

PART ONE

**Marine Parade,
Leigh-on-Sea**



Southend-on-Sea
Borough Local Plan
First Alteration
Adopted October 1997

Southend-on-Sea Borough Local Plan First Alteration

PART 1 : Marine Parade, Leigh-on-Sea

1. Reasons for Alteration

- 1.1 With uninterrupted estuary views and adjacent public parks and gardens, Marine Parade in Leigh-on-Sea provides an attractive and pleasant open setting. Being an important route into the Borough, it also provides an attractive image for visitors. The residential properties fronting Marine Parade on the north side of the road form an integral part of this setting and local townscape character.
- 1.2 Recent development pressures have threatened to introduce new buildings and alterations which the Council considers would be out of scale and character with the area. In order to ensure that the townscape qualities of Marine Parade are maintained, specific guidelines have been introduced which, whilst not preventing redevelopment, seek to direct the general scale and character of future development proposals. These changes to the adopted Borough Local Plan are detailed overleaf.

Alterations Relating to Marine Parade, Leigh-on-Sea

1. **Addition of new references to Marine Parade** (additions to adopted Borough Local Plan are depicted in *bold italics*).

- a) Chapter 2 - Conservation and Townscape, paragraph 2.26 (page 30 of Adopted Borough Local Plan refers)

“2.26 The Borough Council will also encourage developers to consider access and safety aspects in the design and layout of new developments in order to ensure easy access for people with disabilities and to minimise the potential for crime (see Policy U5, page 131, and Appendix 7, page 219). Policy H5 (page 51) and the detailed design guidelines in Appendix 4 consider development in residential streets and residential development elsewhere, whilst Appendix 3 contains special provisions relating to properties in Chalkwell Avenue, Burges Estate (part) *and Marine Parade (Leigh-on-Sea)*, see pages 182 and 183. The need for additional planning guidance on the design of buildings and the location of high buildings will be kept under review, in accordance with Planning Policy Guidance Note 1 (PPG1 - General Policy and Principles, *February 1997*).”

- b) Chapter 2 - Conservation and Townscape, final paragraph of Policy C11, New Buildings, Extensions and Alterations (page 31 of the Adopted Borough Local Plan refers).

“In considering development proposals for properties in Chalkwell Avenue, Burges Estate (part) *and Marine Parade (Leigh-on-Sea)*, the Borough Council will also have regard to the detailed design guidance set out in Appendix 3.”

- c) Appendix 3 - Townscape Policy Guidance, paragraph A3.16. Page 182 of the Adopted Borough Local Plan refers.

“A3.16 In considering development proposals for properties in the Burges Estate (part), Chalkwell Avenue *and Marine Parade (Leigh-on-Sea)*, (Policy C11, page 30) and Undercliff Gardens (Policy C12, page 31), as defined more precisely on the Proposals Map, the Council will have regard to the additional design guidance set out below.”

2. **New Section**

To be inserted after paragraph A3.18 in Appendix 3 - Townscape Policy Guidance (Page 184 of the Adopted Borough Local Plan refers).

“Marine Parade, Leigh-on-Sea

A3.19 Situated on the crest of Belton Hills with uninterrupted estuary views and adjacent public parks and gardens, Marine Parade provides an attractive and pleasant open setting. It is a popular promenade and being an important route into the Borough, provides an attractive image for visitors. The residential properties fronting Marine

Parade on the north side of the road form an integral part of this setting and local townscape character, extending for approximately one mile along the hilltop between Hadleigh Road and the Borough boundary. They provide a continuously developed backdrop to the extensive public, open, lawned and planted area on the opposite side of the road, in close proximity to the highway and with a commonality of scale, height and inter-war theme. Although dating from the 1900s the majority of the properties are of inter-war origin. They comprise predominantly of two storey detached and semi-detached houses with small front gardens. They are of varied designs, and features contributing to the buildings' character include fairly steep pitched tiled roofs, infilled and open balconies and prominent gables. The Borough Council considers it essential that the characteristic features of buildings which contribute to the setting of the area and its attractiveness as a public promenade are maintained. Therefore, in applying Policy C11 to Marine Parade, Leigh-on-Sea, the Borough Council will expect development to comply with the following additional guidelines:

