



Rochford District Council

**SCHEDULE OF PLANNING APPLICATIONS TO BE CONSIDERED BY  
PLANNING SERVICES COMMITTEE 20th December 2005**

All planning applications are considered against the background of current Town and Country Planning legislation, rules, orders and circulars, and any development, structure and local plans issued or made thereunder. In addition, account is taken of any guidance notes, advice and relevant policies issued by statutory authorities.

Each planning application included in this Schedule is filed with representations received and consultation replies as a single case file.

The above documents can be made available for inspection as Committee background papers at the office of Planning Services, Acacia House, East Street, Rochford.

If you require a copy of this document in larger print, please contact the Planning Administration Section on 01702 – 318191.



## **PLANNING SERVICES COMMITTEE – 20 December 2005**

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### Ward Members for Committee Items

#### **ASHINGDON AND CANEWDON**

Cllr Mrs T J Capon

Cllr T G Cutmore

#### **HAWKWELL SOUTH**

Cllr P A Capon

Cllr Mrs H L A Glynn

#### **WHEATLEY**

Cllr J M Pullen

Cllr Mrs M J Webster

#### **WHITEHOUSE**

Cllr S P Smith

Cllr P F A Webster



## PLANNING SERVICES COMMITTEE 20th December 2005

### SCHEDULE ITEMS

- |   |   |                 |         |
|---|---|-----------------|---------|
| 1 | 05/00514/FUL<br>Redevelopment of the Site to Provide 6 Detached Two Storey Dwellings, with Access onto Whitehouse Chase<br>154 Eastwood Road Rayleigh   | Mr Leigh Palmer | PAGE 4  |
| 2 | 05/00522/FUL<br>Demolition of Existing Barn/Cartlodge and Greenhouses and the Redevelopment into 16 Flats and Two Detached Bungalows. Access from Eastwood Road.<br>Land East Of 154 Eastwood Road Rayleigh | Mr Leigh Palmer | PAGE 20 |
| 3 | 05/00933/FUL<br>Demolish Existing Garage and Subdivide Plot And Erect Detached Two Bedroomed Chalet With Integral Garage.<br>30 Holt Farm Way Rochford  | Mr Mike Stranks | PAGE 41 |
| 4 | 05/00899/FUL<br>Demolition of Existing A1 Unit and Stores, Erection of A1 and A3 Unit at Ground Floor with 9 No. Flats Above and Car Parking to the Rear.<br>156-158 High Street Rayleigh                   | Mr Leigh Palmer | PAGE 47 |
| 5 | 05/00887/FUL<br>Single Storey Pitched Roofed Front Extension to Form Annex, Single Storey Sloped Roofed Rear Extension and Install Front Window to Lounge.<br>2 Sycamore Way Canewdon Rochford              | Sophie Weiss    | PAGE 52 |



**TITLE :                    05/00514/FUL  
REDEVELOPMENT OF THE SITE TO PROVIDE 6 DETACHED  
TWO STOREY DWELLINGS, WITH ACCESS ONTO  
WHITEHOUSE CHASE  
154 EASTWOOD ROAD RAYLEIGH**

**APPLICANT :            CHURCHGATE HOLDINGS LTD**

**ZONING :                RESIDENTIAL**

**PARISH:                RAYLEIGH TOWN COUNCIL**

**WARD:                  WHITEHOUSE**

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- 1.1 This application was reported to Members on 29 September 2005 where the application was deferred to allow further negotiation with the applicant with respect to the forward building line of plots 1 to 3 fronting Whitehouse Chase, the concerns of the County Conservation Officer & Urban Designer and clarification of the issues relating to affordable housing provision.
- 1.2 The applicant has responded to the concerns raised by the Committee and has revised the scheme. Two sets of revisions have been submitted since the application was reported to the Committee.
- 1.3 To assist Members, the original report to the September meeting is appended.

#### **FIRST ROUND – REVISIONS**

- 1.4 The first set of changes related to the following, with the respective consultation responses also reported below:-
- Re-siting of the three units that front onto Whitehouse Chase frontage so they more closely reflect the front building line of the adjacent property.
  - Main front wall of the properties on the Whitehouse Chase frontage are set back some 7.2m from the site frontage.
  - Plot 4 re-sited to take account of the re-sited frontage units.
  - No affordable housing proposed in this scheme.

#### **FIRST ROUND CONSULTATION RESPONSES**

- 1.5 Since 29 September and before the consultation on the revised drawings 2 further letters of representation have been received; these do not raise any new material issues to those previously tabled in the report of 29 September.



- 1.6 5 letters of objection have been received commenting in the main on the following issues:-
- out of character with the area.
  - access onto Whitehouse Chase would give rise to highway congestion/safety issues.
  - parking problems.
  - is there the need for additional street lighting in Whitehouse Chase?
  - local roads are used for children's routes to school; they may be put at risk from an increase in traffic.
- 1.7 **Rayleigh Town Council:** No objection.
- 1.8 **Rayleigh Civic Society:** Pleased that dwellings fronting Whitehouse Chase have been moved back to avoid projection in front of No 1 Whitehouse Chase.
- 1.9 **County Highways Officer:** Recommends that the application be refused on highway safety grounds in relation to pedestrian visibility.
- 1.10 **County Urban Designer:** I still consider the scheme detrimental to the listed building and my comments contained in my letter of 18 August are still valid. The street scenes I note are quite selective in that they show the cottages behind the Whitehouse but not plot 7. The development on what is currently undeveloped garden, particularly Plots 7 and 8 which are in such close proximity to the listed building, will have an adverse impact on its setting. The Historic Buildings Adviser and myself have repeatedly expressed our concern over the development on this part of the site and our advice appears to be constantly ignored, which is very disappointing. In addition, the arrangement and design of plots 7, 8, 9 and 10 have not altered from the previous plan, with vehicle dominated frontages this layout does not comply with criteria in the Essex Design Guide. In respect of Plot 13 these units are still too close together and the amount of hedge planting is insufficient to green the frontage.
- 1.11 I therefore strongly recommend that this application is refused.
- 1.12 **County Conservation Officer:** Incorporated into the County Urban Designer comments above.

#### SECOND ROUND - REVISIONS

- 1.13 These revisions to the scheme are the ones before Members for determination.
- 1.14 The second set of changes have been consulted on; this consultation period will expire on 17 December. Any late representation received will be reported to Members in the usual way via the addendum report.



- 1.15 The main themes of the changes within the second round of consultation relate to inclusion of visibility splays and the deletion of one unit; the scheme now proposes the redevelopment of the site to provide 6 detached two storey dwellings, with access onto Whitehouse Chase. In detail the scheme proposes:-
- Deletion of one unit closest to the rear of the Listed Building (The Whitehouse).
  - Inclusion of pedestrian visibility splays.
  - Re siting of the three units that front onto Whitehouse Chase frontage so they more closely reflect the front building line of the adjacent property.
  - Main front wall of the properties on the Whitehouse Chase frontage are set back some 7.2m from the site frontage.
  - Plot 4 re-sited to take account of the re-sited frontage units.
  - No affordable housing proposed in this scheme.

- 1.16 **County Highways Officer:-** No objection, subject to access/layout details and visibility splays being implemented at the site.

**ASSESSMENT:-**

- 1.17 As commented within the report to Members on 29 September, there is no objection in principle to the development of this site for residential purposes.
- 1.18 **Residential Amenity and Visual Impact and Setting of the Listed Building**
- 1.19 The impact into the street scene and the impact upon the adjacent unit No 1 Whitehouse Chase has been improved given the siting of the units deeper into the plot. The number of units, their size, design and siting are considered to be appropriate and would not be intrusive into the street scene nor would they materially affect the residential amenity of the occupiers of the properties that bound the site. In addition, the introduction of visibility splays has improved the accessibility and pedestrian safety and is considered to be an improvement over the previously reported application.
- 1.20 In terms of the 3 plots fronting Whitehouse Chase the siting of these dwellings has been amended to a position that more closely aligns with the neighbouring properties. It is considered that the re-siting of these properties, giving a greater extent of front gardens and more spacious setting to the street scene, has mitigated the concerns of the County Conservation Officer in relation to the car dominated frontage, and a refusal on these grounds could not be justified as only three dwellings are proposed and the front garden layout is not dissimilar to other properties in the street.
- 1.21 Similarly, the deletion of Plot No7, the property closest to The Whitehouse, and the incorporation of its plot area within the garden of The Whitehouse has reduced the impact upon and also improved the setting of this important Listed Building. This is considered to be a material improvement over the previously reported application.



