



Leigh-on-Sea Town Council

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Chairman: Cllr Richard Herbert
Vice Chairman: Cllr Syrie Cox
Town Clerk: Paul Beckerson



Notice is hereby given that the next meeting of the **Planning & Licensing Committee** will take place on **Tuesday 26th August 2014** at the **Leigh Community Centre, 71-73 Elm Road, Leigh-on-Sea at 7.30pm** when it is hoped to transact the following business:

AGENDA

1. APOLOGIES FOR ABSENCE
2. DECLARATION OF MEMBERS' INTERESTS
3. DELEGATED DECISIONS FROM INQUORATE MEETING OF 12TH AUGUST 2014 (Appendix 1)
4. LICENSING APPLICATIONS
NONE
5. PLANNING APPLICATIONS
 - a) LOS/14/0214 SOS/14/01193/FUL
194 LEIGH ROAD, LEIGH-ON-SEA, SS9 1BS (Leigh Road Ward)
Install new shopfront.
 - b) LOS/14/0215 SOS/14/01175/FULH
49 DUNDONALD DRIVE, LEIGH-ON-SEA, SS9 1NA (Leigh Road Ward)
Erect dormer to front and rear elevation (Retrospective).
 - c) LOS/14/0216 SOS/14/01250/FUL
159 LEIGH ROAD, LEIGH-ON-SEA, SS9 1JF (Leigh Road Ward)
Erect new gable end to east elevation, roof lights to west elevation, install glazing and recessed balcony with balustrade to second floor front elevation to form additional accommodation in roof space.
 - d) LOS/14/0217 SOS/14/01222/FUL
ORCHARD MOTOR CO, 1771 LONDON ROAD, LEIGH-ON-SEA, SS9 2ST (Highlands Ward)
Demolish car sales showroom and erect 2 storey block of 8 self-contained flats, lay out parking, amenity areas, cycle and refuse stores.
 - e) LOS/14/0218 SOS/14/01213/FULH
14 WOODLANDS PARK, LEIGH-ON-SEA, SS9 3TY (Highlands Ward)
Erect first floor extension over garage and erect part single/part two storey side extension.
 - f) LOS/14/0219 SOS/14/01238/FUL
182 LEIGH ROAD, LEIGH-ON-SEA, SS9 1BT (Leigh Road Ward)
Install extract ducting at rear.
 - g) LOS/14/0220 SOS/14/01223/FULH
23 HAMBORO GARDENS, LEIGH-ON-SEA, SS9 2NR (Thames Ward)
Erect single storey front, side and rear dormer windows.
 - h) LOS/14/0221 SOS/14/01221/FUL
LEIGH TENNIS CLUB, 5 ADALIA CRESCENT, LEIGH-ON-SEA, SS9 3SN (Highlands Ward)
Erect one two storey dwellinghouse, lay out two car parking spaces and amenity space on land adjoining former tennis club.

- i) LOS/14/0222 SOS/14/00988/FUL
1707 LONDON ROAD, LEIGH-ON-SEA, SS9 3SH (Highlands Ward)
Convert first and second floor flat from 1 x 4 self-contained into 2 self-contained flats to the first and second floor.
- j) LOS/14/0223 SOS/14/01130/FUL
7A BROADWAY, LEIGH-ON-SEA, SS9 1PA (St Clements Ward)
Erect two storey side extension and alter side elevation.
- k) LOS/14/0224 SOS/14/01237/FUL
30 LIME AVENUE, LEIGH-ON-SEA, SS9 3PA (Highlands Ward)
Erect three storey detached dwelling and block of 2 garages on rear land.
- l) LOS/14/0225 SOS/14/01302/FULH
32 DAWLISH DRIVE, LEIGH-ON-SEA, SS9 1QX (Elms Ward)
Erect single storey rear extension.
- m) LOS/14/0226 SOS/14/01279/FULH
275 WESTERN ROAD, LEIGH-ON-SEA, SS9 2QU (Thames Ward)
Erect single storey side and rear extension.
- 6. CONSULTATION NOW OPEN ON DEVELOPMENT MANAGEMENT: SCHEDULE OF MODIFICATIONS
- 7. COMMUNITY INFRASTRUCTURE LEVY (CIL) PRELIMINARY DRAFT CHARGING SCHEDULE CONSULTATION (PDCS)
- 8. HAVE YOUR SAY – PROPOSED MAIN MODIFICATIONS TO THE LONDON SOUTHEND AIRPORT AND ENVIRONS JOINT AREA ACTION PLAN (JAAP)
- 9. GENERAL PERMITTED DEVELOPMENT APPLICATIONS – FOR INFORMATION
NONE
- 10. LAWFUL DEVELOPMENT CERTIFICATES – FOR INFORMATION
 - a) SOS/14/01227/CLP
156 HADLEIGH ROAD, LEIGH-ON-SEA, SS9 2LP (Herschell Ward)
Hip roof to gable end, roof extension at rear and single storey side extension.
 - b) SOS/14/01169/CLP
20 GRANGE ROAD, LEIGH-ON-SEA, SS9 2HS (Elms Ward)
Roof extension at rear.
 - c) SOS/14/01289/CLP
124 PALL MALL, LEIGH-ON-SEA, SS9 1RA (St Clement's Ward)
Single storey rear extension.
- 11. APPEALS LODGED
NONE
- 12. APPEALS DETERMINED
 - a) LOS/14/0036 SOS/13/01891/FULH
LYNWOOD, FORESTVIEW DRIVE, LEIGH-ON-SEA, SS9 3TR (Highlands Ward)
Erect first floor front extension, alter roof including chimney and elevations, install dormers and erect single storey rear extension and infill at first floor level.
Appeal Dismissed



