

**16/00655/FUL****15 KESWICK CLOSE, RAYLEIGH, ESSEX SS6 8LG****PROPOSED RAISED RAMPED ACCESS WITH  
BALUSTRADING TO REAR DOOR**APPLICANT: **MRS KATRINA WARREN**ZONING: **RESIDENTIAL**PARISH: **RAYLEIGH TOWN COUNCIL**WARD: **WHEATLEY****1 PLANNING APPLICATION DETAILS**

- 1.1 This application is brought to the Committee in accordance with protocols because the applicant is related to a member of staff.
- 1.2 This application relates to the proposed construction of an area of raised decking, with an associated access ramp and balustrading to the side and rear of a two-storey semi-detached property, located on the south side of Keswick Close, which is situated in the residential area of Rayleigh.
- 1.3 The existing property is raised due to its positioning on sloped land. The rear door of the property is located on the east facing side elevation of the dwelling and provides access to the rear garden space via a set of relatively steep concrete steps. The proposed raised decking area with associated ramp and balustrading has been proposed as a feature to provide easier access into the rear garden area, for the increased safety of the current occupants.
- 1.4 The proposed development would be located on the rear and east facing side elevation of the dwelling, mainly located within an existing recess in the built form of the dwelling.
- 1.5 The area of raised decking would measure approximately 2.17 metres in width, 4.59 metres in depth and 1.0 metre in height. A gap of approximately 0.85 metres would be retained between the decking and the east boundary of the site. The decking would protrude further than the rear most elevation of the property by approximately 0.9 metres. The decking area would be enclosed by balustrading, which would measure approximately 1.0 metre in height. This would result in the development reaching an overall height of approximately 2.0 metres, although it would be relatively open in its nature.
- 1.6 The proposed ramp would run from the west side of the area of decking along the rear most elevation of the property. The ramp would measure

approximately 3.0 metres in width and 0.9 metres in depth. The ramp would reduce from 1.0 metre in height to ground level. The balustrading would continue along the rear elevation of the proposed ramp from the area of decking at a height of 1.0 metre, reducing overall in line with the slope of the ramp.

- 1.7 The plans submitted as part of this application are relatively basic and fail to adhere to a defined scale. However, the plans include clear measurement notations. The measurements noted on the plans are to be considered as detailed above.

## **2 THE SITE**

- 2.1 The application site is located on the south side of Keswick Close, which is located in the residential area of Rayleigh, and is formed of a semi-detached two-storey dwelling. The property is located within an existing building line of properties built to a similar design, consisting of further semi-detached properties to the west and small scale detached properties to the east. The application site neighbours 11 Keswick Close to the east, which is a two-storey detached property, and adjoins 17 Keswick Close to the west, which forms the other half of the semi-detached pair.
- 2.2 The land on which the application site is located would appear to be slightly sloped in nature, sloping towards the east. Properties have been raised to accommodate for this. Therefore the internal floor level of the property sits approximately 1.0 metre above ground level at its highest point. The property currently includes a set of relatively steep concrete steps which give access from the rear door of the property to the garden space.
- 2.3 The property benefits from a moderately sized rear garden area. The garden is enclosed with varying boundary treatments, including a high level close board fence to the west, which measures approximately 1.8-2.0 metres in height, a high level concrete and close board boundary to the rear, which measures approximately 1.8 metres in height and is followed by a high level dense hedging measuring approximately 5.0 metres in height and a low level concrete fencing to the east, which measures approximately 1.0 metre in height.

## **3 RELEVANT PLANNING HISTORY**

- 3.1 There is no available planning history which is considered relevant to this currently pending application.

## **4 CONSULTATIONS AND REPRESENTATIONS**

- 4.1 Rayleigh Town Council made the following comment:-

Based on the information provided to this Planning Committee the Town Council has no objection to this application.

- 4.2 There have been no further comments received in relation to this application.