- 1.22 **Density:-** As commented above, the number of the units within this scheme has been reduced by one since the previously reported scheme and therefore the density of the scheme has been reduced from that previously reported.

Description	Density	Density of Previously Reported Scheme
The density of this scheme is	23dph 9dpa	26dph 11dpa
The density of this scheme added to that of the adjacent site 05/00522 is	41dph 17dpa	48dph 20dpa
Density of both of the schemes currently before Members added to other dwellings on the site, namely (The Whitehouse, No 152 Eastwood Road and the approved conversion of stable block at the junction of Eastwood Road and Whitehouse Chase)	29dph 12dpa	34dph 14dpa

- 1.23 The level of density on this scheme, in isolation and when assessed in conjunction with the neighbouring plot (application 05/00522), is within the Government's policy guidelines (PPG3) of between 30–50 dph and therefore it is considered to be a scheme that maximises the development potential of the site whilst not materially affecting the character or amenity of the site and surrounding area.

- 1.24 **Affordable Housing:-** The dwelling number within this element of the scheme has been reduced by one resulting in a total of 24 units over the entire site; this is below the threshold of the affordable housing provision within the Local Plan and therefore on this and the adjacent site there are no affordable housing units proposed.

## **RECOMMENDATION**

- 1.25 It is recommended that the application be delegated to the Head of Planning Services, subject to a Legal Agreement requiring once development commences a financial contribution proportionate to this development to a maximum of £51,272 (combined with application 05/00522/FUL), towards the provision of 4 secondary school places, this amount to be agreed by the officers of the Schools Services Section of Essex County Council.



1.26 Subject to the agreement of the above, that planning permission be granted, subject to the following heads of conditions:-

- 1 SC4 Time Limits
- 2 SC14 Materials to be supplied
- 3 SC59 Landscaping
- 4 SC80 Parking
- 5 No development requisite for the erection of residential units shall commence before plans and particulars showing precise details of a satisfactory means of surface water drainage of the site have been submitted to and approved in writing by the Local Planning Authority. Any scheme submitted shall incorporate 'sustainable drainage' techniques. Any scheme of drainage details, as may be agreed in writing by the Local Planning Authority, shall be implemented commensurate with the development hereby permitted and made available for use upon completion of the development.
- 6 SC91 Foul Water Drainage
- 7 SC60A Tree Protection
- 8 SC55 Hedgerow to be retained
- 9 Notwithstanding the provisions of Article 3, Schedule 2, Part 1 Classes A-E there shall be no adaptations/alterations including roof alterations (dormer windows) and also new openings (doors and windows) shall be inserted/attached to any elevation of the dwellings hereby approved unless previously agreed in writing by the Local Planning Authority.
- 10 Notwithstanding the details shown on the plans hereby approved and notwithstanding the provisions of Article 3, Schedule 2, Class A Part 2 there shall be no fences, boundary treatment or other means of enclosure erected or retained anywhere on the site unless previously agreed in writing by the Local Planning Authority.

### **REASON FOR DECISION**

The proposal is considered not to cause significant demonstrable harm to any development plan interests nor harm to any other material planning consideration, including residential amenity, character of the area and impact upon the sites listed/historic buildings.





**Relevant development plan policies and proposals:**

Essex and Southend-on-Sea Replacement Structure Plan

POLICY CS1	Achieving Sustainable Urban Regeneration
POLICY BE1	Urban Intensification
POLICY H1	Distribution of Housing Provision
POLICY H2	Housing Development - The Sequential Approach
POLICY H3	Location of Residential Development
POLICY H4	Development Form of New Residential Developments

Rochford District Local Plan:- Adopted 1995

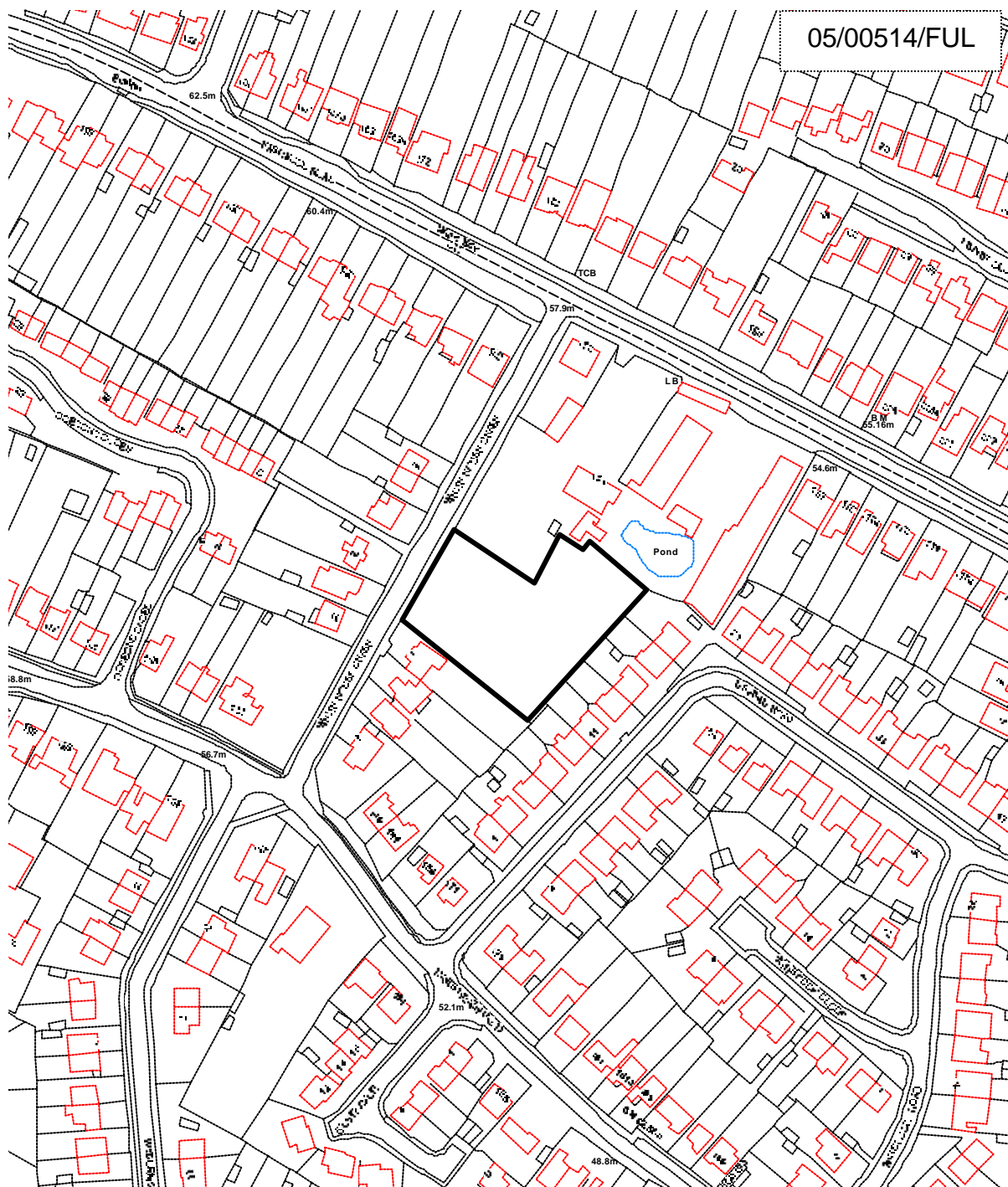
POLICY H1	Housing Numbers
POLICY H2	Residential Character and Density
POLICY H11	Housing Development – Design and Layout
POLICY H20	Backland Development



