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**17/01105/FUL**

**15 KESWICK CLOSE RAYLEIGH ESSEX SS6 8LG**

**PROPOSED RAISED RAMPED ACCESS WITH  
BALUSTRADING TO FRONT DOOR**

**APPLICANT: MRS KATRINA WARREN**  
**ZONING: RESIDENTIAL**  
**PARISH: RAYLEIGH TOWN COUNCIL**  
**WARD: WHEATLEY**

## **1 PLANNING APPLICATION DETAILS**

- 1.1 The applicant is related to a member of staff, so this proposal is before the Development Committee for consideration.
- 1.2 This application relates to the proposed installation of a ramp and steps leading to a composite decking platform surrounded by balustrading, located adjacent to the entrance door at No.15 Keswick Close, a semi-detached two storey dwelling located in a residential area in Rayleigh.
- 1.3 The applicant states that the existing steps leading to their front door are getting highly dangerous. The applicant asserts that a flat surface is needed on exiting the property in order to allow easy access.
- 1.4 The submitted drawings indicate that the proposed raised platform would be 600mm above ground level. The proposed raised platform would have a width of 1.5 metres and a depth of 3 metres. The proposed ramp would have a length of 2.5 metres and a width of 1 metre. The total height of the proposal from ground level to the top of the balustrade has not been indicated on the submitted plans. However, officers contacted the applicant, who confirmed that the proposal would have a maximum height of 1.5 metres. A set of steps are also proposed opposite the entrance door to the property, which would incorporate a gate at the top. The proposal would be constructed of composite brown decking.

## **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 host dwelling has an existing attached converted garage. 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. Opposite the application site are two rows of flat roofed garages facing onto a concrete area of hardstanding.

- 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 leading to the front entrance door.

### **3 RELEVANT PLANNING HISTORY**

- 3.1 16/00655/FUL – APPROVED. Proposed raised ramped access with balustrading to rear door.

### **4 CONSULTATIONS AND REPRESENTATIONS**

- 4.1 None received.

### **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 Impact on Neighbouring Properties

- 5.5 The proposed raised platform, ramp and steps would be located to the front of the dwelling. It is therefore not considered that the proposal would increase levels of overlooking to any neighbouring private amenity space or dwelling.

#### 5.6 Impact on the Character of the Area

- 5.7 The application site is located at the end of a cul-de-sac opposite an existing garaging area. There are no other examples of similar designed entrance ramps and raised platforms within the existing street scene. However, the proposed materials are deemed to be appropriate for the type of structure proposed. In addition, the proposed ramp, steps and raised platform are considered to be of a relatively modest scale, with a maximum height of 1.5 metres. Therefore it is not considered that the proposal would appear overly dominant or incongruous at this location within the existing street scene. This is in accordance with policy CP1 of the Core Strategy (2011), which promotes high quality design which has regard to the character of the local area.

#### 5.8 Car Parking

- 5.9 The Parking Standards Design and Good Practice Guide (2010) states that for a dwelling house of two or more bedrooms, two parking spaces of dimensions of at least 2.9 by 5.5 metres are required. The proposal would reduce the size of the existing area of concrete hardstanding to the front of the dwelling. However, it would be a relatively marginal reduction in size, and there would remain a sufficient area to accommodate two off street car parking spaces at the required dimensions.

### 6 CONCLUSION

- 6.1 The proposed works are considered to be acceptable. The proposed development is not considered to have an unacceptable level of impact on neighbouring dwellings and it is not considered that the proposal would appear incongruous in the street scene.

### 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 development hereby permitted shall not exceed a total height above existing ground level of 1500mm unless otherwise agreed in writing by the Local Planning Authority prior to installation.

REASON: In the interests of clarity and in the absence of a clear indication of the height of the proposed structure on the submitted plans. For the avoidance of doubt and to ensure that the development is completed out in accordance with the details considered as part of the planning application.

- (3) The decking, steps and balustrade hereby approved shall be of composite material brown in colour or stained timber unless alternative materials are otherwise agreed in writing by the Local Planning Authority prior to installation.

REASON: In the interests of visual amenity.