## **5 MATERIAL PLANNING CONSIDERATIONS**

- 5.1 The Allocations Plan (2014) forms part of the Development Plan for the Rochford District. The Allocations Plan superseded the proposals map that accompanied the 2006 Replacement Local Plan. The site is without specific allocation as there are no specific allocation policies for the existing residential area, given that they are already developed. The Allocations Plan therefore carries forward the existing residential area allocation of the previous Local Plan.
- 5.2 Policy CP1 of the Rochford District Council Core Strategy (2011) promotes high quality design, which has regard to the character of the local area. Design is expected to enhance the local identity of an area. This point is expanded in Policy DM1 of the Rochford District Council Local Development Framework Development Management Plan (2014), which states that ‘the design of new developments should promote the character of the locality to ensure that the development positively contributes to the surrounding natural and built environment and residential amenity, without discouraging originality innovation or initiative’. Policies DM1 and CP1 advise that proposals should have regard to the detailed advice and guidance in Supplementary Planning Document 2 (SPD2).
- 5.3 Of particular relevance to this proposal for extensions to an existing property is part (ix) of Policy DM1, which requires the avoidance of overlooking structures, ensuring an adequate level of privacy is maintained for neighbouring properties and the promotion of visual amenity.
- 5.4 The area of raised decking and the associated ramp and balustrading would be unlikely to be viewable from the neighbouring properties to the rear of the site or those located to the west (No. 17 and beyond) due to screening from existing built forms and boundary treatments. The main proportion of the proposal would be located within a current recess on the eastern side of the property. Therefore the development would be mostly masked from the view of the neighbouring dwelling by the rear of the existing building to which the deck would attach. The development would protrude approximately 0.9 metres further in depth than the rear most projection of the host site. The neighbouring property is further shielded from view by a close board high level fence and would be separated from the development by approximately 5.8 metres from the highest level of the raised area. It is therefore considered that any impact caused would be minimal and would not exceed an acceptable level. The neighbouring properties located to the rear of the site benefit from large rear garden areas, including large depths. Due to the separation between the development and these neighbouring properties and the high level screening provided at the rear boundary it is deemed that there would be no unacceptable impact caused to these dwellings in terms of overlooking. Therefore, the development would not have a negative impact on the visual amenity of those neighbouring dwellings.

- 5.5 The property located to the east of the application site (number 11 Keswick Close) is separated from the application site at the rear by a low level boundary treatment, which reaches a height of approximately 1.0 metre. The current boundary treatment is not considered to provide any privacy between the occupants of the neighbouring dwellings during their enjoyment of their outdoor space. Furthermore, the dwelling to which this application relates includes windows and door openings on its east facing side elevation, which give views directly to the rear garden space of this neighbouring dwelling, including the area to the immediate rear of the dwelling. Although the boundary treatment would provide no screening to protect from the potential overlooking aspect caused by the proposed development it is not considered that the proposal would detract from the private amenity of this neighbouring dwelling as a boundary treatment providing an adequate level of privacy does not currently exist.
- 5.6 The overall development would reach a maximum height of approximately 2.0 metres. The deck platform would be to the same height of the neighbouring fencing to No. 11. The balustrade element of the proposed development which would exceed the height of the boundary treatment would consist of a relatively open balustrading, included as a safety feature. It is not considered that this would cause any unacceptable impact in terms of overbearing or overshadowing to this neighbouring dwelling. Furthermore, it would not exceed the height of a boundary treatment at the site, which would be allowed under Permitted Development.
- 5.7 No comments have been received from neighbouring properties in relation to this application.
- 5.8 The proposed materials are deemed to be appropriate for the type of structure proposed. Although they would not match the materials of the existing dwelling, it is not considered that they would create an incongruous element at the rear of the dwelling and are therefore deemed to complement the existing materials offering a practical design.
- 5.9 The property has a moderately large garden area which would not be negatively impacted by the addition of the raised area of decking and associated ramp, which would aid the enjoyment of the garden area without the loss of a suitable amount of soft landscaping. The garden area exceeds requirements for minimum garden size as set out in Rochford District Council Local Development Framework Supplementary Planning Document 2 Housing Design. The raised decking area are would not be deemed to subtract from this.
- 5.10 The proposed development is not considered to have an unacceptable level of impact on the neighbouring dwellings and would offer a practical form of access from the property to the rear garden area, which would not appear incongruous in its materiality and would not detract from the amount of private amenity space enjoyed by the property.

**6 CONCLUSION**

- 6.1 The proposed works are considered to be acceptable.

**7 RECOMMENDATION**

- 7.1 It is proposed that the Committee **RESOLVES**

That planning permission be approved, subject to the following conditions:-

- (1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- (2) The external facing materials of the hereby approved raised decking area and associated ramp and balustrading shall match the existing parts of the building or site and/or be those materials specified on the plans and application form submitted in relation to the development hereby permitted, unless alternative materials are proposed. Where alternative materials are to be used, no development shall commence before details of those alternative external facing materials to be used in the development have been submitted to and approved in writing by the Local Planning Authority. Where other materials are agreed in writing by the Local Planning Authority, the materials agreed shall be those used in the development hereby permitted.

REASON: To enable the Local Planning Authority to retain adequate control over the appearance of the building, in the interests of amenity.

The following informatives should also be included on the decision notice:-

- (1) Prior to the commencement of the permitted development, the applicant is advised to undertake a suitable and sufficient site investigation and any necessary risk assessment to ensure the land is free from significant levels of contamination. The Local Planning Authority should be given prior notification of any proposed remediation scheme.

The Local Planning Authority has determined the application on the basis of the information available to it, but this does not mean that the land is free from contamination. The applicant is responsible for the safe development and safe occupancy of the site.