Paul Beckerson
Town Clerk
21st August 2014

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

APPENDIX 1

DELEGATED DECISIONS FROM INQUORATE MEETING OF 12TH AUGUST 2014

LOS/14/0194 SOS/14/01007/FUL - 1176 LONDON ROAD, LEIGH-ON-SEA, SS9 2AH

Change of use of part of ground floor from shop (Class A1) to dwellinghouse (Class C3), erect single storey rear extension, install dormer to rear and alter front elevation.

Objection

- The rear extension would appear to create a 'well' situation for the adjacent dwelling at No.1178 London Road.
- The dormer is unprecedented in the area and does not appear incidental in the roof slope; nor do the windows align with existing fenestration on the lower floors. In these respects and several others, it does not follow the D&TG guidelines paras. 366 & 372.
- Whilst the shop-style front windows are a great improvement and look entirely appropriate in the run of shops, it is not considered appropriate to have them as fold-back doors, which would create a private living room completely open to the public highway, where pedestrians are close up to look in adjacent shops.
- There is actually a traditional post box in the pavement just in front of the front door position.

LOS/14/0195 SOS/14/01040/FULH - 11 WOODFIELD ROAD, LEIGH-ON-SEA, SS9 1EL

Erect single storey side extension and erect roof extension to form dormers to side and rear elevations.

Comment

- The dormers do not integrate well in the roof or follow Design & Townscape Guide guidelines, but the potential impact on the surroundings can only be really ascertained on site.

LOS/14/0196 SOS/14/01025/FUL - 1455 LONDON ROAD, LEIGH-ON-SEA, SS9 2SB

Form vehicular access on to London Road, layout hard and soft landscaping.

Objection

- The existing crossover is shown as far wider than it is in fact and it, and the proposed crossover, are both far wider than necessary and far wider than the gaps between the curbed edging just inside the garden. This would necessitate the removal of a large width of the front wall and bushes which are an attractive and consistent feature of this stretch of the London Road. It also requires the removal of a considerable area of the grass verge. Both of these would be to the detriment of the street scene.

LOS/14/0197 SOS/14/01060/FUL - 30 CHALKWELL PARK DRIVE, LEIGH-ON-SEA, SS9 1NJ

Demolish existing dwelling house and erect two dwelling houses and layout associated parking and amenity space.

Objection

- The 'amended' proposal would still be overdevelopment of a modest plot.
- The plans are the same as for the previous refused application, except the fifth bedroom has become a dressing room.
- There are 2 similar dwellings, each with 3 floors and 4 large double bedrooms squashed into the plot.
- There is only one off-street parking space for each 4 bed house, which realistically is inadequate. Policy T11 of BLP states that permission will not normally be granted for any development which would give rise to additional demand for on-street parking, particularly in residential areas, and it is highly unlikely that houses of this size would have only one car.
- The Access statement claims that most 4 bed houses in the area have only 1 parking space, which would seem to run contrary to the SBC policy of needing 1.5 spaces per dwelling (In fact, the revised Essex Parking Standards recommend 2 spaces for any dwelling with more than 1 bedroom).
- It also mentions 4 new builds to the north of the site which have only one space per 4 bed dwelling, but these cannot be found on Public Access - please can this be checked if considered a precedent. There are however 4 new-builds to south, but these are for much smaller 3 bed terraced houses.

