

13/00309/FUL**LAND BETWEEN MAIN ROAD AND RECTORY ROAD AND
CLEMENTS HALL WAY, HAWKWELL****CONSTRUCT ENTRANCE PIERS**

APPLICANT: DAVID WILSON HOMES
ZONING: METROPOLITAN GREEN BELT
PARISH: HAWKWELL
WARD: HAWKWELL WEST

1 PLANNING APPLICATION DETAILS**THE SITE**

- 1.1 This application is to part of a site of some 11.6ha in an area generally to the north of Rectory Road, west of Clements Hall Way over part of the unmade section of Thorpe Road, which is included within the greater site and continuing towards the rear of frontage development to Main Road and behind the made-up section of Thorpe Road. This site is the subject of permission granted on 19 December 2012 for 176 dwellings (175 net) under application reference 12/00381/FUL.
- 1.2 The current application relates to a small part of the re-development site located some 17m from the site boundary just into the site from the northern extent of the made up section of Thorpe Road.

2 THE PROPOSAL

- 2.1 The proposal is to provide two brick piers, one each side of the extension of the made up section of Thorpe Road forming part of the approved layout.
- 2.2 Each pier would have an overall height of 2.3m and be to a width and depth of 0.9m square. Each pier would be constructed in brick work and capped with a stone pyramid pier cap. The piers would be located each side of the vehicle carriageway in association with tree planting and would feature a name plate "Clements Gate".

3 RELEVANT PLANNING HISTORY

- 3.1 A number of applications have been considered on parts of the site for stables, domestic purposes and other developments. More recently the site has been the subject of applications for re-development as follows:-

- 3.2 Application No. 09/00529/OUT

Outline Application to Provide Comprehensive Development of Approximately 330 Dwellings, Associated Infrastructure, New Vehicular Accesses onto Rectory Road, New On-Site Accesses and Road Network, Cycleway and Footpath Network, Public Open Spaces, Landscaping, Health Facilities and Local Amenities.

Permission refused 3 December 2009 and appeal dismissed 22 July 2010.

- 3.3 Application No. 11/00259/FUL

Demolish Existing Dwelling And Construct Development Of 176 Houses With Access Off Thorpe Road, Access Off Clement Hall Way, Access For One Plot Off Rectory Road, Road Network, Cycle Way And Footpath Network, Public Open Space, Landscaping And Location Of High Pressure Gas Main.

Permission refused 10 January 2012. Appeal allowed 30 August 2012, subject to the following condition:-

Condition 6:

Notwithstanding the provisions of Article 3, Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 1995 (including any Order revoking or re – enacting that Order, with or without modification) all first floor side windows shall be glazed in obscure glass and shall be of a design not capable of being opened below a height of 1.7m above first floor finished floor level and no alteration is to be made to that arrangements thereafter.

- 3.4 Application No. 12/00381/FUL

Demolish Existing Dwelling And Construct Development Of 176 Houses With Access Off Thorpe Road, Access Off Clements Hall Way, Access For One Plot Off Rectory Road, Road Network, Cycle Way And Footpath Network, Public Open Space, Landscaping And Location Of High Pressure Gas Main

Permission granted 17 December 2012.

This permission is now being implemented and to which the current application relates.

3.5 Application No.13/00035/FUL

Application to vary condition No. 4 to application No. 12/00281/FUL for development of 176 dwellings approved on 17 December 2012 and (summarised) to vary those plots to which obscure glazing of side windows would otherwise be required in favour of two alternative conditions 4 and 4A.

Permission refused on the basis that the proposed alternative conditions would increase the number of clear glazed side windows leading to overlooking between adjoining occupiers unless the applicants accept revised condition 4R, which adds to existing condition 4, a further 18 No. plots with outward facing side windows that need not be obscure glazed.

Decision delegated to Head of Planning and Transportation and awaiting consideration of the alternative condition by the applicant at the time of writing.

3.6 Application No. 13/00109/FUL

Demolish existing dwelling and construct single storey part pitched roofed, part flat roofed sales building and car parking area.

Permission granted 19 April 2013.

3.7 Application No. 13/00035/ NMA

3.8 Application to Vary Condition no. 4 to Application No. 12/00381/FUL for Development of 176 Dwellings Approved on 17th December 2012 as Follows:-

Proposed Condition 4 to State: Notwithstanding the provisions of Article 3, Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 1995 (including any Order revoking or re-enacting that Order, with or without modification) all first floor windows facing back gardens and adjoining dwellings at plots 8, 10, 12, 19, 25, 37, 53, 57, 59, 65, 70, 110, 111, 114, 115 and 166, shall be glazed in obscure glass and shall be of a design not capable of being opened below a height of 1.7m above first floor finished floor level and no alteration is to be made to arrangement thereafter, unless otherwise agreed in writing by the Local Planning Authority.
- On the attached plan these are shaded in RED.

