



Leigh-on-Sea Town Council

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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, 14th APRIL 2015 AT LEIGH COMMUNITY CENTRE, 71-73 ELM ROAD, LEIGH-ON-SEA

Present: Cllrs: Pat Holden (Chairman), Margaret Cotgrove, Donald Fraser, Richard Herbert, Valerie Morgan, Jane Ward

In Attendance: 4 Members of Public, Sue Marx (Clerk)

The meeting opened at 7.30pm

379. APOLOGIES FOR ABSENCE

Cllrs: Syrie Cox, Paul Lawrence

380. DECLARATION OF MEMBERS' INTERESTS

Cllr Donald Fraser declared a pecuniary interest in Minute 397 as he lives nearby and a non-pecuniary interest in Minutes 385 and 394 as a member of the Leigh Society Committee.

Cllr Richard Herbert declared a pecuniary interest in Minute 392 as he knows the owner.

381. LICENSING APPLICATIONS
None

382. MINUTES OF THE PREVIOUS MEETING

The Minutes of the Planning and Licensing Committee Meeting held on the 24th March 2015 were agreed and signed as a correct record.

PLANNING APPLICATIONS

383. LOS/15/0097 SOS/15/00379/FULH

11 CLIFFSEA GROVE, LEIGH-ON-SEA, SS9 1NG (Leigh Road Ward)

Demolish existing garage and erect second floor to form a two storey dwelling, erect two storey extension incorporating new garage and erect part single part two storey rear extension and first floor front extension and porch to front elevation.

Objection

- The excessive size of the proposed structure would be an over development at this location.
- It is the loss of a bungalow and a small single family dwelling house, of which there is a limited supply in the Borough, contrary to saved BLP Policy H3.
- The parking requirements are inadequate for a large 4 bedroomed house and could result in extra on-street parking in an area of existing parking stress.
- The development would result in the appearance of a terrace, rather than individual houses.

384. LOS/15/0108 SOS/15/00476/FULH
69 VERNON ROAD, LEIGH-ON-SEA, SS9 2PS (Herschell Ward)
Erect dormer to front elevation to extend habitable accommodation in roof.

Objection

The proposed dormer would be dominant in the roof slope, particularly due to its height in the roof.

It is out of character with the existing building and also with the street scene, which consists of a row of 8 similar bungalows, none of which has front dormers.

385. LOS/15/0092 SOS/15/00384/FUL
SMITH AND METSON, 1 LEIGH PARK ROAD, LEIGH-ON-SEA, SS9 2DU (St Clement's Ward)
Install wall mounted air handling unit to rear elevation.

Objection

The appearance of the external equipment is inappropriate on a traditional building in the Conservation Area street-scene.

The equipment also appears to project onto the neighbouring property, just outside its front door.

386. LOS/15/0093 SOS/15/00395/FULH
45 VARDON DRIVE, LEIGH-ON-SEA, SS9 3SP (Highlands Ward)
Erect single storey front extension, erect single storey side/rear extension, install roof lights to rear (Amended Proposal).

Objection

The Committee support Southend-on-Sea Borough Council's previous objection to the rear extension.

(PH to check with SBC re front extension and whether correct plans have been submitted).

Subsequently, SBC confirmed that there is no front extension proposed; the description was incorrect.

387. LOS/15/0094 SOS/15/00358/FULH
25 HERSCHELL ROAD, LEIGH-ON-SEA, SS9 2NH (Herschell Ward)
Erect first floor side extension (Amended Proposal).

No Objection

388. LOS/15/0096 SOS/15/00387/FUL
1331 LONDON ROAD, LEIGH-ON-SEA, SS9 2AD (Bonchurch Ward)
Erect first floor side extension and first floor terrace to rear.

No Objection

389. LOS/15/0098 SOS/15/00351/FULH
10 EASTWOOD ROAD, LEIGH-ON-SEA, SS9 3AB (Bonchurch Ward)
Erect single storey rear extension.

No Objection

390. LOS/15/0099 SOS/15/00408/FUL
1084 LONDON ROAD, LEIGH-ON-SEA, SS9 3NA (Elms Ward)
Erect first floor and two storey rear extension to form self-contained flat.

No Objection

391. LOS/15/0100 SOS/15/00411/FULH
149 WESTERN ROAD, LEIGH-ON-SEA, SS9 2PD (Thames Ward)
Erect single storey rear extension.