- The single parking space is perpendicular to the road, which has necessitated moving the building back from the road which has, in turn, moved the rear of the building further back behind the adjacent buildings.

Because of this:

- Newbury Court, to the north, will suffer loss of ambient light to its side windows and the SW ground floor window will have an obtrusive outlook of, and lose light to, a high single storey extension and/or a high fence, which may be necessary to prevent overlooking,
and
- The very narrow strip of garden next to the boundary, which is the private amenity space for the ground floor flat of Newbury Court, would receive considerably less light.

Returning the building forward again to the prevailing building line, with parking parallel to the road, would reduce some of the undesirable effects on the existing neighbouring residents.

LOS/14/0198 SOS/14/01055/FUL - LEGRA GRANGE, 1525 LONDON ROAD, LEIGH-ON-SEA, SS9 2SU & SS9 2SP

Erect new fourth floors to Legra Grange (1525 London Road) & Brushes Warren (1527 London Road) to form 2 additional self contained flats per block.

Objection

- This stretch of the London Road is predominantly traditional single or 2 storey houses; there are no existing 4 storey buildings in the vicinity. To create one here would change the character of the area and be detrimental to the street scene, particularly in view of the stark box-like style of the existing building.
- There is a considerable drop in ground level between these 2 blocks and the houses behind in Fairview Gardens which already makes them appear more dominant from behind; this would be exacerbated by adding another floor.
- With the sun only reaching a maximum of 15 deg elevation in the middle of winter, it can be seen that the increased height will cut more sun from the dwellings to the north than they currently suffer during the colder months, at a time when it would be most appreciated.
- There would be inadequate parking provision for extra dwellings. Unlike single houses where visitors can usually park on street, that is not possible on the London Road, so parking provision is required for visitors as well as residents. There is already overspill parking from these properties into Eaton Road and Fairview Gardens to add to the on-street parking for The Harry Pub, Belfairs School and Pool, and St Margaret's Church and Hall.
- The junction of Eaton Road and Fairview Gardens is already a dangerous blind bend with all the parked cars forcing traffic to come face to face; more parked cars would exacerbate the dangerous situation for road users and the many school children who walk this route.
- From the plans, it appears that the terraces on the 2 blocks would overlook each other at the front corners. The NW terrace on Brushes Warren would overlook some of the private gardens of Fairview Gardens.
- Attached is a section of the submitted proposed Streetscene, with a 'strip' of the Location Plan, at the same scale, shown below it. It appears that the width of the buildings has been under-represented while the gaps between the buildings are over-represented. (Please could this be checked with the Planning department's measuring software?)
- (Representation of sun angles for Summer and equinoxes in D&A Statement appear illogical as they show the sun at a lower angle at midday than earlier and later).

LOS/14/0199 SOS/14/01035/FULH - 76 DUNDONALD DRIVE, LEIGH-ON-SEA, SS9 1NB

Erect two storey side extension, dormer roof extension to rear with Juliette balconies to first and second floor at rear (Amended Proposal).

Objection

- The inclusion of 5 ensuite bathrooms has helped to increase the bulk of this property and whilst there has been a slight change in the front elevation from the refused application, the proposed 3 storey development is out of keeping with the surrounding properties in terms of bulk and massing. There are still 5 rooflights in the front roof contrary to the advice in the officer's report.

- The rear dormer is still over-scaled, does not appear subservient to the main roof and is completely contrary to the D&T Guide.
- The rear elevation is boxlike and the rear balconies at both first and second floor are unprecedented in this block and will result in significant real and perceived overlooking to the severe detriment of the neighbours' amenities.
- Whilst there is currently both a garage and parking available on-site, the spread of the residence has left what look very awkward and contrived parking arrangements, possibly resulting in them not being practical.
- Policy T11 of BLP states that permission will not normally be granted for any development which would give rise to additional demand for on-street parking, particularly in residential areas, and it is highly unlikely that a house of this specification would require fewer than 2 readily useable parking spaces.
- From our plans, we can't see if the dropped kerb is to be extended; if that were to be the case there will be loss of on-street parking.

LOS/14/0200 SOS/14/01093/FULH - 21 BRAEMAR CRESCENT, LEIGH-ON-SEA, SS9 3RL

Erect single storey side and rear extension (Amended Proposal).

