend-on-Sea Development Management document (2015), and the advice contained within the Southend-on-Sea Design and Townscape guide (2009).

LOS/20/0114

SOS/20/00690/FULH

(HIGHLANDS WARD)

[70 UNDERCLIFF GARDENS, LEIGH-ON-SEA, ESSEX, SS9 1ED](#)

Erect two storey extension to rear elevation, alterations to side and rear elevations (Amended Proposal).

**OBJECTION**, as whilst the garage has now been removed, the poor-quality drawings for review on the public access system do not determine that any significant amendments have been made to override the previous objection of the Planning authority.

The proposed two storey rear extension, by reason of its size, siting and scale, would fail to integrate satisfactorily with the host dwelling and would create a dominant and incongruous addition to the detriment of the character of the original dwelling, the character and appearance of the street scene and the wider Undercliff Gardens character area. The proposal remains in contravention to the National Planning Policy Framework, Policies KP2 and CP4 of the Southend-on-Sea Core strategy (2007), policies DM1, DM3 and DM6 of the Southend-on-Sea Development Management document (2015), and the advice contained within the Southend-on-Sea Design and Townscape guide (2009).

LOS/20/0115

SOS/20/00692/AMDT

(HIGHLANDS WARD)

[38 WOODLANDS PARK, LEIGH-ON-SEA, ESSEX, SS9 3TY](#)

Vary condition 12 of planning permission 18/01459/FUL dated 25/09/2018 to replace plan number 1819-TP-01-C with 1917-CDN-12 to install balcony to first floor rear and change window to french doors (Minor material amendment to Planning Permission 18/01459/FUL dated 25/09/2018).

### **OBJECTION**

We feel it is important that condition 12 should remain. The addition of a balcony to the first floor rear would adversely impact upon the amenity and privacy of the neighbouring properties. It would also be in contravention with the National Planning Policy Framework (2019), Core Strategy (2007) Policies KP2 and CP4, Development Management Document (2015) Policies DM1 and DM3.

LOS/20/0116

SOS/20/00574/FULH

(ST JAMES WARD)

[46 MADEIRA AVENUE, LEIGH-ON-SEA, ESSEX, SS9 3EB](#)

Erect single storey side and rear extension, form roof extension with dormers to front and rear and alter elevations.

### **OBJECTION**

The proposed extension does not protect the rear neighbouring properties with regard to visual enclosure or outlook. Additionally it would adversely impact upon the amenity of the rear property. Therefore, this application is in contravention of policies DM1 and DM3 of the Development Management Document (2015).

LOS/20/0117

SOS/20/00707/FUL

(LEIGH ROAD WARD)

[840-846 LONDON ROAD, LEIGH-ON-SEA, ESSEX, SS9 3NH](#)

Demolish existing building, erect three storey block comprising nine self contained flats with terraces and balconies to all elevations, layout associated parking, bin and cycle stores to rear.

### **OBJECTION**

The proposed development by reason of its height and scale will appear as an overly dominant and incongruous addition that is out of keeping with the immediate area. It does not successfully integrate itself in a positive relationship with the surroundings. Additionally the proposal for balconies on the South elevation would adversely impact upon the amenity and privacy of the neighbouring rear properties.

Therefore this application is in contravention to both the Core Strategy and Development Management policies.

LOS/20/0118                                  SOS/20/00726/FUL                                  (ELM WARD)  
[5 VICTORIA DRIVE, LEIGH-ON-SEA, ESSEX, SS9 1SF](#)  
Erect single storey rear extension

**OBJECTION**

The proposal would appear incongruous and overbearing in a row of terraced houses. Additionally, it does not respect the local context and surroundings nor protect the amenity of neighbours with regard to visual enclosure and outlook.

Therefore, this application is in contravention of policies DM1, DM3 and DM5 of the Development Management Document (2015).

LOS/20/0119                                  SOS/ 0/00418/FULH                                  (ELM WARD)  
[3 SOUTHSEA AVENUE, LEIGH-ON-SEA, ESSEX, SS9 2AX](#)  
Erect first floor rear extension (Amended proposal).