#### **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.

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Matthew Thomas

Assistant Director, Planning and Regeneration Services

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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)

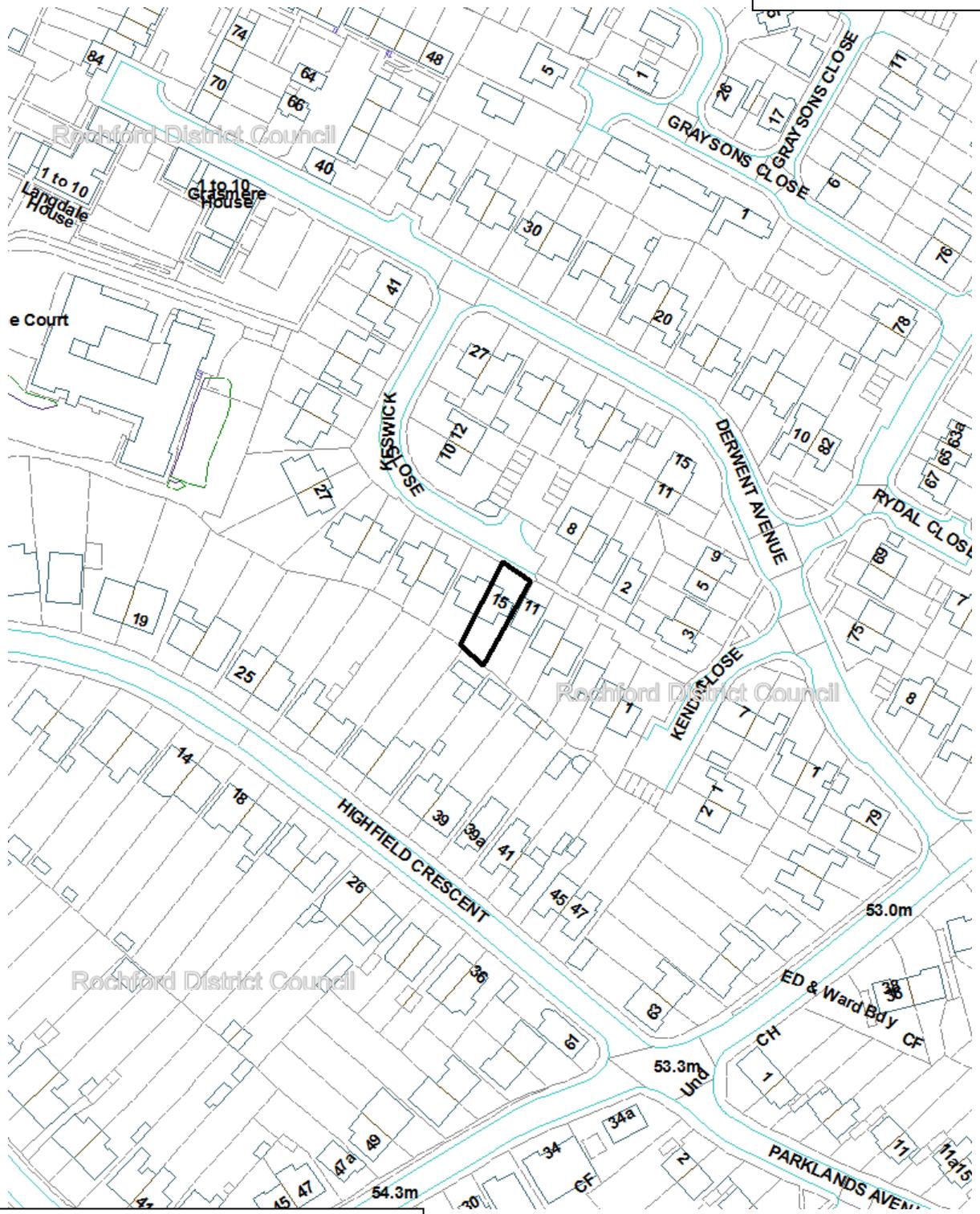
For further information please contact Benjamin Hayter on:-

Phone: 01702 318035

Email: [benjamin.hayter@rochford.gov.uk](mailto:benjamin.hayter@rochford.gov.uk)

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