Objection

- Although the side extension now integrates better with the rear extension, the side elevation is even more lacking in any detailing; it has lost most of the windows from the original house which provided some interest to the street scene.

LOS/14/0201 SOS/14/01081/FULH - 19 MONTAGUE AVENUE, LEIGH-ON-SEA, SS9 3SL

Erect single storey rear extension.

No Objection

LOS/14/0202 SOS/14/01094/FULH 16 QUEENS ROAD, LEIGH-ON-SEA, SS9 1BA

Erect single storey rear extension (Amended Proposal).

No Objection subject to there being no invasion of privacy between the SE glass extension of No.16 and any habitable rooms in the SW corner of No.18. It is unfortunate that the proposal still extends south beyond the 'similar properties'

LOS/14/0203 SOS/14/01107/FUL FAIRLEIGH COURT, FAIRLEIGH DRIVE, LEIGH-ON-SEA, SS9 2HY

Erect second floor extension to form an additional self contained flat with terraced area and erect cycle store at rear (Amended Proposal).

No Objection

LOS/14/0204 SOS/14/01120/FUL - 15 MADEIRA AVENUE, LEIGH-ON-SEA, SS9 3EA

Erect single storey side and rear extension, alter hip roof to half hip and erect first floor front extension and roof extension at rear.

Objection

- The proposal would result in the loss of a bungalow in the 'middle' of a row of 9 bungalows and in a street characterised by bungalows.
- A 4m deep extension, 3m high, on the boundary to the south of No. 17 will cut light and sun from their conservatory and garden, resulting in loss of amenity. The featureless north elevation will appear oppressive from No.17.
- The front first floor extension should be set back and lowered so it doesn't appear as an incongruous and dominant feature in a row of bungalows to the detriment of the street scene. D&TG para 368
- The rear dormer should be set back from the eaves in line with the D&TG guidelines.
- It is difficult to tell from the plans, but there appears to be an awkward combination of different roof planes.

LOS/14/0205 SOS/14/01069/FUL 235C ELM ROAD, LEIGH-ON-SEA, SS9 1SA

Raise roof from mono pitch to form dual pitch roof to form additional living accommodation and erect single storey side extension.

Objection

- The increase in height on the north face of the 'outrigger' will result in loss of ambient light and sunlight to the private garden and west elevation of No.237.
- The second floor windows to habitable rooms will increase the sense of being overlooked from a higher level in the private garden of No.237. These windows, particularly the western one, will probably have a view into the windows of No.237.

LOS/14/0207 SOS/14/01171/FULH 71 DUNDONALD DRIVE, LEIGH-ON-SEA, SS9 1NA

Demolish existing side and rear extension and erect single storey side and rear extension.

No Objection

LOS/14/0208 SOS/14/01160/FULH - 102 KINGSWOOD CHASE, LEIGH-ON-SEA, SS9 3BG

Alter hip roof to form gable end, erect roof extension at rear incorporating glazed Juliet balcony.

Objection

- The proposed large box style dormer is not incidental in the roof slope; it should be set in from both sides, set well below the ridgeline and well above the eaves (DTG para 366). The dormer on the adjoining semi appears more modest. The large patio doors in the dormer look oversized and top-heavy compared with the windows on the first floor and will result in an unprecedented loss of privacy in the neighbouring gardens because of the full height glazing at 2nd floor level. It is requested that the juliet balcony should be obscure glazed, if allowed, to minimise this invasion of privacy of the neighbours.

LOS/14/0209 SOS/14/01082/FUL - 149 LEIGH ROAD, LEIGH-ON-SEA, SS9 1JF

Erect new second floor to provide two self contained flats, erect three storey rear extension incorporating ground floor parking, refuse store and cycle store and Juliette balconies to rear elevation.

Objection

- The proposal shows a 3 storey building right up to the side of 2 storey residential property 7 Lord Roberts Ave. and projecting almost 2m in front of it, blocking off the south section of the bay window. The outlook to the south from the front of 7 LRA will be an oppressive 3 storey strip of solid wall instead of the current open space. There will also be some loss of direct sunlight – and warmth – even £D image 3 shows 7 LRA shadowed by the proposal.
- The proposed 2nd floor Juliette balconies on the N elevation will give a clear view into the west facing windows and private amenity space of no 7. This is a loss of privacy, contrary to D&TG para 343 (respecting amenity and privacy)

- The proposed development would provide accommodation in the form of large 2 bedroom flats which are considered to have the potential to be used as family accommodation. The proposed development would provide no private amenity space which is considered to be to the detriment of the living conditions of the future occupiers of the dwellings.
- With only the single width entrance the car parking spaces look as if they may be difficult to negotiate, especially if the vehicles are large.
- It isn't clear for whom the spaces are intended, but we would ask that at least one space is permanently allocated to each of the 4 flats if the scheme is permitted.