3.9 And Further Condition 4A to state: Notwithstanding the provisions of Article 3, Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 1995 (including any Order revoking or re-enacting that Order, with or without modification) all first floor side windows to plots 25, 66, 67, 68, 69, 75, 89, 90, 100, 105 and 174 shall be glazed in obscure glass and shall be of a design not capable of being opened below a height of 1.7m above first floor finished floor level and no alteration is to be

made to arrangement thereafter, unless otherwise agreed in writing by the Local Planning Authority. - On the attached plan these are shaded in BLUE

Permission granted 30 April 2013 subject to variation of condition as follows:-

- 3.10 Notwithstanding the provisions of Article 3, Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 1995 (including any Order revoking or re-enacting that Order, with or without modification) all first floor side windows shall be glazed in obscure glass and shall be of a design not capable of being opened below a height of 1.7m above first floor finished floor level and no alteration is to be made to that arrangements thereafter. The exception shall be windows to the outward facing elevations of dwellings not facing the elevations of neighbouring housing to plots 1, 10, 12, 13, 14, 16, 17, 23, 29, 30, 36, 43,44, 46, 47, 52, 54, 60, 61, 62, 73, 75, 77, 78, 81, 86, 89, 91, 94, 98, 99, 102, 103, 104, 106, 107, 111, 112, 117, 121, 128, 129, 132, 136, 150, 153, 155, 159, 160, 161, 163, 165, 168, 169, 172, 173, 175 and 176, which can be clear glazed.

- 3.11 Application No. 13/00293/NMA

Application For Non-material Amendment following approval 12/00381/FUL to Substitute Single Garage Approved to Plot 45 to Double Garage Building Providing Single Garages Each to Plots 45 and 46.

Application considered to be material and refused 7 June 2013.

- 3.12 Application No. 13/00231/FUL

Construct single storey pitched roofed, part flat roofed sales building with associated parking

Permission granted 10 June 2013.

- 3.13 Application No. 13/00299/ADV

Non-illuminated signage and site hoarding comprising 5 no. flag and flag pole signs, window graphics and graphics to sales building and hoardings, 7 no. gallow signs, 3 no. goal post signs and 1 no. externally illuminated goal post sign. (At sales office site junction of Thorpe Road and Thorpe Close)

Application pending.

- 3.14 Application No. 13/00376/FUL

Revised application to construct single storey part pitched roofed, part flat roofed sales building and car parking area for period of 24 months.

Application Pending.

4 CONSULTATIONS AND REPRESENTATION

Hawkwell Parish Council

- 4.1 Object to this application on the grounds that it constitutes over-development and is not conducive to the street scene.

Essex County Council Highways

- 4.2 No objection to raise.

5 MATERIAL PLANNING CONSIDERATIONS

- 5.1 The site is located within the Metropolitan Green Belt, as identified in the saved Rochford District Replacement Local Plan (2006). The site is, however, within a general location for an extension to the residential envelope of South Hawkwell for 175 dwellings (net) at Policy H2 to the Council's adopted Core Strategy (2011). The re-development being implemented reflects the emerging allocations and commitment to the Core Strategy and is thus a very special circumstance outweighing the harm to the Green Belt.
- 5.2 The proposed entrance piers would be of impressive presence sited in the grass verge area either side of the access road carriageway. Apart from the two courses of engineering brick to the lower base, the piers would be finished in a "Leicester multi-cream" stock face brick work from the Ibstock range, as approved to the palette of materials for the site. The name plate would be in slate and recessed into the pier.
- 5.3 The piers would be sited 11.5m apart with the verge, vehicle carriageway and footpath between. The piers would not as such form part of any narrowing to this part of the street and would not be gated. The piers merely would provide a visual mark in the new street, achieving a sense of architectural enclosure to emphasize the formal arrangement of spaces and the formal layout to this part of the scheme.
- 5.4 The proposed piers would be of a suitable scale and relate well to surrounding houses in the approved layout. As an aspect of street furniture the two piers would not amount to an over-development of the site. Both piers would be located in an area of verge flanked by proposed tree planting and would provide a small detail to reinforce the formal principles of the layout.

6 CONCLUSION

- 6.1 The proposed piers would not form part of the narrowing of the vehicle carriageway but would provide a visual landmark in the new street achieving a sense of architectural enclosure to emphasize the formal arrangement of spaces and the formal layout to this part of the scheme. As part of the street furniture to the new development the proposed piers would have a good relationship to the formal spaces inherent to the approved layout.

