
16/00165/FUL**LAND REAR OF 103 HIGH ROAD RAYLEIGH****CREATE 1 NO. FOUR-BEDROOMED DWELLING****APPLICANT:** RICHARDS PROPERTY SOLUTIONS 2**ZONING:** RESIDENTIAL**PARISH:** RAYLEIGH TOWN COUNCIL**WARD:** WHITEHOUSE

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

This application was included in Weekly List No. 1330 requiring notification of referrals to the Assistant Director, Planning Services by 1.00 pm on Wednesday, 20 April 2016 with any applications being referred to this meeting of the Committee. The item was referred by Councillor R R Dray.

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

1 NOTES

1.1 The site would have an area of 332m² and would be formed from land currently forming part of the garden to the rear of 103 High Road. This property is a large detached dwelling on the corner of High Road and Glasseys Lane. Its back garden once stretched as far as Weir Gardens until the odd numbered houses on the northern side of Glasseys Lane were built on it.

The existing property at 103 High Road is at a higher level than the application site. There would be a separation of between 11.3m and 13.5m between the rear elevation of the existing dwelling and the side of the site. The rear of the site would back onto the side boundary of the rear garden of 101a High Road with the closest rear corner of the dwelling proposed being approximately 19.5m from the back of the dwelling to 101a High Road. This dwelling is also at a higher level. The property would also share a boundary with 1 Glasseys Lane. This is a semi-detached gable sided house and, as with the other pairs on the northern side of the street, is attached to a dwelling with a gabled front, which projects slightly forward.

The proposal is for a four bedroom detached house with integral garage fronting Glasseys Lane.

2 PLANNING HISTORY (since the 1990s)

2.1 There is no relevant history pertaining to the site.

3 MATERIAL CONSIDERATIONS

Principle of Residential Use

3.1 The Rochford District Council Local Development Framework Allocations Plan (Adopted 25 February 2014) forms part of the Development Plan for Rochford District. The Allocations Plan superseded the proposals map that accompanied the 2006 Replacement Local Plan. The site was allocated existing residential development in the Local Plan and is now white land, without formal designation, in the Allocations Plan. Residential use would therefore be appropriate.

3.2 Policy H1 of the Core Strategy resists the intensification of smaller sites within residential areas. However, it goes on to state that limited infilling will be considered acceptable and will contribute towards housing supply, provided it relates well to the existing street pattern, density and character of the locality. Policy HP6 expects new housing schemes to be of a high standard of design and layout taking account of a number of considerations.

3.3 The proposal would relate to a density of 30dph which would be in accordance with the character of the area. The site would have a frontage onto Glasseys Lane of 12m, thus exceeding the minimum 9.25m required for detached dwellings. 1m separation distances to the side boundaries are required within SPD2 and this minimum distance would be achieved on both sides.

3.4 Although the property would be raised above the property to the east this is the case with other properties on Glasseys Lane and it is duly considered that the resultant development would not look out of character.

3.5 It is considered that it would relate well to the existing street pattern, density and character of the locality in accordance with policy H1.

Design and Layout

3.6 The front elevation of the proposed dwelling would be set back in a skewing alignment at points between 6m and 10m from the highway boundary. The front elevation would feature two gable fronted projections of differing sizes, with the larger of the two on the right hand side of the front elevation. The main roof would have a gabled end on the western side and a pitched side on the eastern side. This roof design would be in character with the line of dwellings to the east. It would have a ridge height of 8.5m at the centre point.

The site section indicates this would be 1.3m higher than 1 Glasseys Lane, but at the approximate eaves height of 103 Main Road.

- 3.7 The roof design and the larger gable fronted projection on the right hand side would share common architectural detailing and features with the other pairs of dwellings located to the east.
- 3.8 A parking area would be provided to the front. The property would be provided with a private rear garden of 100m² complying with guidance. Precise details of the external materials and landscaping have not been submitted but can nevertheless be considered by the submission of further details required by planning condition.
- 3.9 It is considered that the design and appearance of the dwelling would be in accordance with design policy and the general character of the local area.

Parking and Access

- 3.10 Parking Standards: Design and Good Practice Supplementary Planning Document 2010 requires that for dwellings with two or more bedrooms, two parking spaces should be provided off street for each dwelling and measure 2.9m x 5.5m. Two spaces meeting this space standard would be provided in front of the dwelling. This would be sufficient to serve the parking requirements of the proposed dwelling. There would also be an integral garage with internal dimensions of 5.5m x 3.25m. This is below the depth requirement for garages to be considered as being large enough to accommodate a vehicle parking space, as well as household storage, however, it would satisfy the cycle storage requirements for new dwellings.
- 3.11 A new access would be provided onto Glasseys Lane.
- 3.12 The Highways Authority has no objection to the development subject to recommended conditions.