LOS/14/0210 SOS/14/00956/FUL - 1081 LONDON ROAD, LEIGH-ON-SEA, SS9 3JP

Material change of use to include hand car wash and erect canopy to forecourt and increase height of boundary fence (partially retrospective).

Objection

This is a potentially noisy and disturbing use of the site, directly adjacent to a residential property.

- The noise generated by the car wash, which is sudden or intermittent, is far more annoying than the relatively steady, ambient traffic noise.
- No change could be found in the plans from the previous application.
- The noise survey refers to the vacuum cleaners being installed within the showroom area, but this could not be found, labelled, on the plans.
- Residents of the adjacent properties to the car wash could be affected by noise pollution from the pressure pumps and the high pressure water on the cars – which would create a sound-box effect – the fencing and other hard surfaces.
- The survey states that the pressure level on the spray pumps had been reduced, but has not defined what identifiable level is recommended to achieve the 'dramatic reduction in noise levels' the surveyor achieved. Is it possible to require this level as a maximum, by condition?
- The plan shows the jet wash is to be used under the canopy which is a considerable distance from the eastern boundary. If its use is confined to that area, the pressure spray should not hit the boundary fence, nor should the spray go into the neighbouring garden.
- The amenity area/garden of the dwelling at 1077-9 is already hemmed in by a car sales building to the east and the high workshop wall on the west boundary; to have higher level fencing in the gap between workshop and dwelling would reduce the amenity quality of the garden even more, to the point of being claustrophobic.
- The officer's report on the previous application suggested that the replacement canopy design should be agreed with the department, but no details of the design have been submitted with this application. Has the design already been agreed?
- Whilst there is an objection to the application, as far as it can be understood, it is requested that, should permission be granted, the carwash hours are limited by condition to 08.00 to 18.00 Monday to Saturday and 10.00 to 16.00 on Sunday.

LOS/14/0211 SOS/14/01145/FUL - 88 PALL MALL, LEIGH-ON-SEA, SS9 1RG

Convert leisure facility (Class D2) into children's nursery (Class D1) and alter front elevation.

In principal, **No Objection**, however the high hit and miss fencing around the outside play area could appear dark and oppressive from both the play area and inside, particularly as the only first floor windows/doors are on that north elevation. Transparent or translucent walling to the upper half would be preferred, whilst bearing in mind any overlooking issues.

LOS/14/0212 SOS/14/01147/FUL - 1066 LONDON ROAD, LEIGH-ON-SEA, SS9 3NA

Erect pair of semi-detached three storey dwellinghouses incorporating integral garages, layout hardstandings and amenity areas and form vehicular accesses onto Cranleigh Drive.

Objection

- The proposal would replace one 4 bedroomed house with two 2 bedroomed houses which will cover a far larger footprint and fill more of the space between the buildings.
- It is overdevelopment indicated by the fact that, to fit in the proposal, some of the site area for the flats to the north has had to be annexed.

- Matt RAL 7016 window frames in the 'atherstone red' brickwork give a sombre effect in the street scene, and to the rear elevation, with little definition or relief.

LOS/14/0213 SOS/14/01148/FUL - 261 ELM ROAD AND 1066 LONDON ROAD, LEIGH-ON-SEA, SS9 3NA

Erect pair of semi-detached three storey dwellinghouses incorporating integral garages, layout hardstandings and amenity areas and form vehicular accesses onto Elm Road.

Objection

- The proposal would replace one 4 bedroomed house with two 2 bedroomed houses which will cover a far larger footprint and fill more of the space between the buildings.
- It is overdevelopment indicated by the fact that, to fit in the proposal, some of the site area for the flats to the north has had to be annexed.
- It should be checked that the dropped kerbs do not interfere with the taxi waiting area in Elm Road.
- Matt RAL 7016 window frames in the 'atherstone red' brickwork give a sombre effect in the street scene, and to the rear elevation, with little definition or relief.