Shaun Scrutton  
Head of Planning Services

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



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The report of 29 September is attached

## **PLANNING SERVICES COMMITTEE - 29 September 2005 Item 4**

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**TITLE :** 05/00514/FUL  
REDEVELOPMENT OF THE SITE TO PROVIDE 7 DETACHED  
TWO STOREY DWELLINGS, WITH ACCESS ONTO  
WHITEHOUSE CHASE  
154 EASTWOOD ROAD RAYLEIGH

**APPLICANT :** CHURCHGATE HOLDINGS LTD

**ZONING :** RESIDENTIAL

**PARISH:** RAYLEIGH TOWN COUNCIL

**WARD:** WHITEHOUSE

### **PLANNING APPLICATION DETAILS**

- 4.1 Permission is sought for the erection of seven two storey 4 bedroom detached properties. The scheme proposes three units fronting Whitehouse Chase and a new access road off Whitehouse Chase to the rear of the plot that provides access to a further four units.
- 4.2 The properties fronting Whitehouse Chase propose three car parking spaces (including one integral garage) per unit and private rear amenity space in excess of 100sqm. These units have repetitious architectural features including projecting front gables, bay windows and rear conservatories.
- 4.3 The properties to the rear that are to be accessed from the new access road propose similar architectural features to those used on the frontage units. These units have a less regular setting out and are clustered around the turning head of the access road to create the feeling of a mews court with shared footpath and carriageway. Each of these units have off street parking for three vehicles and rear private amenity space in excess of 100sqm.
- 4.4 The dwellings in this part of the plot are all two storey and are sited so as to present flank elevations onto the properties/plots to the east in Nevern Road.
- 4.5 The application is accompanied by supporting information:-
- 4.6 An archaeological survey of the site has been carried in connection/association with Essex County Council and it has concluded that despite the archaeological potential of the site, given the location of the development site within the historic settlement of Rayleigh, archaeological remains were sparse and relatively recent in date.



- 4.7 A preliminary environmental statement has also been supplied and it has concluded that a soft landscape scheme that combines the retention of key existing features with imaginative planting could transform the site into an area that not only benefits its residents, but one in which historic links are retained and opportunities for wildlife created. The report sees the retention of the significant trees and also the retention and enhancement of the existing pond area as positives to be drawn from the proposal.

### **RELEVANT PLANNING HISTORY**

- 4.8 04/01033/OUT Redevelopment to Comprise of 21 no. Apartments and 3 no. Cottages - Application was withdrawn prior to any formal recommendation being taken on the application.
- 4.9 05/00012/FUL Demolish Existing Glasshouse and Barns and The Redevelopment of the Site to Provide One Terrace of Three x 2-Bed Properties (One + Half Storeys) and 21 Self Contained Flats Within a Terrace with a 'U' Shaped Footprint. The Proposed Flats Comprise 15 x 2 Bed + 6 x 1 Bed (2 Storey Plus Accommodation Within Roof Space). Access Off Eastwood Road and Parking for 25 Vehicles. Application Refused 06.04.2005.
- 4.10 The application was refused for two reasons; one relating to the access and parking issues and the other relating to the size and scale of the development that would have resulted in an intrusive and unneighbourly development.
- 4.11 05/00016/LBC Internal and External Alterations to Facilitate the Conversion of an Existing Outbuilding into One Self Contained 2 - Bed Property. Grant Listed Building Consent 02.03.2005
- 4.12 The Whitehouse 05/00228/LBC Works Requiring Listed Building Consent. Modified Cellar. Internal Alterations. Replacement Windows and Doors. New Roof and Replacement Timber Work Where Necessary. Demolition of Modern Conservatories. Grant Listed Building Consent 27.05.2005.

### **CONSULTATIONS AND REPRESENTATIONS**

- 4.13 **Essex Police Architectural Liaison Officer:-** No objections to the development, requests that the development is subject to 'Secured by Design' principles.
- 4.14 **County Highways Officer:-** recommends that the development should be refused as the garages to plots 1, 2, & 3 are too close to the highway, lack of vision splays.
- 4.15 **Environment Agency:-** Recommend that the development should incorporate suitable drainage systems and also advises on the pollution of the existing water courses.
- 4.16 **Rayleigh Civic Society:-** the appearance of the three dwellings that front Whitehouse Chase are too obtrusive as they form a somewhat overpowering presence in the street scene.



- 4.17 **Essex County Council Archaeological officer:-** The records show that the proposed development lies within an area known to contain Roman deposits. An archaeological evaluation by trial trenches has been undertaken across the site and found no evidence of surviving important archaeological deposits. Therefore on our present knowledge no archaeological recommendations are being made on this application.
- 4.18 **Engineers:-** No objections
- 4.19 **English Nature:-** The development will not affect a SSSI, however an ecological survey should be undertaken in order to ascertain whether there is a presence or otherwise of protected species at the site. If protected species are found then appropriate mitigation should be put in place.
- 4.20 **Essex County Council Schools Service:-** request an educational contribution of £51,272 towards the provision of 4 secondary school places.
- 4.21 **Head of Housing, Health and Community Care:-** Recommends that the standard informative SI16 (Control of Nuisances) be attached to any consent.
- 4.22 **Woodlands & Environmental Officer:-** Requests that an ecological survey of the site be undertaken.
- 4.23 **Rayleigh Town Council:-** No objections
- 4.24 **County Tree Officer:-** No objections, subject to the imposition of conditions to ensure the protection of the tree roots, etc, during the construction times.
- 4.25 **County Conservation Officer:-** expresses concern about the effect some of these new dwellings would have on the listed building. The new buildings to the south and west of the listed building, and particularly that on plot 7, would crowd the rear of the listed building and have a detrimental impact on its setting and appearance because of the proximity, size and unsympathetic appearance.
- 4.26 **County Urban Designer:-** Scheme unacceptable, most of the detached units have much deeper plan from than the adjacent properties and have large span roofs uncharacteristic of traditional Essex buildings. On the frontage to Whitehouse Chase the units are only 1.6m apart and should have a greater degree of separation. In addition the integral garages will be a dominant feature in the elevations and the car parking spaces in front are of insufficient depth, a minimum depth of 6m is required in front of garage doors unless a car parking space is provided alongside the garage.
- 4.27 The arrangement of the units to the rear creates a large area of vehicle dominated frontage with little scope for greening the frontages. The units are so large and in such close proximity they will compete against each other and the site will appear overdeveloped.



- 4.28 3 letters of objection have been received, which in the main have commented on the following issues:-
- Over development
  - Character of the area (Listed Building) would be lost
  - Loss of privacy
  - Disruption to home life
  - Breaches the building line and overshadowing
  - Loss of light
  - Access road is unacceptable
  - Traffic in the area has worsened
  - Insufficient off street car parking
  - Aged infrastructure in Whitehouse Chase, this development may make it worse.
  - Lack of street lighting
  - Lack of local services
  - Whitehouse Chase is used as a 'rat run'
  - Redevelopment of the site has previously been refused for being out of scale and character with the area.
  - The boundary and incidental works to No 19 Nevern Close should be carried out prior to work commencing on the redevelopment of the site
  - There shall be no use of Nevern Road for construction access/traffic
  - Localised flooding
  - Hedges between the site and Nevern Close should be retained
  - No further windows/doors shall be inserted as this may increase the overlooking

## **MATERIAL PLANNING CONSIDERATIONS**

### **PRINCIPLE:-**

- 4.29 There is no objection to the principle to the residential development of this part of the site as accords with Government advice as well development plan policies that aim to steer development to sustainable locations as well as seeking to maximise their development potential.

