



Demolish existing timber workshop, erect enlarged timber workshop, alter elevations of existing oak framed gazebo to create enclosed summerhouse and install juliette balcony to rear of dwellinghouse

Officers Recommendation to Committee (reasons provided in the report): Objection could be considered

A member of the public spoke and raised their concerns regarding this application.

The Committee discussed the application and **RESOLVED TO OBJECT** on the following basis:

The height above the fence line is considerable for much of the boundary line and will have an adverse impact on the amenity of neighbours. With the 'gym' abounding the northern boundary of 76 Herschell Road, the sense of visual enclosure is unacceptable and the use of such a large studio needs questioning in a residential property – this will have an impact on the noise and disturbance of neighbouring properties. Furthermore the proposed development does not contribute positively to the space between buildings.

As such the application is contrary to Policy DM1 of the Development Management Document 2015.

**2 members of the public left the meeting**

## SECTION 2

**APPLICATIONS OF A CONTROVERSIAL NATURE OR WITH IMPLICATIONS FOR LEIGH AS A WHOLE; LARGE SCALE DEVELOPMENTS OR THOSE AFFECTING THE PUBLIC REALM.**

There were none

## PLANNING SECTION 3

**APPLICATIONS WHERE THE COUNCIL HAS RECEIVED OBJECTIONS FROM THE PUBLIC OR THAT HAVE BEEN "CALLED IN" BY A COUNCILLOR FOR CONSIDERATION.**

231. LOS/18/0037                      SOS/18/00032/PA3COU                      (ELMS WARD)  
[159 SOUTHSEA AVENUE, LEIGH ON SEA, ESSEX SS9 2BH](#)  
Change of use of two light industrial units (class B1 (C)) to two dwelling-houses (class C3) (Prior Approval)

Officers Recommendation to Committee (reasons provided in the report): Objection could be considered

The Committee discussed the application and **RESOLVED TO OBJECT** on the following basis:

The applicant already has consent for a residential apartment above the office. By changing the light industrial units to dwelling houses would be a backland/infill development. The Committee have some concern with regards to the impact on the local structure. The only vehicular and pedestrian access to the site is a via a 3m wide private service road between 155 Southsea Avenue and 1164 London Road. This service road on to Southsea Avenue is close to the junction with the London Road, and the section is subject already to severe parking stress combined with a busy cut through to Glendale Gardens. The service road is insufficient for builders merchant lorries, deliveries, waste removal bin lorries and fire engines.

Some of the statements within the application are misleading. Residential use will see far more daily vehicle movement as it will be in constant use, including evenings and weekends whereas the original use had movement and noise only limited to business hours. The change of use is contrary to Policy DM11 of Development Management Document 2015 as it is not demonstrated that it will no longer be effective or viable to accommodate the continued use of the site for employment purposes.

Indeed it is believed that the business tenants were given notice to vacate in 2017 in anticipation of developing the site.

The application is contrary to Policy DM3 as building 2 x 2 bed properties in addition to the apartment will intensify the use of the site to such an extent that it will create a detrimental impact upon the living conditions and amenity of neighbouring residents and the surrounding area.

232. LOS/18/0039                      SOS/18/00026/FULH                      **(LEIGH ROAD WARD)**  
**45 CHALKWELL PARK DRIVE, LEIGH ON SEA, ESSEX SS9 1NH**  
Erect first floor rear extension and alter side elevation (Amended Proposal)

The Committee discussed the application and **RESOLVED NO OBJECTION**

233. LOS/18/0041                      SOS/18/00018/FULH                      **(ELMS WARD)**  
**29 VICTORIA ROAD, LEIGH ON SEA, ESSEX SS9 1AU**  
Erect porch to front

The application was discussed by the Committee and **RESOLVED NO OBJECTION**

234. LOS/18/0042                      SOS/18/00068/FULH                      **(HIGHLANDS WARD)**  
**38 LIME AVENUE, LEIGH ON SEA, ESSEX SS9 3PA**  
Erect first floor extension to create two storey dwelling with rooms in roof, extend single storey side extension, install canopy to front and alter elevations

The application was discussed by the Committee and **RESOLVED NO OBJECTION**

235. LOS/18/0046                      SOS/18/00094/AMDT                      **(ST JAMES WARD)**  
**1099 LONDON ROAD, LEIGH ON SEA, ESSEX SS9 3JJ**  
Application to vary condition 02 (Approved Plans) replace plan number 10/05/17A with plan number 1099LR/MMA/01/01 Alter front elevation (Minor Material Amendment to Planning Permission 17/00841/FUL dated 28.7.2017 (Retrospective)

The application was discussed by the Committee and **RESOLVED NO OBJECTION**

236. LOS/18/0047                      SOS/18/00090/FULH                      **(HIGHLANDS WARD)**  
**228 HIGHLANDS BOULEVARD, LEIGH ON SEA, ESSEX SS9 3QY**  
Erect first floor extension to form two storey dwelling house with habitable accommodation in roof, recessed balcony to rear and alter elevations

Officers Recommendation to Committee (reasons provided in the report): Objection could be considered

The application was discussed by the Committee and **RESOLVED TO OBJECT** on the following basis:

The proposed design is incongruous to the street scene and overly dominant in an avenue of houses built of similar styles from the 1930s it is believed.