**NO OBJECTION**

LOS/20/0020                                  SOS/20/00749/FULH                                  (HERSCHELL WARD)  
[40 HADLEIGH ROAD, LEIGH-ON-SEA, ESSEX, SS9 2DY](#)  
Erect part single/ part two storey rear extension, erect single storey side extension, install dormers to side and rear to form habitable accommodation in the roofspace and alter elevations (Amended Proposal).

**NO OBJECTION**

LOS/20/0021                                  SOS/20/00614/FULH                                  (BONCHURCH WARD)  
[119 BONCHURCH AVENUE, LEIGH-ON-SEA, ESSEX, SS9 2DY](#)  
Erect two storey side extension.

**NO OBJECTION**

LOS/20/0022                                  SOS/20/00759/FULH                                  (HERSCHELL WARD)  
[96 HADLEIGH ROAD, LEIGH-ON-SEA, ESSEX, SS9 2LZ](#)  
Erect part single/ part two storey side and rear extension, alter elevations.

**NO OBJECTION**

LOS/20/0023                                  SOS/20/00725/FUL                                  (HIGHLANDS WARD)  
[SOPER MOTORCYCLES 1335 LONDON ROAD, LEIGH-ON-SEA, ESSEX, SS9 2AB](#)  
Erect single storey rear extension to form additional floorspace to existing Shop, erect upper floor rear extension and convert loft into habitable accommodation to provide two self-contained flats (Class C3), install balconies to front, layout garden space with associated bin and bike stores.

**NO OBJECTION**

LOS/20/0024                                  SOS/20/00794/FUL                                  (ST CLEMENTS WARD)  
[24-30 RECTORY GROVE, LEIGH-ON-SEA, ESSEX, SS9 2HE](#)

Change of use from retail units (Class A1) to gymnasium (Class D2), install 5no. air conditioning units to rear and alter elevations (Amended Proposal).

### **NO OBJECTION**

The additional noise disruption that would be caused from 5 air conditioning units running 24 hours a day would cause unacceptable disturbance to surrounding neighbours, on top of the additional day to day noise that is already shown in the noise impact assessment.

This is in contravention of policies DM1 and DM11 iv of the Development Management Document, in that it will not protect the amenity of the site, immediate neighbours with regard to noise and disturbance and pollution.

LOS/20/0025                                      SOS/20/0766/FULH                                      **(HIGHLANDS WARD)**

[49 AGNES AVENUE, LEIGH-ON-SEA, ESSEX, SS9 3SW](#)

Erect single storey rear extension, form new vehicle crossover onto Agnes Avenue.

### **OBJECTION**

The proposed rear extension would by reason of its size and close proximity to the Northern boundary of the neighbouring property does not protect them with regard to visual enclosure or outlook. It will appear dominant and lead to an unacceptable detrimental harm to the residential amenity of the occupiers, therefore contrary to the policies DM1 and DM3 of the Development Management Document (2015).

LOS/20/0026                                      SOS/20/00837/PA3COU                                      **(ST CLEMENTS WARD)**

[19 RECTORY GROVE, LEIGH-ON-SEA, ESSEX, SS9 2HA](#)

Change of use from gift shop (Class A1) to restaurant/cafe (Class A3) (Prior Approval).

### **OBJECTION**

The loss of the retail unit, including the loss of the display function for goods or services at this location, would result in a harmful impact on the vitality and viability of this shopping area and inadequate evidence has been submitted to justify the loss of the retail use. The addition of another restaurant in this shopping area will tilt the balance even further away from retail.

This is unacceptable and contrary to the National Planning Policy Framework, Policies KP2 and CP2 of the Core Strategy (2007) and policy DM13 of the Development Management Document.