- (2) The applicant should be made aware that any departure from the approved plan is likely to result in the development being unauthorised with the requirement for a further application to be submitted, which will

be dealt with on a "without prejudice" basis. Early contact with the planning department where a change is contemplated is strongly advised although even minor changes are likely to require a new application.

### **REASON FOR DECISION AND STATEMENT**

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against the adopted Development Plan and all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework. The proposal is considered not to cause significant demonstrable harm to any development plan interests, other material considerations, to the character and appearance of the area, to the street scene or residential amenity such as to justify refusing the application; nor to surrounding occupiers in neighbouring streets.



Shaun Scrutton

Managing Director

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### **Relevant Development Plan Policies and Proposals**

Rochford District Council Local Development Framework Allocations Plan Adopted February 2014

Rochford District Council Local Development Framework Core Strategy Adopted Version (December 2011) - CP1

Rochford District Council Local Development Framework Development Management Plan adopted (December 2014) - DM1

Rochford District Council Local Development Framework Supplementary Planning Document 2 Housing Design (January 2007)

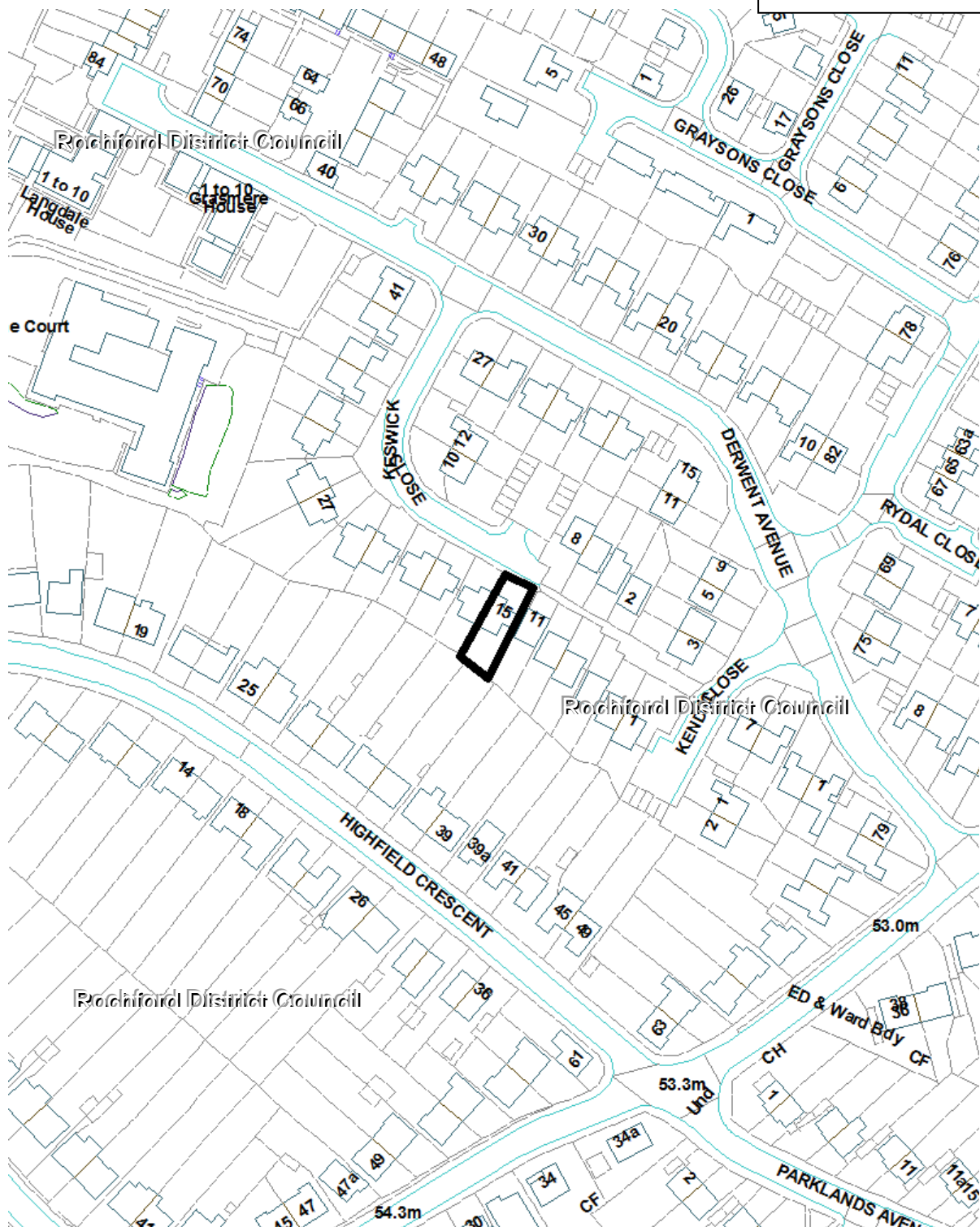
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