Technical Standards

- 3.13 The Ministerial Statement of 25 March 2015 announced changes to the Government's policy relating to technical housing standards and advises that planning permissions should not be granted subject to any technical housing standards, other than those relating to internal space, water efficiency and access. The requirement in Policy ENV9 that a specific Code for Sustainable Homes level be achieved and the requirement in Policy H6 that the Lifetime Homes standard be met are now no longer sought.
- 3.14 The two storey dwelling would provide three double bedrooms and one single bedroom. A four-bedroomed (7 bed spaces) would require a minimum of at least 115m², 3m² of built in storage and a minimum floor to ceiling clearance of 2.3m for at least 75% of the gross internal floor area. The dwelling would provide 160m² of floor space including built in storage cupboards indicated on

the floor plan and would have a floor to ceiling clearance of 2.5m satisfying the technical standard.

- 3.15 All new dwellings are required to comply with the national water efficiency standard, as set out in part G of the Building Regulations (2010) as amended. A condition is recommended to require compliance with this Building Regulation requirement.

Neighbouring Amenity

- 3.17 Although an objection has been received from the occupiers of 101a High Road it is considered that only the dwelling at 1 Glasseys Lane could potentially be adversely affected by the proposed development.
- 3.18 The proposed dwelling would project 4m forward on the shorter side, of the dwelling at 1 Glasseys Lane and the occupants of this property has raised concerns about their outlook and overshadowing. Although the 45° rule applies to extensions and not new builds it provides a useful tool to assess the impact on neighbouring properties. The front of the dwelling would project further forward than No.1 but the proposed dwelling would be set back behind a 45° line drawn from the front corner of the neighbouring dwelling. The rear elevation of the proposed dwelling would also be marginally forward of the building line of the neighbouring dwelling. The south south-west orientation of the front elevation properties would also ensure any overshadowing would be insignificant.
- 3.19 There would be no windows on the eastern side of the dwelling. On the western side there would be a door and small window at ground floor level and a mid level stairwell window.
- 3.20 Although the property would be raised above the property to the east this is the case with other properties on Glasseys Lane.
- 3.21 It is not considered that the rear facing windows would adversely impact neighbouring amenity.
- 3.22 The proposal is not considered to have a significantly adverse impact on neighbouring amenity such as to provide justification for a refusal on these grounds.

4 REPRESENTATIONS

Rayleigh Town Council

- 4.1 Object to the development due to over development of the site and there would be site access issues.

ECC Highways

4.2 No objection, subject to recommended conditions:-

1. Prior to first occupation of the development, as shown on planning drawing 972 010 Rev G, the vehicular access shall be constructed at right angles to the highway boundary and to the existing carriageway. The width of the access at its junction with the highway shall not be less than 3 metres and shall be provided with an appropriate dropped kerb vehicular crossing of the footway.
2. The provision of 2 parking spaces as shown on planning drawing 972 010 Rev G, each parking space shall have dimensions in accordance with current parking standards.
3. No unbound material shall be used in the surface treatment of each vehicular access within 6 metres of the highway boundary.
4. There shall be no discharge of surface water onto the Highway.
5. The Cycle parking shall be provided in accordance with the EPOA Parking Standards. The approved facility shall be secure, convenient, covered and provided prior to occupation and retained at all times.
6. Prior to commencement of the development, the areas within the curtilage of the site for the purpose of loading/unloading/reception and storage of building materials shall be identified clear of the highway.
7. Prior to first occupation of the proposed dwelling the developer shall be responsible for the provision and implementation of a Residential Travel Information Pack for sustainable transport, approved by Essex County Council, to include six one day travel vouchers for use with the relevant local public transport operator. One pack per dwelling.

Neighbours

4.3 Representations have been received from the occupiers of 101a High Road, 1 and 2 Glasseys Lane. Main points:-

- o Loss of trees, which absorb traffic noise, rainfall and provide pleasure.
- o Glasseys Lane busy with traffic and is either a traffic jam or race track.
- o Would place large property 1m away from my boundary, which is taller and ahead of building line to the extent of removing light and warmth from front garden.
- o Dirt, disruption, noise, lorries and loss of privacy.
- o Rear wall 22ft from rear boundary with windows overlooking garden.

- o Shading of garden and loss of view.
- o Out of scale and too large for intended plot.
- o Garden grabbing not appropriate here.

5 RECOMMENDATION

5.1 It is proposed that the Committee **RESOLVES**

That the application be approved, subject to the following conditions:-

- (1) Time Limits Full - Standard
- (2) Materials to be Used (Externally)
- (3) Part G (water efficiency) of the Building Regulations (2010) shall be met for the dwelling on the site and be permanently retained thereafter.
- (4) Prior to first use of the dwelling hereby approved, two parking spaces measuring 5.5m x 2.9m each shall be provided and be retained and used solely for the parking of vehicles.
- (5) Prior to first occupation of the development, as shown on planning drawing 972 010 Rev G, the vehicular access shall be constructed at right angles to the highway boundary and to the existing carriageway. The width of the access at its junction with the highway shall not be less than 3 metres and shall be provided with an appropriate dropped kerb vehicular crossing of the footway.

REASON FOR DECISION

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.



Christine Lyons
Assistant Director, Planning Services

Relevant Development Plan Policies and Proposals

Development Management Plan 2014 - DM1, DM4, DM30

Core Strategy 2011 - H1, CP1, ENV9, T8

Supplementary Planning Document 2: Housing Design

National Planning Policy Framework

For further information please contact Robert Davis on:-

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If you would like this report in large print, Braille or another language please contact 01702 318111.

