



# Leigh-on-Sea Town Council

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Chairman: Cllr Carole Mulroney  
Vice Chairman: Cllr Caroline Parker  
Town Clerk: Paul Beckerson



## MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON TUESDAY, 22<sup>nd</sup> JANUARY 2013 AT LEIGH COMMUNITY CENTRE, 71-73 ELM ROAD, LEIGH-ON-SEA

Present: Cllrs: Pat Holden (Chairman), Margaret Cotgrove, Paul Lawrence, Carole Mulroney, Richard Herbert, Syrie Cox, Caroline Parker

In Attendance Sue Marx (Receptionist & Administrator) and 2 members of the public

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

#### 75. APOLOGIES FOR ABSENCE

Cllrs Alex Coulson, Donald Fraser

#### 76. DECLARATIONS OF MEMBERS' INTERESTS

***Cllr Margaret Cotgrove declared a non-pecuniary interest in item 78(j) as she knows a resident in this Close. Cllr Carole Mulroney declared a non-pecuniary interest in item 78(c) as she is a member of the Leigh Society Committee. Cllr Richard Herbert declared a non-pecuniary interest in item 78(a) as he knows a nearby resident.***

#### 77. MINUTES OF THE PREVIOUS MEETING

The minutes of the Planning Meeting held on 3<sup>rd</sup> January 2013 were signed as a correct record by the Chairman.

#### 78. PLANNING APPLICATIONS

##### a) LOS/13/0011 SOS/12/01650/FULH (please note this is not the ref on the agenda) **83 TATTERSALL GARDENS, LEIGH-ON-SEA, SS9 2QS (Thames Ward)**

Erect roof extension with dormer window to rear elevation and roof lights to front, erect two storey side and rear extension with Juliette balcony to rear.

### **Objection**

This adds up to a very large and overbearing extension, almost doubling the volume of the property and unbalancing a pair of traditional semis.

The ground floor would extend well beyond a 45 degree line from the nearest point of the patio doors of no 81. The first floor is only just within a 45 degree line from the bedroom window of no. 81. The blank walls and roof of the extension would therefore be an extremely oppressive outlook from these rooms of no. 81; the extension would appear even more oppressive from the existing private patio area of 81.

The effect on these rooms and patio would be exacerbated by the fact that the proposed extension is due south of them. Instead of benefitting from the sun and warmth soon after noon, they will be overshadowed, and cold, until much later in the day, resulting in a significant loss of amenity.

The proposed Juliette balcony and full-height windows at first floor would cause real and/or perceived overlooking of both numbers 81 and 85 Tattersall Gardens to a far greater extent than ordinary windows, compromising the privacy of their private gardens.

The site plans fail to show the single storey extension at no. 85 which has a glass roof which would be overlooked by the first floor windows in the proposed extension.

There are concerns that the extension will cause loss of light to habitable rooms in the north wall of no. 85.

There are no other two storey rear extensions down this road.

Design & Townscape Guide section 352 states: 'Extensions over one storey should be set off the boundary to provide an equivalent amount of contextual separation that reflects the prevailing local character' - but this proposal will reduce the first floor gap to far less than that which prevails in the street-scene.

- b) LOS/13/0001 SOS/12/01587/FULH  
**18 GORDON ROAD, LEIGH-ON-SEA, SS9 3PW (Highlands Ward)**  
Erect conservatory at rear.

**No Objection**

- c) LOS/13/0002 SOS/12/01538/CAC  
**23 HIGH STREET , LEIGH-ON-SEA, SS9 2EN (St Clement's Ward)**  
Erect dormer to rear.

**Objection**

The proposed dormer in such a small roof could set a precedent, which would change the appearance of the row of traditional cottages, when viewed from the public footway behind them.

- d) LOS/13/0003 SOS/12/01535/EXT  
**10 EASTWOOD ROAD, LEIGH-ON-SEA, SS9 3AB (Bonchurch Ward)**  
Form pitched roof over existing garage, erect dormer windows to south, west and east elevation, replacement conservatory at rear and alter elevations.

**Objection**

This application was previously opposed and the previous objections still stand, namely:

The loss of a bungalow in an area of mixed housing types. Overdevelopment as the scale and form of the proposed building is harmful to the visual amenity of the area, contrary to BLP Policies C11 and H5. The proposal leaves very little amenity space on the site for a house of that size

- e) LOS/13/0004 SOS/12/01547/FUL  
**100-102 GLENDALE GARDENS, LEIGH-ON-SEA, SS9 2AY (Elms Ward)**  
Convert office building into two terraced dwellinghouses.

**Objection**

The proposed layout of the doors and windows is of poor quality.

