



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



## MINUTES OF THE MEETING OF THE PLANNING, HIGHWAYS & LICENSING COMMITTEE HELD ON TUESDAY, 24<sup>th</sup> FEBRUARY 2015 AT LEIGH COMMUNITY CENTRE, 71-73 ELM ROAD, LEIGH-ON-SEA

Present: Cllrs: Pat Holden, Margaret Cotgrove, Donald Fraser & Jane Ward

In Attendance: 1 Member of Public, Sue Marx (Clerk)

### ***The meeting opened at 7.30pm***

#### 334. APOLOGIES FOR ABSENCE

Cllrs: Syrie Cox, Richard Herbert, Paul Lawrence, Valerie Morgan

#### 335. DECLARATION OF MEMBERS' INTERESTS

***Cllrs Donald Fraser declared a non-pecuniary interest in minutes 344 and 346 as a member of The Leigh Society Committee.***

#### 336. LICENSING APPLICATIONS

None

#### 337. MINUTES OF THE PREVIOUS MEETING

The Minutes of the Planning and Licensing Committee Meeting held on the 10<sup>th</sup> February 2015 were agreed and signed as a correct record.

#### PLANNING APPLICATIONS

#### 338. LOS/15/0062 SOS/15/00172/FULH

##### **94 SALISBURY ROAD, LEIGH-ON-SEA, SS9 2JN (Herschell Ward)**

Erect single storey side/rear extension with roof lantern, erect first floor side extension with bay window to front and Juliette balconies to rear.

#### **Objection**

The wide full-height windows and Juliet balconies in the rear elevation, particularly that close to the north boundary, would result in real and perceived overlooking of the narrow private garden of No.96.

The first floor side extension would be close to the side of No.96 and directly to the south of it; it would block off the sun and much of the natural light from that very narrow house.

The windows in the set-back east elevation of No.96 currently receive light and sunlight from the south; it is the only source of light for the bedroom. The first floor extension would cut this off and result in gloomy habitable rooms with a very oppressive outlook. The south facing window in the main living/dining room of No.96 would lose nearly all sunlight because of this extension, to the detriment of the living conditions in the house.

Unless it is to be masked by fencing or planting, the western elevation of the single storey extension presents a sizable blank wall to the street and requires some detailing to break up the surface.

339. LOS/15/0058 SOS/15/00151/FULH  
**LINKSWOOD, FOREST VIEW DRIVE, LEIGH-ON-SEA, SS9 3TR (Highlands Ward)**  
Erect single storey front extension, erect balcony to first floor front, erect first floor rear extension, form hipped to gable roof with dormers to front and rear elevations with Juliette balcony to rear.

**Objection**

There is a lack of cohesion in the design of the windows in the roof and they do not relate to the windows on the lower floors; this detracts from the style of the house.

340. LOS/15/0059 SOS/15/00187/FULH  
**52 BRAEMAR CRESCENT, LEIGH-ON-SEA, SS9 3RJ (Highlands Ward)**  
Demolish existing garage and conservatory and erect single storey side and rear extensions.

**No Objection**

341. LOS/15/0060 SOS/15/00158/FUL  
**159 LEIGH ROAD, LEIGH-ON-SEA, SS9 1JF (Leigh Road Ward)**  
Erect dormer to side elevation and alter elevations.

**No Objection**

342. LOS/15/0061 SOS/15/00189/FUL  
**43 BARNARD ROAD, LEIGH-ON-SEA, SS9 3PH (Highlands Ward)**  
Demolish garages and erect two storey dwellinghouse, lay out parking and amenity area to rear of 43 Barnard Road (Amended Proposal).

**Objection**

The block plan shows the distance from the rear of No.2 Bailey Road to the proposed house as 17m, and this is repeated in the previous officer's report, even though the discrepancy was pointed out at the time. The distance is actually less than 14m and needs to be corrected on the plans. (The OS map unfortunately does not show the correct size of No.2).

Reason1 for the previous refusal was that the proposal 'would result in an overbearing and overshadowing dominant form'. Whilst the new proposal is lower, it is in fact considerably closer to No.2 than previously assumed, and therefore similarly overbearing and dominant, if not more so.