### **CAR PARKING AND ACCESS:-**

- 4.30 There are seven detached units within this scheme all of them are proposed to have three off street car parking spaces, this is in excess of the Local Plan Standards.
- 4.31 There are no engineering problems with the siting, layout or size of the proposed access road.
- 4.32 The County Highways Officers has been consulted and they have made no comment in terms of local highway capacity/congestion.



- 4.33 Given the above, it is considered that a refusal based on the lack of off street car parking, poor detailing to the access road and or that the development would adversely affect the traffic flow and therefore add to localised congestion could not be substantiated.

**APPEARANCE OF THE DWELLINGS:-**

- 4.34 The development concept for this part of the site, as highlighted in the planning statement that supports the application, is one of ensuring that the development is of a scale, design and external appearance that is reflective of the existing building and architectural styles of the properties in Whitehouse Chase. As a consequence the proposed buildings are two storey detached dwellings, incorporating projecting gable features, mock Tudor boarding, bay windows and a palette of materials including facing brickwork, render and tiles to the roof.
- 4.35 It is considered that the design and appearance of the buildings, and especially those that command a high public presence onto Whitehouse Chase are acceptable and appropriate to the site and its setting. As such a refusal based on the principle of size, scale, design and appearance of the proposed dwellings could not be justified.

**RESIDENTIAL AMENITY:-**

- 4.36 Given that plots 1-3 reflect generally the front and rear building lines of the neighbouring properties in Whitehouse Chase and also that they are orientated to face street, there should not be any material loss of residential amenity. The rear of these plots will overlook the property and garden of plot 4; it is considered that, given the depth of the gardens to these plots (1-3) are in excess of 10m, there is sufficient separation to mitigate loss of amenity to an acceptable level.
- 4.37 The existing properties in Nevern Road are predominantly semi detached bungalows on similar depth plots. The proposed dwellings on 5 & 6 are the closest to these existing properties. These proposed dwellings are oriented so that their flank walls face directly to the plots/properties in Nevern Road. There are no windows sited within these flank walls and as such there should not be any material loss of residential amenity through direct overlooking.
- 4.38 It is accepted that the proposed properties on plots 5 & 6 are to be two storey dwelling houses. It is considered that the separation provided by the rear gardens of the properties in Nevern Road are sufficient in order not to result in an overbearing relationship.



- 4.39 LISTED BUILDING:- The Whitehouse is the main listed building on the site and is currently undergoing refurbishment to create a single family dwelling house. This property retains its significant front garden and with the new barn building proposed under application 05/00522/FUL it will retain its visual presence and grandeur onto Eastwood Road. The property also commands views from Whitehouse Chase; these are considered to be of less importance than the front of the building. Notwithstanding this, it remains important that a building of this grandeur retains a suitable setting. To this end a rear garden has been established of a depth of 27m and an area in the region of 900sqm. This extent of garden is considered to be sufficient in order to retain the views from Whitehouse Chase and also to retain the building's setting.
- 4.40 Having established plot to the Whitehouse sufficient to retain its suitable setting, it is important that the development to the rear should not significantly compromise this listed building or its setting. Of the seven units proposed within the scheme it is only Plot No 7 that has any impact upon the main listed building. The County Conservation Officer comments that plot 7 would crowd the rear of the listed building and have a detrimental impact on its setting and appearance because of the proximity, size and unsympathetic appearance.
- 4.41 It is considered that, given the distances involved, 17m back to back and that there are no residential amenity issues, a refusal based on the impact upon the listed building may be difficult to substantiate when the scheme is acceptable in all other respects.

**CONTRIBUTIONS:-**

- 4.42 Combined in connection with application 05/00522/FUL the applicant is content to make a contribution towards the provision of 4 secondary school places.

**AFFORDABLE HOUSING:-**

- 4.43 Whilst the size of the application site is not large enough, nor is the unit number high enough for the Council's affordable housing policy to be applicable, it is, however, considered that, given application reference 05/00522/FUL proposes a further 21 units and that both schemes are likely to be built at the same time, it would not be unreasonable for the Council to seek an affordable housing contribution.
- 4.44 To this end the applicant has offered a unilateral undertaking to offer two of the units within this scheme at 10% below market value. This aspect is still being explored with the developer.

**CONCLUSION**

- 4.45 The scheme complies with Government advice and Local Plan policies. Overall it has an acceptable visual presence onto Whitehouse Chase and does not result in a material loss of residential amenity. Nor is it considered to have an unacceptable impact upon the setting of the main Listed Building on the site.





**RECOMMENDATION**

- 4.46 It is recommended, subject to the Head of Planning Services being satisfied on the resolution of the affordable housing issue, that a Legal Agreement requiring once development commences a financial contribution proportionate to this development to a maximum of £51,272 (combined with the previous application) towards the provision 4 secondary schools places, then planning permission be granted subject to including the following heads of conditions:-

- 1 SC4 Time Limits
- 2 SC14 Materials to be supplied
- 3 SC59 Landscaping
- 4 SC80 Parking
- 5 No development requisite for the erection of residential units shall commence before plans and particulars showing precise details of a satisfactory means of surface water drainage of the site have been submitted to and approved in writing by the Local Planning Authority. Any scheme submitted shall incorporate 'sustainable drainage' techniques. Any scheme of drainage details, as may be agreed in writing by the Local Planning Authority, shall be implemented commensurate with the development hereby permitted and made available for use upon completion of the development.
- 6 SC91 Foul Water Drainage
- 7 SC60A Tree protection
- 8 SC55 Hedgerow to be retained
- 9 Notwithstanding the provisions of Article 3, Schedule 2, Part 1 Classes A-E there shall be no extensions/adaptions/alterations including roof alterations (dormer windows) and also new openings (doors and windows) or outbuildings shall be inserted/attached to any elevation or plot of the dwellings hereby approved unless previously agreed in writing by the Local Planning Authority.
- 10 Notwithstanding the details shown on the plans hereby approved and notwithstanding the provisions of Article 3, Schedule 2, Class A Part 2, there shall be no fences, boundary treatment or other means of enclosure erected or retained anywhere on the site unless previously agreed in writing by the Local Planning Authority.

**REASON FOR DECISION**

The proposal is considered not to cause significant demonstrable harm to any development plan interests nor harm to any other material planning consideration, including residential amenity, character of the area and impact upon the sites listed/historic buildings.

Relevant development plan policies and proposals:

Essex and Southend-on-sea Replacement Structure Plan

POLICY CS1

Achieving Sustainable Urban Regeneration



## PLANNING SERVICES COMMITTEE - 29 September 2005 Item 4

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POLICY BE1	Urban Intensification
POLICY H1	Distribution of Housing Provision
POLICY H2	Housing Development - The Sequential Approach
POLICY H3	Location of Residential Development
POLICY H4	Development Form of New Residential Developments

Rochford District Local Plan:- Adopted 1995

POLICY H1	Housing Numbers
POLICY H2	Residential Character and Density
POLICY H11	Housing Development – Design and Layout
POLICY H20	Backland Development

Rochford District Local Plan Second Deposit Draft 2005.

POLICY HP3	Density of Development
POLICY HP6	Design and Layout
POLICY H12	Flatted Development
POLICY H18	Safeguarding Amenities



Shaun Scrutton  
Head of Planning Services

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

**TITLE :**                    **05/00522/FUL**  
**DEMOLITION OF EXISTING BARN/CARTLODGE AND**  
**GREENHOUSES AND THE REDEVELOPMENT INTO 16**  
**FLATS AND TWO DETACHED BUNGALOWS. ACCESS**  
**FROM EASTWOOD ROAD**  
**LAND EAST OF 154 EASTWOOD ROAD RAYLEIGH**

**APPLICANT :**            **CHURCHGATE HOLDINGS LTD**

**ZONING :**                **RESIDENTIAL**

**PARISH:**                **RAYLEIGH TOWN COUNCIL**

**WARD:**                  **WHITEHOUSE**

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- 2.1 This application was reported to Members on 29 September 2005 where the application was deferred to allow further negotiation with the applicant with respect to the outstanding issues relating to affordable housing provision, as well as the concerns of the County Urban Designer and Highways Officer and issues relating to the visibility splays, retention of the cart lodge, the density and the forward siting of Block A.
- 2.2 The applicant has responded to and heeded the concerns raised by the Committee and has revised the scheme. Two sets of revisions have been submitted since that application was reported to the Committee.
- 2.3 To assist Members, the original report to the September meeting is appended.