- (i) development, including hardstandings, should respect the setting and open character of the area and its attractiveness as a public promenade. In particular there should be planted areas fronting the promenade;*
- (ii) the erection of new buildings as a result of redevelopment will be allowed only if the characteristic form and scale of buildings on the Marine Parade frontage within the immediate vicinity are maintained;*
- (iii) new buildings and extensions should not exceed two storeys in height, should have pitched roofs and, as appropriate, include gables, bays and balconies; sympathetic external materials should be employed;*
- (iv) the provision of accommodation within roof spaces of existing and proposed buildings will normally be acceptable where traditional dormer windows or roof lights are used, where they are visually unobtrusive and the traditional pitched roof and/or gable remains dominant.*

Properties covered by these guidelines are 1-166 Marine Parade, Nos 1 and 2 Canvey Road and 1 and 2 Hamboro Gardens, Leigh-on-Sea.

In respect of front gardens and planted areas, many already incorporate hardstandings. The great majority provide incidental planting to give a satisfactory appearance to the promenade. A few recent hardstandings, however, are visually unsatisfactory. This situation and the need to seek an Article 4 Direction (see paragraph 2.38, page 36) to control hardstandings will be kept under review.

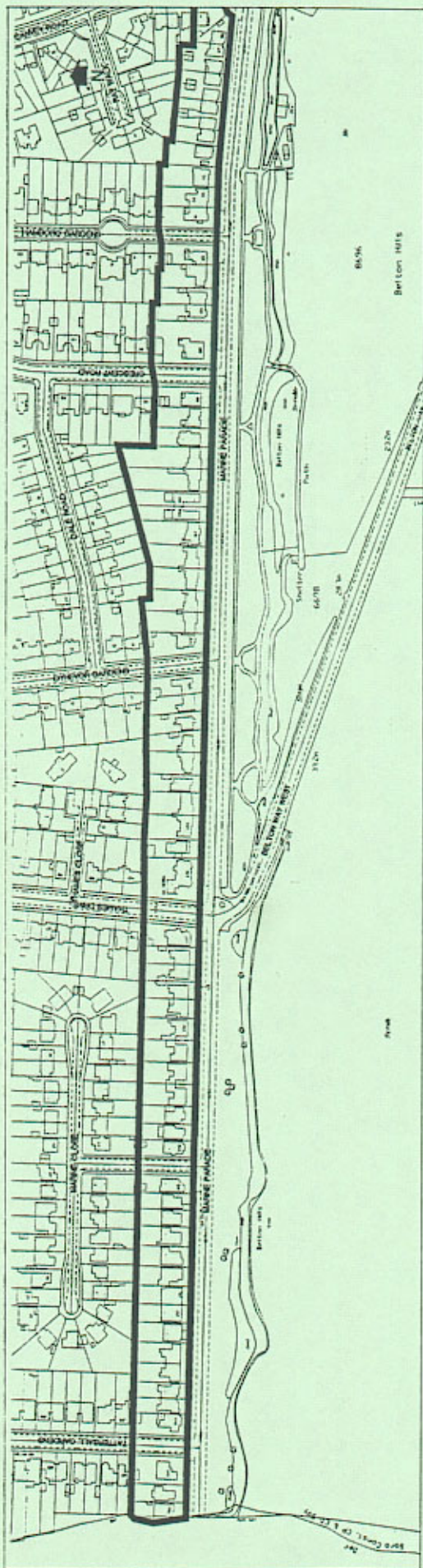
3. Amendments to Existing Text

Appendix 3 - Townscape Policy Guidance (page 184 and 185 of the Adopted Borough Local Plan refers).

Amend paragraph number A3.19 and A3.20 to read 'A3.20 and A3.21'.

4. Alteration to Proposals Map

Boundaries defining properties included within the guidance provision for Marine Parade are defined on the Proposals Map overleaf.



**Map No 1 - Notation Defining Extent of Area Subject to Guidance for the Control of Development in
Marine Parade, Leigh-on-Sea (Policy C11 - Appendix 3)**

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