The front ground floor windows should relate to those at the first floor, following the fenestration design at 108 Glendale Gardens. This is a very distinctive row of properties and every opportunity should be taken to improve their appearance in the street scene.

- f) LOS/13/0005 SOS/12/01565/FULH  
**9 TENNYSON CLOSE, LEIGH-ON-SEA, SS9 3QG (Highlands Ward)**  
Loft conversion with side dormers and rear hip to gable conversion.

**Objection**

This small close comprises traditional bungalows, arranged symmetrically around a single traditional house. From the public highway, all the residences currently appear unmodified and the proposal would make this property totally out of character in the street scene.

The proposal appears contrary to all the rules on dormers in Section 366 & 369 of the Design and Townscape Guide. The D&TG also states that 'Chimney stacks are integral to the character of a property and should be retained' while this proposal appears to be removing three chimneys

- g) LOS/13/0006 SOS/12/01625/FULH  
**22 CANVEY ROAD, LEIGH-ON-SEA, SS9 2NN (Thames Ward)**

Demolish existing outbuildings and erect single storey rear extension.

**No Objection**

- h) LOS/13/0008 SOS/12/01623/FULH  
**88 UNDERCLIFF GARDENS, LEIGH-ON-SEA, SS9 1ED (Leigh Road Ward)**  
Erect detached double garage with associated drive and drainage.

**Objection**

The garage would take up just over 2/3 of the width of the plot and the normal pedestrian would not be able to see over it to the estuary, let alone the foreshore.  
Its width would mean the garage would dominate the garden when seen from the public highway.

The proposal would therefore be contrary to saved BLP policy C12 which requires:

- the preservation of existing views of the estuary including the foreshore from Grand Parade
- the preservation of the generally open and undeveloped frontage to Grand Parade

It is also detrimental to the overall character of the locality, contrary to saved policy H5.

- i) LOS/13/0009 SOS/12/01663/FULH  
**99 SOUTHSEA AVENUE, LEIGH-ON-SEA, SS9 2BH (Elms Ward)**  
Increase height of roof by 3.1m (from maximum of 6.1m to 9.2m in height) to form mansard roof with front and rear dormers, erect two storey side and single storey rear extension (amended proposal).

**Objection**

- The loss of a bungalow is regretted.
- The proposal is an overdevelopment of the site creating a bulky building which is higher than its neighbours and leaving very little separation from them.
- The dominant size of the roof and the loss of glimpses of green between the properties will be detrimental to the street scene.
- The front joined dormer is an awkward shape and the windows in it do not relate to those on the ground floor.

- j) LOS/13/0010 SOS/12/01661/FULH  
**33 MARINE CLOSE, LEIGH-ON-SEA, SS9 2RE (Thames Ward)**  
Erect two storey side and rear extension, single storey rear extension, rear balcony and detached garage.

**No Objection**

- k) LOS/13/0012 SOS/13/00006/FULH  
**293 WESTERN ROAD, LEIGH-ON-SEA, SS9 2QU (Thames Ward)**  
Demolish existing conservatory and erect single storey rear and side extension.

**Objection**

This house is in Western Road and so the proposal is actually for a front and side extension. The front extension projects 2.4 m forward of the existing building line, right to the front boundary, is not subservient to the existing building, nor does it relate to it. It is detrimental to the appearance of an attractive, symmetrical, traditional house, and to the street scene.

- l) LOS/13/0013 SOS/13/00022/FULH  
**7 LYMINGTON AVENUE, LEIGH-ON-SEA, SS9 2AU (Elms Ward)**  
Alter and raise roof of garage and erect single storey side extension (Amended Proposal).

**No Objection** but request that the chimney should not be removed (as indicated on the plans) as chimneys are a significant feature of all the houses in this street scene.  
Also the garage door would be improved by some detailing to relieve the large blank area.

- m) LOS/13/0014 SOS/12/01617/FUL  
**32A CHALKWELL PARK DRIVE, LEIGH-ON-SEA, SS9 1NJ (Elms Ward)**  
Hip to gable roof extension, rear dormer window and insertion of roof lights to front.

**Objection**

- The roof extension will unbalance a pair of semis and the D&TG section 370 states that 'changing a hipped roof to a gable end.....(on) one of a matching pair of semis .. would be considered unacceptable'.
- The proposed rear dormer is bulky, not incidental in the roof slope, out of character with the property itself and the adjoining semi and does not comply with D&TG section 366.
- The application form states that there is no change to parking arrangements, which are actually non-existent. The building is changing from 2 moderate sized flats to one the same, and a 2/3 bedroom large flat with no off-street parking. There will be potential need for several on-street parkings spaces in an area of parking stress near the Primary Care Centre, leading to parking problems in the locality.

***The meeting closed at 8.52 pm***