LOS/20/0029                                      SOS/20/00812/AMDT                                      **(LEIGH ROAD WARD)**

[188 LEIGH ROAD, LEIGH-ON-SEA, ESSEX, SS9 1BT](#)

Application to remove condition 03 (plant noise levels) due to air conditioning and carbon filter units (Minor material amendment to planning permission 19/00535/AMDT dated 24/05/2019)

**OBJECTION**, as there is not enough detail provided in the application for an informed decision.

LOS/20/0030                                      SOS/20/00838/FULH                                      **(HIGHLANDS WARD)**

[19 VARDON DRIVE, LEIGH-ON-SEA, ESSEX, SS9 3SP](#)

Hipped to gable roof extension with dormers to front and rear elevations to form habitable accommodation in the loftspace, erect porch to front.

### **OBJECTION**

The property is currently a bungalow with dormer, but the proposed application would essentially be converting the rear of the property into a house. The street is predominately bungalows. The proposed works would be out of keeping for the surrounding area and additionally unbalance a pair of semi-detached bungalows.

The proposed development by reason of its size, scale and form will appear as an overly dominant and incongruous addition that is out of keeping with and detrimental to the character appearance of the original dwelling, rear garden scene and street scene in the immediate area. Additionally it would fail to integrate satisfactorily with the host dwelling. It certainly does not respond positively to local character and will not successfully integrate itself in a positive relationship with the surroundings.

The proposal remains in contravention to the National Planning Policy Framework, Policies KP2 and CP4 of the Southend-on-Sea Core strategy (2007), policies DM1, DM3 and DM6 of the Southend-on-Sea Development Management document (2015), and the advice contained within the Southend-on-Sea Design and Townscape guide (2009).

LOS/20/0031                      SOS/20/00860/FULH                      **(HIGHLANDS WARD)**  
**[7 DUNDEE CLOSE, LEIGH-ON-SEA, ESSEX, SS9 3SE](#)**  
Erect single storey front extension.

**NO OBJECTION**

LOS/20/0032                      SOS/20/00834/FULH                      **(ELMS WARD)**  
**[170 GLENDALE GARDENS, LEIGH-ON-SEA, ESSEX, SS9 2BA](#)**  
Erect single storey side extension with double garage doors to front elevation and single storey rear extension

**NO OBJECTION**

LOS/20/0133                      SOS/20/00886/FULH                      **(BONCHURCH WARD)**  
**[27 EASTWOOD ROAD, LEIGH-ON-SEA, ESSEX, SS9 3AJ](#)**  
Raise ridge height and erect dormer to rear with Juliette balcony to form habitable accommodation in the loftspace, erect part single/part two storey side and rear extension, extend existing porch with canopy to front, form balcony to first floor front and alter elevations.

**NO OBJECTION**

LOS/20/0135                      SOS/20/00850/FULH                      **(HERSCHELL WARD)**  
**[43 WESTCLIFF DRIVE, LEIGH-ON-SEA, ESSEX, SS9 2LB](#)**  
Erect single storey side extension, form loft conversion, alter elevations (Amended Proposal).

Leigh-on-Sea Town Council do not make any comment on this application, as the applicant is a Town Councillor.

LOS/20/0136                      SOS/20/00876/FULH                      **(HIGHLANDS WARD)**  
**[46 BRAEMAR CRESCENT, LEIGH-ON-SEA, ESSEX, SS9 3RJ](#)**  
Erect dormer to rear to form habitable accommodation in the loftspace, erect single storey rear extension, convert integrated garage into habitable accommodation and alter elevations (Amended Proposal)

**NO OBJECTION**

LOS/20/0137                      SOS/20/00885/FULH                      **(HIGHLANDS WARD)**  
**[117 VARDON DRIVE, LEIGH-ON-SEA, ESSEX, SS9 3RJ](#)**  
Erect single storey front/side extension.

**NO OBJECTION**

LOS/20/0138                      SOS/20/00600/FUL                      **(ELMS WARD)**  
**[135A LEIGH HALL ROAD, LEIGH-ON-SEA, ESSEX, SS9 1QY](#)**  
Erect dormer to rear of first floor flat and install three rooflights to front, reposition existing external staircase to rear and alter elevations (Retrospective).

