
CONSULTATION ON PLANNING APPLICATION FROM SOUTHEND ON SEA BOROUGH COUNCIL - 71 ROCKALL, SOUTHEND ON SEA

1 SUMMARY

- 1.1 To consider the report of the Head of Planning Services regarding a consultation on a planning application, namely the conversion of a single dwelling house to two dwelling houses, alter the elevations and widen existing vehicular access at 71 Rockall, Southend on Sea.

2 INTRODUCTION

- 2.1 71 Rockall is a large semi detached dwelling, with a frontage of 15 metres, located at the end of Rockall amongst properties of a similar disposition (location map attached). The proposal would involve the subdivision of the dwelling into two units, each having its own parking and amenity space.

3 PLANNING ISSUES

- 3.1 Whilst the proposal is reported to members as a consultation from a neighbouring authority, it is a scheme that would be recommended for approval if it were in this district.
- 3.2 In particular, this is a corner site, with limited impact in the street scene in terms of the external changes sought. Further, when assessed against Rochford District Council's spatial standards for such development, the off street parking of at least 2 spaces and substantial amenity spaces proposed are considered acceptable.

4 RECOMMENDATION

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

To inform Southend on Sea Borough Council that it has **no objection** to the proposal.

Shaun Scrutton

Head of Planning Services

Background Papers:

None

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