No Objection

392. LOS/15/0101 SOS/15/00410/FULH

56 MARINE PARADE, LEIGH-ON-SEA, SS9 2NQ (Herschell Ward)
Erect roof extension with balcony to front, rooflights to side elevations, raise roof at rear, erect rain canopy to front with balcony over and alter elevations (Amended Proposal).

No Objection

393. LOS/15/0102 SOS/15/00393/FULH
12 WOODFIELD GARDENS, LEIGH-ON-SEA, SS9 1EW (Leigh Road Ward)
Erect two storey rear extension.

No Objection

394. LOS/15/0105 SOS/15/00412/FULH
36 LEIGH HILL, LEIGH-ON-SEA, SS9 2DN (St Clement's Ward)
Hipped to gable roof, erect dormer to rear with balcony (Amended Proposal).

Objection

- The proposed design is poor, with the appearance of a block of flats at the rear, which is inappropriate in the Conservation Area.
- The rear dormer is too bulky.

395. LOS/15/0106 SOS/15/00438/FULH
7 ORMONDE GARDENS, LEIGH-ON-SEA, SS9 3RG (Highlands Ward)
Erect second floor to form a two storey dwelling, erect single storey rear extension, erect porch to side, alter elevations.

No Objection; however the loss of another bungalow/small dwelling in a road consisting mainly of bungalows, is regrettable.

396. LOS/15/0107 SOS/15/00448/FULH
50 SOMERVILLE GARDENS, LEIGH-ON-SEA, SS9 1DF (Leigh Road Ward)
Erect new first floor to form two storey dwellinghouse, erect dormers to front and side to form habitable accommodation in roof, erect single storey infill extension to side and single storey extension to rear, alter elevations.

Objection

- The proposed side dormer is set too close to the eaves, and would appear obtrusive.
- The second floor front window looks incongruous and does not relate to the lower fenestration.
- The proposal is of poor design and fails to take the opportunity to make a positive contribution to the street scene and the character of the area.

Cllr Donald Fraser left the meeting.

397. LOS/15/0109 SOS/15/00478/FULH
20 THEOBALDS ROAD, LEIGH-ON-SEA, SS9 2NE (Herschell Ward)
Erect single storey side/rear extension with roof light.

No Objection

Cllr Donald Fraser re-joined the meeting.

398. LOS/15/0110 SOS/15/00520/FULH
85 HERSCHELL ROAD, LEIGH-ON-SEA, SS9 2PU (Herschell Ward)
Demolish existing rear extension, erect single storey rear extension, erect dormer to rear to form habitable accommodation in roof.

No Objection

399. LOS/15/0111 SOS/15/00463/FULH
23 HAMBORO GARDENS, LEIGH-ON-SEA, SS9 2NR (Thames Ward)
Erect dormers to all elevations to form habitable accommodation in roof.

Objection

- The addition of the dormers is of a poor design and out of character with the existing attractive building.
- The dormers will appear too dominant in this prominent corner location, to the detriment of the street-scene.

400. LOS/15/0112 SOS/15/00502/FULH
13 LEIGH GARDENS, LEIGH-ON-SEA, SS9 2PX (Thames Ward)
Demolish existing garage, erect single storey side extension.

No Objection

401. LOS/15/0113 SOS/15/00503/FULH
175 HADLEIGH ROAD, LEIGH-ON-SEA, SS9 2LR (Herschell Ward)
Raise ridge height with rear dormer to form habitable accommodation in roof.

Objection

- The rear dormer is not incidental in the roof slope and will appear dominant from all neighbouring gardens.
- There appears to be no other similar dormers in this run of houses and it could set a precedent.
- The full height windows/doors in the dormer would afford far more extensive views of the neighbouring gardens than normal windows, resulting a loss of privacy for neighbours.

402. LOS/15/0114 SOS/15/00486/FUL
1028 LONDON ROAD, LEIGH-ON-SEA, SS9 3ND (Elms Ward)
Demolish existing dwelling house, erect two storey building comprising six self-contained flats with balconies at first and second floor and retail unit (Class A1) at ground floor, layout parking, bin and cycle stores and form new vehicular crossover onto Leigh Hall Road (Amended Proposal).

Objection

- Compared with the previous rejected application, the number of flats is the same but there are 2 more bedrooms in total, so the potential for at least 2 more residents. However, there are 2 fewer parking spaces which will lead to extra on-street parking where there is little spare capacity.
- 5 of the 6 flats have the potential to be family homes but there is a lack of real useable amenity space, although paragraph 5.40 of the emerging DMDPD states that all new residential units will be expected to have direct access to an area of private amenity space; this is not provided.

Meeting closed at 9.05pm