The design quality will not add to the overall quality of the area and respect the character of the site, its local context and surrounding in terms of its architectural approach, height, scale, materials and landscape setting. It certainly does not respond positively to local character and will not successfully integrate itself in a positive relationship with the surroundings. It is therefore contrary to Policy DM1.

237. The Committee has **NO OBJECTIONS** to the following applications

- a) LOS/18/0031                      SOS/17/02042/FULH                      **(ST. CLEMENT'S WARD)**  
**14 LEIGH PARK ROAD, LEIGH ON SEA, ESSEX SS9 2DU**  
Install bi- folding doors to rear, raised decking to rear and render dwelling-house. Install cladding and roof lantern to single storey side extension. New boundary fencing, landscaping and changes to land levels. Form additional parking area to front (Retrospective)

- b) LOS/18/0032                      SOS/18/00002/FUL                      **(THAMES WARD)**  
**1420 LONDON ROAD, LEIGH ON SEA, ESSEX SS9 2UL**  
Erect single storey rear extension for use as storage to existing café (Class A3) (Retrospective)
- c) LOS/18/0035                      SOS/17/02246/FUL                      **(HIGHLANDS WARD)**  
**1625 LONDON ROAD, LEIGH ON SEA, ESSEX SS9 2SQ**  
Change of use for car showroom/workshop (Sui Generis) to shop (Class A1) and install new shopfront
- d) LOS/18/0036                      SOS/18/00035/FUL                      **(ST. CLEMENT'S WARD)**  
**27B LEIGH HALL ROAD, LEIGH ON SEA, ESSEX SS9 1RL**  
Erect single storey side and rear extension
- e) LOS/18/0040                      SOS/18/00046/FUL                      **(HERSCHELL WARD)**  
**46a MARINE PARADE, LEIGH ON SEA, ESSEX SS9 2NB**  
Erect first floor side/rear extension to existing flat, erect dormer to side elevation and convert loft into habitable accommodation
- f) LOS/18/0044                      SOS/18/00098/FULH                      **(THAMES WARD)**  
**215 WESTERN ROAD, LEIGH ON SEA, ESSEX SS9 2PQ**  
Erect single storey side and rear extension and alter rear elevation.

238. The Committee **NOTED** the following General Permitted Development Application:

- a) LOS/18/0033                      SOS/18/00082/GPDE                      **(THAMES WARD)**  
**10 BERKELEY GARDENS, LEIGH ON SEA, ESSEX SS9 2TE**  
Erect single storey rear extension, projecting 5M beyond the existing rear wall of the dwelling, 2.75M high to eaves and with a maximum height of 4M
- b) LOS/18/0034                      SOS/18/00049/GPDE                      **(ELMS WARD)**  
**93 SOUTHSEA AVENUE, LEIGH ON SEA, ESSEX SS9 2BH**  
Erect single storey rear extension, projecting 3.348M beyond the existing rear wall of the dwelling, 2.76M high to eaves and with a maximum height of 3.994M
- c) LOS/18/0043                      SOS/18/00148/GPDE                      **(ELMS WARD)**  
**21 RONALD HILL GROVE, LEIGH ON SEA, ESSEX SS9 2JB**  
Erect single storey rear extensions, projecting 5m beyond the existing rear wall of the dwelling, 2.7m high to eaves and with a maximum height of 2.75m.

239. The Committee **NOTED** the following Lawful Development Certificates:

- a) SOS17/02270/CLP                      **(THAMES WARD)**  
**37 TATTERSALL GARDENS, LEIGH ON SEA, ESSEX SS9 2QS**  
Hip to gable roof extension to from habitable accommodation in roof with dormer to rear and roof light to front (Lawful Development Certificate Proposed) (Amended Proposal)

240. The Committee **NOTED** the following Appeals:

- a) LOS17/0123                      SOS/18/0002/REFN                      **(LEIGH ROAD)**  
**31 GRAND PARADE, LEIGH ON SEA, ESSEX SS9 1DX**  
Demolish existing block of flats, erect 6 storey building comprising of five self- contained flats with basement car parking, layout cycle and bin store (Amended Proposal)
- b) LOS/17/0154                      SOS/18/00003/REFN                      **(ST. CLEMENT'S WARD)**  
**28A OAKLEIGH PARK DRIVE, LEIGH ON SEA, ESSEX SS9 1RP**  
Erect roof extension to rear to from habitable accommodation in roof with roof-lights to front (Amended Proposal)

- c) LOS/17/0146                      SOS/18/00007/REFH                      **( ST. CLEMENT'S WARD)**  
**60 HIGH STREET, LEIGH ON SEA, ESSEX SS9 2EP**  
Install roof-light to side
- d) LOS/17/0057                      SOS/17/00356/FUL                      **(BONCHURCH WARD)**  
**BRIARWOOD HOUSE, 72 BLENHEIM CHASE, LEIGH ON SEA, ESSEX SS9 3BH**  
Demolish existing garage, erect two storey dwelling-house on land rear of 72 Blenheim chase,  
install bin store and layout parking (Amended Proposal)

***The meeting closed at 8.11pm***