#### **FIRST REVISION**

- 2.4 The first set of changes related to the following with the respective consultation responses also reported below. In broad terms, the first revision to the scheme proposed six flats within the barn, nine within Block A fronting Eastwood Road and a terrace of four cottages. This would result in a total of 17 units, a reduction from the 21 units considered in September.
- 2.5 In more detail the revisions from the September scheme relate to:-
- BLOCK A ( fronting Eastwood Road)
- Reduced height of the main element from 9.8m to 9.4m
  - Reduced height of element adjacent to No 168 Eastwood Road for 9.3m to 8.8m
  - Reduction in the number of units from 8 to 6 with no accommodation within the roof space



- Sited deeper into the plot to reflect the front building line of No 168 Eastwood Road
- Reduction in depth from 13m to 12.5m

**BLOCK B (barn rebuild)**

- Reduced height from 9.3 to 8.1m
- Reduction in width from 32m to 30.5m
- Reduction in depth from 12.5m to 11m
- Reduction in the number of units from 9 to 7 with no accommodation within the roof space.

**BLOCK C ( terrace of 4 cottages)**

- No changes

**Consultation responses to first revision**

- 2.6 On these revised plans the following consultation responses were received:-
- 2.7 5 letters of objection
- Extra traffic on busy roads
  - Are there sufficient off street parking spaces?
  - School children using the local roads; increase in traffic may give rise to highway safety problems
  - Out of character with the area
  - Are more street lamps required?
  - Barn should be retained as it is a listed building
  - Houses would be preferable to flats
- 2.8 **Rayleigh Town Council:** The density exceeds the Government targets of 30 – 50 dph
- 2.9 **Rayleigh Civic Society:** We note that the number of flats has been reduced by four which reduces the site density and that various minor improvements have been made concerning the aspect of the site when viewed from Eastwood Road side, about which we expressed concern. We had hoped that some changes could be made to the cottage roof profiles but it would appear that this is not to be. We have no further comments to make on this very important development.
- 2.10 **County Highways Officer:** The visibility to the west of the site is severely restricted by the cart lodge being some 15m as against the recommended distance for a 30mph speed limit of 90m at a set back distance of 2.4m



- 2.11 **County Urban Designer:** I still consider the scheme detrimental to the listed building and my comments contained in my letter of 18 August are still valid. The street scenes I note are quite selective in that they show the cottages behind The Whitehouse but not Plot 7. The development on what is currently undeveloped garden, particularly Plots 7 and 8 which are in such close proximity to the listed building, will have an adverse impact on its setting. The Historic Building Adviser and myself have repeatedly expressed our concern over the development on this part of the site and our advice appears to be constantly ignored, which is very disappointing. In addition, the arrangement and design of Plots 7, 8, 9, and 10 have not altered from the previous plan with vehicle dominated frontages - this layout does not comply with criteria in the Essex Design Guide. In respect of Plots 1 to 3 these units are still too close together and the amount of hedge planting is insufficient to green the frontage.
- 2.12 I therefore strongly recommend that this application is refused.
- 2.13 **County Conservation Officer:** Incorporated into the comments of the County Urban Designer above.
- 2.14 Since 29 September and before the consultation on the revised drawings 1 further letter of representation has been received; this does not raise any new material issues to those previously tabled in the report of 29 September.

## **SECOND REVISION**

- 2.15 The second set of changes are outlined below and this is the scheme now before Members for a decision.
- 2.16 The scheme comprises the demolition of existing barn/cartlodge and greenhouses and the redevelopment into 16 flats and two detached bungalows with access from Eastwood Road; this is an increase of one unit over the first round change and a reduction of three units from the scheme reported to Members in September.
- 2.17 In broad terms the application relates to the erection of an 'Essex Barn' type building comprising 8 flats, a detached block fronting Eastwood Road containing 8 flats and the deletion of the terrace of four cottages to the rear of the site to be replaced by two detached bungalows.
- 2.18 In more detail the proposed revisions include:-
- BLOCK A (fronting Eastwood Road)
- Reduced height of the main element from 9.8m to 9.4m
  - Reduced height of element adjacent to No 168 Eastwood Road for 9.3m to 8.8m
  - 8 flats incorporating 2 flats within roof space
  - Sited deeper into the plot to reflect the front building line of No 168 Eastwood Road
  - Reduction in depth from 13m to 12.5m



**BLOCK B (barn rebuild)**

- Reduced height from 9.3 to 8.1m
- Reduction in width from 32m to 30.5m
- Reduction in depth from 12.5m to 11m
- Reduction in the number of units from 9 to 8 with no accommodation with the roof space.

**BLOCK C ( terrace of 4 cottages)**

- This has been deleted and replaced by two detached bungalows

**CART LODGE**

- Demolition of existing cart-lodge adjacent to Eastwood Road in order to improve sight splays at the access onto Eastwood Road
- Construct new triple bay cart lodge adjacent to BLOCK B.

**Consultation Responses to Second Revision**

- 2.19 This second revision remains out to consultation, which expires on 17 December 2005. The consultation responses will be reported in the addendum.

**ASSESSMENT**

- 2.20 As commented within the report to Members on 29 September, there is no objection in principle to the development of this site for residential purposes.

**Residential Amenity and Visual Impact**

- 2.21 The impact into the street scene and the impact upon the adjacent unit No 168 Eastwood Road and the Whitehouse has been improved, given the changes to Blocks A & B. The number of units, their size and design and siting are considered to be appropriate and would not be intrusive into the street scene, nor would they materially affect the residential amenity of the occupiers of the properties that bound the site.
- 2.22 The substitution of the of the terrace of four dwelling by two detached three bedroom bungalows is more in keeping with the type and scale of the properties in Nevern Road, and with the support of a condition controlling development within the roof space it is considered that this element of the development would not have a material impact upon the properties in Nevern Road. However, officers consider in relation to the Listed Building The Whitehouse the originally proposed cottages were more appropriate in character and appearance as well as in the overall character of the courtyard development proposed. The bungalows are considered to be an inferior approach.



- 2.23 The comments of the County Urban Designer, as reported above, relate in the main to the other application 05/00514; in relation to this application their comments relating to the size, bulk, design and siting of buildings A & B have been addressed by this submission. The boundary treatment to the rear of Block B remains an issue as the County Urban Designer has requested an unencumbered view across from the front of the main listed building to the rear of Block B (the reconstructed barn). A condition is recommended that would seek the removal of the existing fence and a suitable boundary treatment erected in its place.

### Highway Issues

- 2.24 Members will recall the dilemma of retaining the existing cartlodge adjoining the Eastwood Road access because of the character and visual benefit versus the restriction this causes on the visibility splay to the access. The applicant now proposes to demolish the cartlodge and provide full vision splays in both directions along Eastwood Road.
- 2.25 **Density:-** As commented above, the number of the units within this scheme has been reduced by 3 and therefore the density of the scheme has been reduced.