Whilst the design of the previous application drew reference from the houses opposite in Bailey Road – this new design does not, and will look incongruous. The previous Officer's report said a low boundary wall should be provided, but one is not shown. These two issues would be detrimental to the street scene.

Reason 2 for the previous refusal was concern about the effect on the health of the nearby mature tree which makes a positive contribution to the street scene. The submitted Arboricultural Report only briefly touches on the tree in question, claiming that the tree is too far from the site to be harmed and is not suitable for its location anyway.

It is not considered that this issue has been satisfactorily resolved and advice should be sought from the SBC Arboricultural Officer. Section 15 (Trees) of the application form has not been completed.

The site is very close (about 40m) to the 'The Cabin' at the end of the road, which is used during the day by Little Acorns Nursery and at other times by different groups from the Scouts Association; it is an extremely busy corner and there are already considerable problems with parking stress and traffic getting blocked at certain times. The area in front of the current garages is much used for on-street parking for these activities and its loss would serve to exacerbate the congestion, and danger to the children. (This concern was not addressed in the previous report).

343. LOS/15/0063 SOS/15/00173/FUL  
**58 LEIGH CLIFF ROAD, LEIGH-ON-SEA, SS9 1DN (Leigh Road Ward)**  
Demolish part of existing side elevation, erect porch to front and side, erect two storey rear extension with balconies, raise height of roof to form self-contained flat, erect two dormer windows to side, roof lights to side, Juliette balconies to front and side.

**Objection**

The increased height, particularly the full-height gable in the north elevation, will cut light and sunlight from the low chalet to the north.

The raised roof and extra floor will make the building look incongruous in an area of lower buildings; the increased height and bulk will dominate the locality having a detrimental effect on the street scene.

The windows in the side/rear extension will look straight into the side windows and dormer of No.52 resulting in loss of privacy; the full height windows and Juliet balcony will be particularly intrusive.

These and the 2 rear balconies will cause real and perceived overlooking of the neighbouring gardens

The existing side windows only overlook the front garden.

There are only 3 parking spaces shown, and one of these cannot be accessed independently. This is inadequate for the amount of accommodation proposed and will result in extra on-street parking

The increased surface water should not go into the main sewer, as indicated in Section 12 of the application form, but should be taken to a soak-away or similar, as there will be less garden surface to absorb it and local sewers are already overloaded.

344. LOS/15/0064 SOS/15/00197/FULH  
**18 ASHLEIGH DRIVE, LEIGH-ON-SEA, SS9 1AD (St Clement's Ward)**  
Erect single storey side extension.

**No Objection**

345. LOS/15/0065 SOS/15/00197/FULH  
**69 OLIVE AVENUE, LEIGH-ON-SEA, SS9 3PU (Highlands Ward)**  
Erect single storey front, side and rear extension.

**Objection**

It should be noted that the building next door, that is now 71 & 73 Olive Avenue, is the former Leigh Park Farm farmhouse, dating from around 1620, with its fields more or less corresponding with what is known as "The Highlands Estate".

It is one of the oldest buildings in Leigh and is 'Locally Listed'.

Care should therefore be taken that the context for this special building is not compromised.

Whilst there is currently a reasonable space between Nos.69 and 71, the front/side extension would project even further forward than the existing house and almost close the gap between it and the listed building, to the detriment of the latter's setting.

The projecting garage would dominate the front of the house, rather than appearing subservient to it (SPD1 10.2.3), will unbalance the pair of semis and not be in character with the neighbouring houses which have just small porches or canopies projecting

346. LOS/15/0066 SOS/15/00226/FULH  
**11A NEW ROAD, LEIGH-ON-SEA, SS9 2EA (St Clement's Ward)**  
Replace existing windows to front and rear elevations.

**Comment**

The proposed windows should comply with Leigh Conservation Area Guidelines.

347. LOS/15/0068 SOS/15/00243/FUL  
**SOUTHEND KEBAB AND PIZZA HOUSE, 1305 LONDON ROAD, LEIGH-ON-SEA, SS9 2EA (Bonchurch Ward)**  
Change of use from stockroom to staff accommodation in connection with the hot food takeaway.

**No Objection**

*The meeting closed at 8.30pm*