**NO OBJECTION**

LOS/20/0039                      SOS/20/00889/FUL                      **(THAMES WARD)**  
**20 BERKLEY GARDENS, LEIGH-ON-SEA, ESSEX, SS9 2TE**

Demolish existing building, erect two semi-detached dwellinghouses, layout amenity space and parking, form new vehicular access onto Berkeley Gardens

**OBJECTION**

The proposal would, by reason of its design, size, bulk and mass, represent a cramped form of development and an overdevelopment of the land, which is out of keeping with and detrimental to the character and appearance of the application site and the area more widely. The proposal is therefore unacceptable and contrary to the National Planning Policy Framework, Policies KP2 and CP4 of the Southend-on-Sea Core strategy (2007), policies DM1 and DM3 of the Southend-on-Sea Development Management document (2015), and the advice contained within the Southend-on-Sea Design and Townscape guide (2009).

Section 13 (Foul Sewage) on the planning application is also of concern. There is no mention as to how the foul water would be disposed of. The Council need assurances that the infrastructure will be able to cope with the high volumes of waste/foul water from 2 x 4 bedroomed houses where previously only 1 x 5 bedroom house existed. This would have a detrimental effect on the surrounding homes and Leigh Town Council would like the assurance that the application complies with policy DM2 of the Southend-on-Sea Development Management document (2015).

LOS/20/0041                      SOS/20/00897/FULH                      **(ST CLEMENTS WARD)**  
**THE OLD SCHOOL HOUSE 53-55 CHURCH HILL, LEIGH-ON-SEA, ESSEX, SS9 2DE**

Erect single storey extension and outbuilding to south elevation.

**NO OBJECTION** as the application appears sympathetic to the existing building and conservation area.

LOS/20/0142                      SOS/20/00890/TCA                      **(ST. CLEMENTS WARD)**  
**25 LEIGH PARK ROAD, LEIGH-ON-SEA, ESSEX, SS9 2DU**

Remove one large dead tree stump (t1), removal of saplings (10cm) elder (t4), ash (t5) growing through and restricting mature sumac (t3), reshape one ash (t6) to create more light and reduce over hang to neighbours parking area, and prune one cherry tree (t2) (application for works to trees in a conservation area)

**NO OBJECTION** subject to consultation with the arboriculturist.

LOS/20/0143                      SOS/20/00898/AMDT                      **(HIGHLANDS WARD)**  
**ST MARGARET OF ANTIOCH CHURCH LIME AVENUE, LEIGH-ON-SEA, ESSEX, SS9 3PA**

Application to remove condition number 03 fence to front boundary (minor material amendment of planning permission 20/00149/FUL dated 01.06.2020)

**OBJECTION**

We feel it is important that this condition should remain. This condition ensures the development suitably maintains and enhances the character, appearance and setting of the listed building and the wider street scene in accordance with the National Planning Policy Framework (2019), policies KP2 and CP4 of the Southend-on-Sea Core Strategy (2007) and policies DM1, DM3 and DM5 of the Southend-on-Sea Development Management Document (2015) and advice contained within the Southend Design and Townscape Guide (2009).

LOS/20/0144                      SOS/20/00893/FUL                      **(ST. CLEMENTS WARD)**  
**THE PETER BOAT INN 27 HIGH STREET, LEIGH-ON-SEA, ESSEX, SS9 2EN**

Install black powder coated metal fixed frame with retractable awning to south elevation.

**OBJECTION**

The Design & Access statement does not provide enough details to show what the visual impact of the fixed frame with retractable awning would have on a strategic place like the Old Town.

We feel this application is out of keeping with the Leigh Conservation Area and does not add to the overall quality of the area and respect the character of the site, its local context and surroundings. Therefore, this application is in contravention of policies DM1, DM3 and DM5 of the Development Management Document (2015).