Description	Density	Density of Previously Reported Scheme
The density of this scheme is	56dph. 23dpa	65 dph 27dpa
The density of this scheme added to that of the adjacent site 05/00514 is	41 dph.17dpa	48dph 20dpa
Density of both of the schemes currently before Members added to other dwellings on the site, namely (The Whitehouse, No 152 Eastwood Road and the approved conversion of stable block at the junction of Eastwood Road and Whitehouse Chase)	29dph 12dpa	34dph 14dpa



- 2.26 This level of density for the entire development (comprising both 05/00514 and this scheme) is within the Government's policy guidance (PPG3) of between 30–50 dph and therefore it is considered to be a scheme that maximises the development potential of the site whilst not materially affecting the character or amenity of the site, surrounding area, or the amenities of the occupiers of the adjacent, nearby properties. That having been said, it is accepted that the density of this scheme is slightly above the policy guidance figure.
- 2.27 **Affordable Housing:-** The number of units within this scheme has been reduced by 3, giving a new total of 18 units. The total number of units for this scheme added to those proposed under 05/00514 is now 24 units, below the threshold of the affordable housing provision within the Local Plan and therefore on this and the adjacent site there are no affordable housing units proposed.
- 2.28 It is recommended that the application be delegated to the Head of Planning Services, subject to a Legal Agreement requiring, once development commences, a financial contribution proportionate to this development to a maximum of £51,272 (combined with application 05/00522/FUL) towards the provision 4 secondary school places, this amount to be agreed by the officers of the Schools Services Section of Essex County Council.
- 2.29 Subject to agreement of the above, that planning permission be granted, subject to the following heads of conditions:-
- 1 SC4 Time Limits
  - 2 SC14 Materials to be supplied
  - 3 SC59 Landscaping
  - 4 SC80 Parking
  - 5 No development requisite for the erection of residential units shall commence before plans and particulars showing precise details of a satisfactory means of surface water drainage of the site have been submitted to and approved in writing by the Local Planning Authority. Any scheme submitted shall incorporate 'sustainable drainage' techniques. Any scheme of drainage details, as may be agreed in writing by the Local Planning Authority, shall be implemented commensurate with the development hereby permitted and made available for use upon completion of the development.
  - 6 SC91 Foul Water Drainage
  - 7 SC60A Tree Protection
  - 8 SC55 Hedgerow to be retained
  - 9 Notwithstanding the provisions of Article 3, Schedule 2, Part 1 Classes A-E, there shall be no extensions/adaptions/alterations including roof alterations (dormer windows) and also new openings (doors and windows) or outbuildings inserted/attached to any elevation or plot of the dwellings hereby approved unless previously agreed in writing by the Local Planning Authority.





- 10 Notwithstanding the details shown on the plans hereby approved and notwithstanding the provisions of Article 3, Schedule 2, Class A Part 2, there shall be no fences, boundary treatment or other means of enclosure erected or retained anywhere on the site, unless previously agreed in writing by the Local Planning Authority.
- 11 In addition to the details submitted under condition no. 10 above, within one month from the commencement of the development hereby approved the existing close boarded fence that demarks the rear boundary between Block B and The Whitehouse shall be removed and details of a suitable replacement railing shall be submitted and approved in writing by the Local Planning Authority. The details, as approved, shall be fully installed at the site prior to the first occupation of any of the units within Block B and be retained as such thereafter.

### **REASON FOR DECISION**

The proposal is considered not to cause significant demonstrable harm to any development plan interests nor harm to any other material planning consideration, including residential amenity, character of the area and impact upon the sites listed/historic buildings.

### **Relevant Development Plan policies and proposals:**

Essex and Southend-on-Sea Structure Plan:

POLICY CS1	Achieving Sustainable Urban Regeneration
POLICY BE1	Urban Intensification
POLICY H1	Distribution of Housing Provision
POLICY H2	Housing Development - The Sequential Approach
POLICY H3	Location of Residential Development
POLICY H4	Development Form of New Residential Developments

Rochford District Local Plan:- Adopted 1995

POLICY H1	Housing Numbers
POLICY H2	Residential Character and Density
POLICY H11	Housing Development – Design and Layout
POLICY H20	Backland Development

Rochford District Local Plan Second Deposit Draft 2005.

POLICY HP3	Density of Development
POLICY HP6	Design and Layout
POLICY H12	Flatted Development
POLICY H18	Safeguarding Amenities

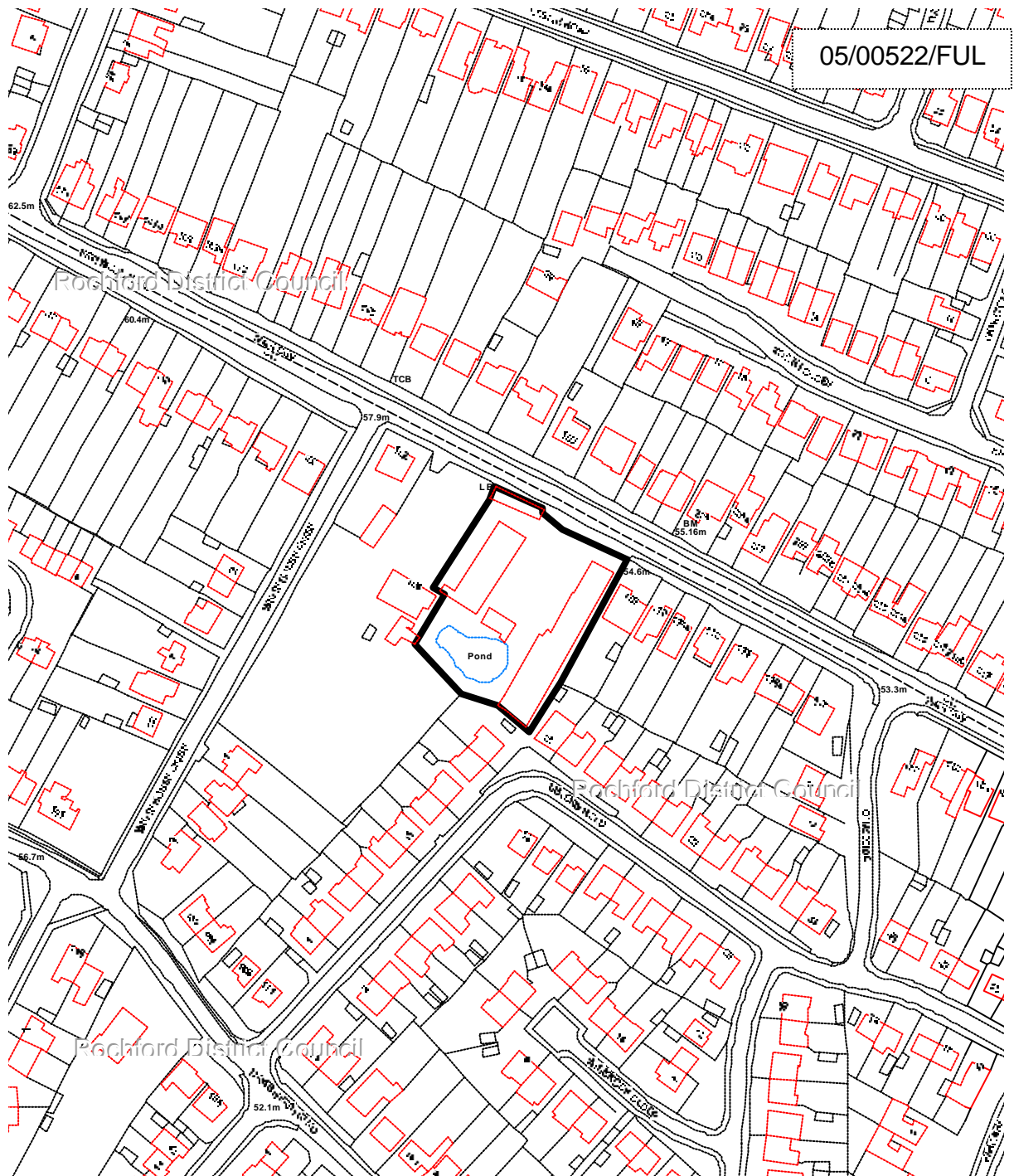




Shaun Scrutton  
Head of Planning Services

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



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Rochford District Council, licence No.LA079138

attached:

