

**TITLE :** 06/00033/REM  
**RESERVED MATTERS APPLICATION FOLLOWING  
OUTLINE APPROVAL (04/01059/OUT) ERECTION OF ONE  
DETACHED 3- BED CHALET STYLE DWELLING AND  
DETACHED DOUBLE GARAGE  
ROSEDALE GLADSTONE GARDENS RAYLEIGH**

**APPLICANT :** MR T J CATTON

**ZONING :** RESIDENTIAL

**PARISH:** RAYLEIGH TOWN COUNCIL

**WARD:** WHEATLEY

In accordance with the agreed procedure this item is reported to this meeting for consideration.

This application was included in Weekly List no 821 requiring notification of referrals to the Head of Planning Services by 1.00 pm on Tuesday, 28 March 2006, with any applications being referred to this meeting of the Committee. The item was referred by Cllr Mrs M J Webster.

The item that was referred is appended as it appeared in the Weekly List, together with a plan.

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**4.1 Rayleigh Town Council – No objections.**

NOTES

- 4.2 This application relates to the reserved matters of details following the outline approval for the erection of one detached dwelling and detached double garage. The outline consent 04/01059/OUT was approved at Committee on 17 February 2006 following a referral from Weekly List No 761.
- 4.3 The outline consent was for the siting and the means of access for the new building, all other matters were reserved for subsequent approval. This application now seeks consent for those reserved matters of detail; specifically the landscaping and the design and external appearance of the new development.
- 4.4 The landscaping and the design and appearance of the garage are considered to be acceptable.

- 4.5 In granting outline consent a condition was attached that informed the applicant/developer that any reserved matter submission should be of a scale and design similar to the illustrative elevations that accompanied the outline scheme. Thus, the height to the ridge of the dwelling should not be any greater than 7.5m and the windows shown on the illustrative elevations, if followed through on the detailed planning application, should be fitted with obscure glazing.
- 4.6 In broad terms the proposal does follow the size and scale of the illustrative elevation in being a chalet style property with gables facing front and rear and with flank dormers and with a ridge height of 7.5m. In broad terms the application follows the illustrative elevations at the outline stage.
- 4.7 This proposal does differ from the illustrative scheme in that it proposes two dormers in the flank facing Rosedale compared to one dormer in the illustrative scheme. As with the 'illustrative' scheme, the proposal incorporates one dormer window facing the end of the rear garden of No 52 High Road and one first floor window in the front elevation. All flank dormer windows and the first floor front facing window are considered to be acceptable.
- 4.8 The rear elevation of this scheme proposes two first floor bedroom windows, one is a secondary window (bedroom 2) and one is the primary source of light (Bedroom 3). It is considered that, given the size, position, the need for these windows to be openable for means of escape purposes and the shallowness of this and neighbouring gardens/plots, it is likely that the reserved matters as proposed in this submission would be likely to result in a degree of overlooking into the neighbouring properties and plots.
- 4.9 It is considered that this degree of overlooking from this proposal is not a determinative issue in this case given the significant level of overlooking that exists from the first floor level of the three properties that bound the rear of the site; Nos 48, 53 and 52 High Road.
- 4.10 The reserved matters submitted with this submission broadly follow the illustrative elevations submitted at the outline stage and as such the size, design and appearance of the property in the street scene, as well as the physical impact of the proposal upon the amenities of the occupiers of the adjacent properties, is considered to be acceptable.
- 4.11 By the inclusion of the first floor rear facing windows at first floor level there will be overlooking to/from adjacent properties. As all the three properties at the rear have first floor accommodation all with windows that give rise to direct overlooking into adjacent plots/properties, a refusal based on the overlooking from the rear of this property could not be substantiated.
- 4.12 **County Highways Officer:- De minimus .**

- 4.13 **Rayleigh Civic Society:-** No more comments to make other than those made at the outline stage (outline stage comments – the access to the proposals would be across Rosedene land and therefore this could lead to problems with disputes regarding a blocked drive and/or inconsiderate parking).
- 4.14 **Engineers:-** No objections.
- 4.15 **The Environment Agency:-** No objections.
- 4.16 4 letters of objection that in the main comment on the following issues:-
- Gladstone Gardens is a private road that is insufficient to take construction traffic and insufficient on street parking.
  - Overlooking and loss of privacy
  - Possible structural damage to nearby properties/structures
  - Possible drainage problems from garage
  - Breach of established building lines
  - Possible impact on nearby trees and shrubs
  - Possible subsidence problems.

APPROVE

No Conditions. (imposed at outline stage).

**Relevant Development Plan Policies and Proposals:**

H11, of the Rochford District Council Local Plan First Review

The local Ward Member(s) for the above application are Cllr J M Pullen and Cllr Mrs M J Webster



Shaun Scrutton  
Head of Planning Services

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For further information please contact Monica Palmer on (01702) 546366.



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