7 RECOMMENDATION

7.1 It is proposed that the Committee **RESOLVES** to **APPROVE** the application, subject to the following condition:

1. SC4B – Time limit standard.

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

Head of Planning and Transportation

Relevant Development Plan Policies and Proposals

Rochford District Council Local Development Framework Core Strategy Submission Document (September 2009)

Policy CP1

Rochford District Replacement Local Plan (2006) as saved by Direction of the Secretary of State for Communities and Local Government and dated 5 June 2009 in exercise of the power conferred by paragraph 1(3) of schedule 8 to the Planning and Compulsory Purchase Act 2004.

HP6.

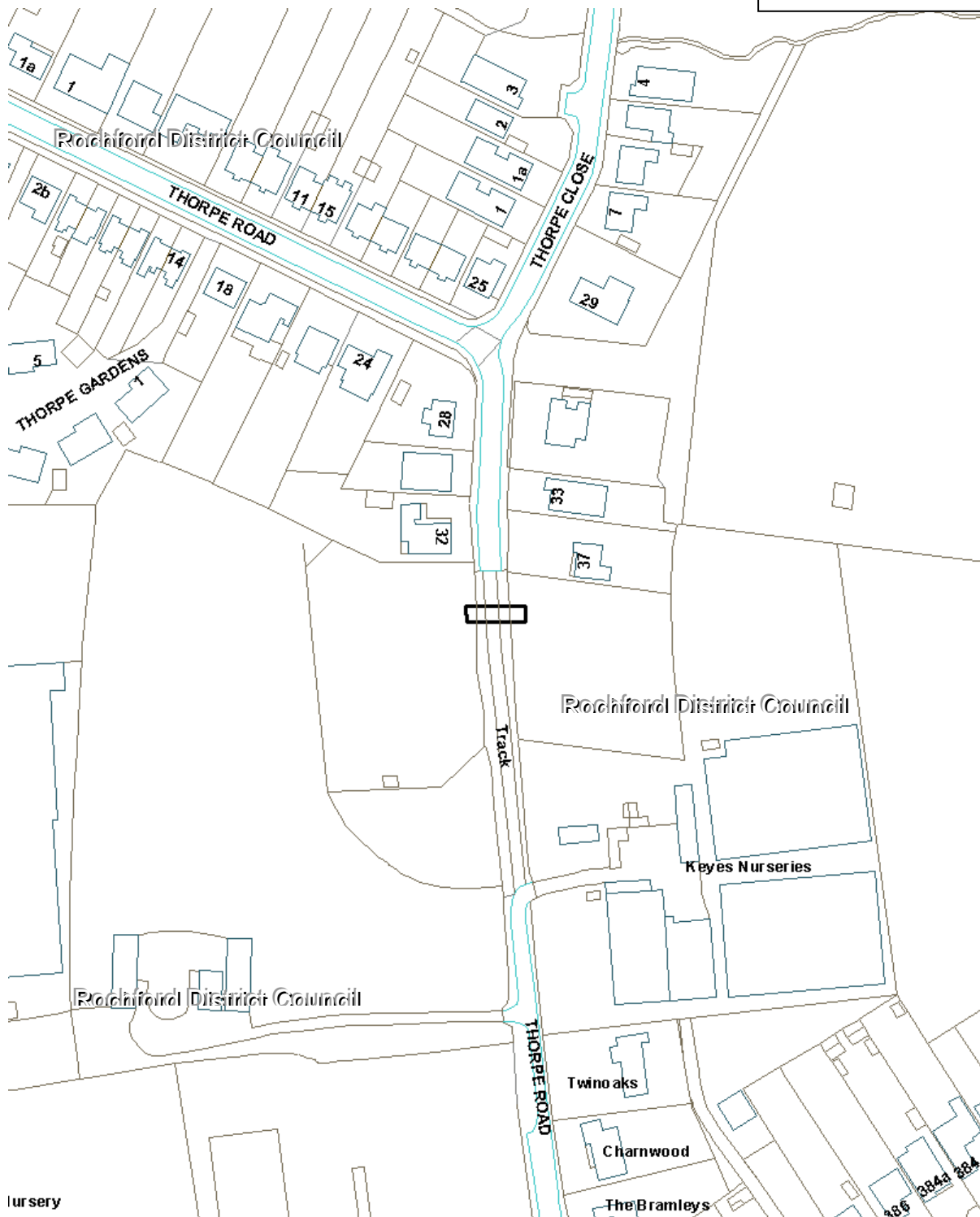
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13/000309/FUL



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