NTS



The report of 29 September is attached

## **PLANNING SERVICES COMMITTEE - 29 September 2005 Item 3**

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**TITLE :** 05/00522/FUL  
DEMOLITION OF EXISTING BARN AND GREENHOUSES  
AND THE RE-DEVELOPMENT INTO 17 FLATS AND 4  
COTTAGES WITH ASSOCIATED AMENITY SPACE AND CAR  
PARKING. (BARN BUILDING RE-BUILT TO ACCOMMODATE  
9 SELF CONTAINED FLATS. TWO STOREY BUILDING ON  
EASTWOOD ROAD FRONTAGE TO ACCOMMODATE 8  
SELF CONTAINED FLATS. TERRACE OF 4 COTTAGES TO  
THE REAR OF THE SITE. THE SCHEME ALSO INCLUDES  
(COTTAGE NO. 4) TO BE ON LAND CURRENTLY THE SIDE  
GARDEN OF NO.19 NEVERN ROAD)  
LAND EAST OF 154 EASTWOOD ROAD RAYLEIGH

**APPLICANT :** CHURCHGATE HOLDINGS LTD

**ZONING :** RESIDENTIAL

**PARISH:** RAYLEIGH TOWN COUNCIL

**WARD:** WHITEHOUSE

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### **PLANNING APPLICATION DETAILS**

- 3.1 Permission is sought for the demolition of the existing barn and greenhouses and the re-development into 17 flats and 4 cottages (21 units in total) with associated amenity space and car parking.
- 3.2 There are three distinct elements to this application:-
- NEW BARN BUILDING  
BUILDING FACING EASTWOOD ROAD  
TERRACE OF COTTAGES
- BARN BUILDING
- 3.3 Barn building is to be re-built to accommodate 9 self contained flats
- 3.4 The existing 'Essex Barn' type building runs perpendicular to the main property on the site known as the Whitehouse. The new 'barn' type building is to be sited in the same part of the site as the existing barn, and is also of a very similar appearance and size.



- 3.5 The new barn building will have a maximum depth of 12.5m, a maximum width of 32m and an overall height to the top of the ridged roof of 9.3m. The proposed external materials are to be a brick plinth weather boarding to the walls and plain tiles to the roof, reflecting the materials of the existing barn. This building provides accommodation for nine self contained 2-bedroom flats.
- 3.6 The five ground floor flats have access to private rear gardens in the region of 43 sqm. each. The four first floor flats do not have access to any private amenity space. Car parking is to be in a shared car parking court opposite this building and provided to a level of 100%.

#### **BUILDING FRONTING EASTWOOD ROAD**

- 3.7 This building is to be sited adjacent to no. 168 Eastwood Road, runs parallel with Eastwood Road and generally respects the front and rear building lines of the adjacent property, no. 168 Eastwood Road. This building proposes a 'H' footprint.
- 3.8 The new building proposes a width of 22.5m, a depth of 13m and an overall height to the top of a ridged roof of 9.8m. The external materials are to be taken from facing brickwork, render, timber cladding to the walls and tiles to the roof.
- 3.9 The new building will accommodate 8 self contained 2-bedroom flats, with two of the flats located within the roof space. These flats have access to communal amenity space in the region of 210sqm. The car parking for this block would be within the car parking court to the rear of the building and proved to a level of 100%.

#### **TERRACE OF COTTAGES**

- 3.10 Sited in the south east corner of the application site and adjacent to the rear/side of the existing properties in Nevern Close is proposed a terrace of 4 cottages. These will measure a depth of 6.5m, an overall width of the terrace of 26m and the height to the top of a pitched roof of 7m. These cottages are one and a half storeys in height with bedroom accommodation within the roof space illuminated by front facing dormer windows. There are no windows within the rear roof slope.
- 3.11 These cottages provide two bedroom accommodation with private gardens that range in size, but on average are in the region of 80sqm. The car parking for the cottages are located to the front of the terrace and provided to a level of 100%.

#### **CAR PARKING**

- 3.12 The development overall provides car parking to a level of one space per unit, with 8 visitor spaces.



**GENERAL AMENITY SPACE**

- 3.13 In addition to the areas of amenity space referred to above, there is one further area of communal open/amenity space that is proposed to be created in and around the existing pond that will be 500sqm in area.

**SUPPORTING INFORMATION**

- 3.14 The application is accompanied by a range of supporting statements:-
- 3.15 A bat survey has been carried out and concluded that the development of this site will not have a detrimental effect on the local bat population.
- 3.16 A structural survey has been submitted that looks at the existing barn at the site and concludes that for structural reasons the existing barn does not lend itself to conversion into residential units, and in its present situation offers little practical use other than workshops or low grade storage.
- 3.17 An archaeological survey of the site has been carried out in connection/association with Essex County Council and it has concluded that despite the archaeological potential of the site, given the location of the development site within the historic settlement of Rayleigh, archaeological remains were sparse and relatively recent in date.
- 3.18 A preliminary environmental statement has also been supplied and it has concluded that a soft landscape scheme that combines the retention of key existing features with imaginative planting could transform the site into an area that not only benefits its residents, but one in which historic links are retained and opportunities for wildlife created. The report sees the retention of the significant trees and also the retention and enhancement of the existing pond area as positives to be drawn from the proposal.

**RELEVANT PLANNING HISTORY**

- 3.19 04/01033/OUT Re-development to Comprise of 21 no. Apartments and 3 no. Cottages. Application was withdrawn prior to any formal recommendation being taken on the application.
- 3.20 05/00012/FUL Demolish Existing Glasshouse and Barns and The Re-development of the Site to Provide One Terrace of Three x 2-Bed Properties (One + Half Storeys) and 21 Self Contained Flats Within a Terrace with a 'U' Shaped Footprint. The Proposed Flats Comprise 15 x 2-Bed + 6 x 1-Bed (2 Storeys Plus Accommodation Within Roof Space) . Access Off Eastwood Road and Parking for 25 Vehicles. Application Refused.
- 3.21 The application was refused for two reasons; one relating to the access and parking issues and the other relating to the size and scale of the development resulting in an intrusive and unneighbourly development. Refused 06.04.2005.



- 3.22 05/00016/LBC Internal and External Alterations to Facilitate the Conversion of an Existing Outbuilding into One Self Contained 2-Bed Property. Grant Listed Building Consent 02.03.2005
- 3.23 The Whitehouse 05/00228/LBC Works Requiring Listed Building Consent. Modified Cellar. Internal Alterations. Replacement Windows and Doors. New Roof and Replacement Timber Work Where Necessary. Demolition of Modern Conservatories. Grant Listed Building Consent 27.05.2005.

### **CONSULTATIONS AND REPRESENTATIONS**

- 3.24 **Council's Woodlands Officer:-** Acknowledges that there are a number of important townscape trees on the site. These should be retained and protected during the construction period and trees that are removed should be replaced with appropriate species and be focused around the pond area. The hedges to be planted should be of a native deciduous type. In addition, it is suggested that an ecological survey of the site should be undertaken.
- 3.25 **County Urban Designer:-** Concerned over a number of aspects of the proposals:-
- 3.26 Block A has a very deep span, produces a wide flank gable which is disproportionate and over-scaled, the front and rear projections are also too wide, the flat roofed area linking the elements of the blocks is incongruous and inappropriate. Makes other comments relating to the specific detailing of the block, and concludes that the building should be significantly reduced in depth to achieve a built form that will be compatible with the other blocks and existing development and that the elevations are simplified and have few projections.
- 3.27 High quality ground surfaces are used for the car parking area, which could be softened by some planting.
- 3.28 Block B (the replacement barn building) The fenced walled garden areas will have an impact on the setting of the listed building. The re-development of the site should be seen as an opportunity to enhance the setting of the Whitehouse, recommends that open communal space would be more appropriate. In respect of the elevations to Block B the rear gables are too wide and the fenestration pattern unbalanced. Omitting the gables on this elevation would overcome the problem and improve the appearance of the block.
- 3.29 **County Highways Officer:-** Recommends that the application be refused for the following reason:- The scheme appears to have included land that is designated as highway. In addition, the visibility to the west of the site is severely restricted by the Cart Lodge being some 15m as against the recommended distance for a 30 MPH speed limit of 90m, at a set back distance of 2.4m.