LOS/20/0145                      SOS/20/00903/FULH                      **(HERSCHELL WARD)**

**14 PERCY ROAD, LEIGH-ON-SEA, ESSEX, SS9 2LA**

Erect first floor and roof extensions to dwelling house, increasing maximum roof height from some 5.9m to some 7.4m above ground level, alter elevations and erection of single storey side extension incorporating garage to side (amended proposal)

**NO OBJECTION**

LOS/20/0146                      SOS/20/00412/FULH                      **(THAMES WARD)**

**1556 LONDON ROAD, LEIGH-ON-SEA, ESSEX, SS9 2QW**

Erect single storey side/rear extension.

**OBJECTION**

The proposed single storey side/rear extension, by reason of its size, siting and scale, would fail to integrate satisfactorily with the host dwelling and would create a dominant and incongruous addition to the detriment of the character of the original dwelling. Additionally the proposed application does not protect the amenity of the site.

The proposal remains in contravention to the National Planning Policy Framework, Policies KP2 and CP4 of the Southend-on-Sea Core strategy (2007), policies DM1 and DM3 of the Southend-on-Sea Development Management document (2015), and the advice contained within the Southend-on-Sea Design and Townscape guide (2009).

LOS/20/0147                      SOS/20/00936/PA3COU                      **(ELMS WARD)**

**92 RECTORY GROVE, LEIGH-ON-SEA, ESSEX, SS9 2HE**

Change of use from call centre to tattoo studio/art gallery and shop (class sui generis) (prior approval)

**NO OBJECTION**

LOS/20/0148                      SOS/20/00760/FULH                      **(THAMES WARD)**

**115 TATTERSALL GARDENS, LEIGH-ON-SEA, ESSEX, SS9 2QZ**

Erect first floor rear extension and extend balcony to rear.

**OBJECTION**

The proposed extension of the rear balcony would be intrusive to the neighbouring properties. Additionally it does not protect the amenity of the site, immediate neighbours, and surrounding area, with regard to privacy, overlooking, outlook, and visual enclosure. Therefore, this application is in contravention with the National Planning Policy Framework (2019), Core Strategy (2007) Policies KP2 and CP4, Development Management Document (2015) Policies DM1 and DM3.

LOS/20/0149                      SOS/20/00920/FULH                      **(HIGHLANDS WARD)**

**5 BUXTON AVENUE, LEIGH-ON-SEA, ESSEX, SS9 3UE**

Demolish single storey side extension, erect two storey side extension and single storey rear extension, alter elevations.

**OBJECTION**

The proposal would appear incongruous and overbearing as the wall of the dwelling moves 2.5metres and will be right on the boundary line. Additionally, it does not respect the local context and surroundings nor protect the amenity of neighbours with regard to visual enclosure and outlook.



Therefore, this application is in contravention with the National Planning Policy Framework (2019), Core Strategy (2007) Policies KP2 and CP4, Development Management Document (2015) Policies DM1 and DM3.

LICENSING APPLICATIONS CONSIDERED UNDER DELEGATED AUTHORITY

**LEIGH FELLINIS, 34-36 ELM ROAD, LEIGH ON SEA, ESSEX SS9 1SN**

Ref: 20/00972/LAPREM

*Application for new premises licence to replace existing one. Hours and licensable activities are unchanged.*

*Application is for the area for licensed activities to now include an upstairs roof terrace, for front doors of premises to remain open until 00.00hrs and the capacity to be increased to 150 patrons*

**OBJECTION** on the grounds of public safety and public nuisance.

1. The current conditions state a maximum capacity of 100 patrons, with 72 covers on the ground floor. The increase to 150 would result in overcrowding and could increase the risk to public safety with potential fire safety/evacuation issues in an emergency.
2. The current conditions do not allow alcohol in the rear external smoking area, by allowing alcohol into the external roof terrace would cause a public nuisance to the surrounding residents, especially the houses in East Street.
3. The request to keep the doors open until midnight would increase the noise disturbance to residents, with flats directly opposite the premises and houses nearby. The neighbours could be disturbed up until midnight, resulting in a public nuisance.