- 3.30 Officer comments: The land ownership issue has been resolved and The County Urban Designer is very keen that the 'cart lodge' is retained within any future development as it is viewed as an important historic building that adds to the local townscape and character of the area.
- 3.31 **Rayleigh Civic Society:-** Taking note of the reasons for refusal of 05/00012/FUL we consider that the re-design of the layout for these flats and cottages offers little in the way of improvement. We are concerned about the street scene (Eastwood Road frontage) because of the domination of the flank wall of the Block B flats and its effect on the Grade II farmhouse. The style of the frontage of the Block A flats (east end of the site) is not really in keeping with the dwellings in this part of Eastwood Road.
- 3.32 We are surprised that a Mansard roof style has been chosen for the cottages. This type of roof is OK for larger properties but used on small roof spans such as these cottages gives a heavy and overbearing appearance.
- 3.33 We query the four parking spaces are in the right place; they appear to be in front of the cottages 1 & 2 .
- 3.34 We urge better landscaping for the main car parking areas. At present it is not in keeping with what we hoped was going to be a prestigious development set around a listed building.
- 3.35 **The Environment Agency:-** Advises that the developer looks at a sustainable drainage scheme, and also to be aware of water pollution.
- 3.36 **Essex Police Architectural Liaison Officer:-** No objection to this development, but request that Cottage no. 1 has a gable end window at first floor level included to add natural surveillance over the parking area. The Essex Design Guide and Safer Places (ODPM) support this design. The developer should consider 'secured by design' certification.
- 3.37 **Essex Archaeological Officer:-** As with application 05/00514, no comments to make on the present knowledge.
- 3.38 **English Nature:-** An ecological survey should be undertaken in order to ascertain the presence or otherwise of protected species on the site and, if present, then the appropriate mitigation should be put in place.
- 3.39 **Engineers:-** No Objections to the proposal, but comment that a sustainable surface water drainage should be provided and petrol interceptors to be used on the car parking areas.
- 3.40 **Rayleigh Town Council:-** No objection.
- 3.41 **County Tree Officer:-** No objections, but request that conditions are imposed that would prevent damage to the roots, etc, of the preserved trees during the construction period.





- 3.42 **Head of Housing, Health and Community Care:-** No objection, subject to the imposition of Standard informative SI16 (Control of Nuisances) upon any decision to approve.
- 3.43 **County Schools Officer:-** Requests that the developer makes a financial contribution of £51,272 towards the provision of 4 secondary school places.
- 3.44 8 Letters of objection have been received from the occupiers of nearby properties who in the main have commented on the following issues:-
- Led to believe that the barns are listed and the whole site has considerable historic value
  - Not in keeping
  - Scheme previously refused
  - Access and car parking problems
  - Extra residents will further stretch local services
  - Overlooking, loss of privacy
  - Possible access problems on shared drive 19/21 Nevern Road
  - Loss of light
  - Extra traffic, traffic congestion in the surrounding streets.
  - Plant and machinery accessing the site may affect/damage Whitehouse Chase and also the footpaths
  - Flats are not required in such a pleasant area, neither is the squashing in of the cottages
  - Over development of the site

### **MATERIAL PLANNING CONSIDERATIONS**

- 3.45 **PRINCIPLE:-** The application site is located within the residential part of Rayleigh and as such the re-development of the site to provide residential accommodation would be in accordance with Government advice and also the Development Plan that seeks to maximise the development potential on suitable sites, as this would make the best use of developable land at the same time as assisting in relieving the pressure for residential development within the District's Green Belt.
- 3.46 The structural report that accompanies the application has been noted and it is considered that the design principles of trying to re-create the 'Essex Barn' type building adjacent to the Whitehouse is also acceptable in principle.
- 3.47 There are no objections in principle to the provision of flatted accommodation or terraced accommodation of this scale, on this site and in this location.
- 3.48 **ACCESS/CAR PARKING:-** The scheme proposes to utilise the existing access onto Eastwood Road that served the previous nursery use. This access is to be modified to comply as much as possible with the requirements of the County Highways Officer, his concern as to lack of visibility are balanced against the desire in townscape and heritage terms for the retention of the existing cart lodge that is located to the west of this access and runs parallel to Eastwood Road.



There are no engineering problems with the access road or the car park arrangement.

- 3.49 There has been concern raised by local residents over the increase in traffic as a result of this development and how this would make an already overly congested area more grid-locked/congested. The County Highways Officer has been consulted on this submission and has no concern that the vehicle movements connected with this development could readily be absorbed within the capacity of the existing highway network and therefore a refusal based on this issue could not be substantiated.
- 3.50 The scheme proposes one space per unit, with eight visitor spaces; this is in excess of the Local Plan standard and is considered to be acceptable.
- 3.51 **DESIGN AND APPEARANCE:-** It is considered that the design elements of the proposal, specifically a barn type building to replace the existing barn in this position, development fronting onto Eastwood Road and a terrace of cottages to the rear of the site are well founded and reflect the site's characteristics and the design of neighbouring plots/properties.
- 3.52 The appearance of Block B closest to the Whitehouse aims to reflect and re-create the 'farmstead' appearance of this part of the site. It is accepted that this new barn building would have more openings and more glazing than the building it replaces. This reflects its residential use rather than its previous agricultural use but does not detract from the architectural integrity of appearance of this building.
- 3.53 The appearance and siting of Block A has been re-designed since the scheme was initially received. This re-design follows closely the suggested improvements by the County Urban Designer. This block is two and half storeys in height and with the projecting gables and dormer windows and fenestration patterns that are domestic in scale.
- 3.54 The appearance of Block C has been designed to reflect its location to the rear of the plot and close to the existing bungalows in Nevern Close. The appearance is one of intimate cottage style properties with repetitious architectural features including chimneys, porches and front facing gabled dormer windows.

#### RELATIONSHIP TO THE MAIN LISTED BUILDING

- 3.55 At pre-application stage and also following the previous refusals issued for the proposed re-development of this part of the site it has always been a priority to ensure that the integrity and setting of the main listed building on the site, namely the Whitehouse, is not compromised or affected in any significant way.



- 3.56 From this principle the retention of the farmstead feel to the front of the Whitehouse should be integral to any re-development. The recreation of the barn style building on the same footprint and of a similar scale to that to which it replaces is considered to present an acceptable relationship to the main listed building. The County urban designer has commented that the development of this block would be better without private rear gardens and without the fencing/boundary divisions to the rear. Whilst in purist terms this may be a suitable solution, it should be balanced against an existing rear boundary fence between the site and the front garden to the front of the Whitehouse and the desire for the occupiers of the new properties to have defensible space. In addition, there have not been any adverse comments received in relation to this issue from the County Conservation Officer. A planning condition is recommended to require further information regarding the boundary treatment across the site.

#### RESIDENTIAL IMPACT

- 3.57 Block A:- due to the siting of this block, in that it maintains generally the front and rear building line of the adjacent property No 168 Eastwood Road and is of a scale/mass and bulk that reflects other properties in the street, there should not be any material loss of residential amenity.
- 3.58 Block B:- It is fair to comment that the relationship and the relative positions of the barn to the Whitehouse follows the historic precedent set by the existing barn building in its location and the desire to replicate it, and as such any adverse impacts that may result from this unusual relationship should be balanced against the desire for the maintenance of and setting of the Whitehouse.
- 3.59 The residential use of this building would give rise to direct overlooking to the front of the Whitehouse from habitable rooms within the rear elevation of this building. Given that the overlooking is of the front garden and the public space of the Whitehouse, which itself maintains a significant private rear garden, a refusal based on the residential impact upon the future occupiers of the Whitehouse could not be substantiated. The views from the upper floor of the Whitehouse would afford views over and into the rear of this barn building. As commented above, given the special nature of the development in this part of the site the overlooking from the upper floors of the Whitehouse is acceptable in order to obtain the required satisfactory form of development.
- 3.60 Block C:- Given the size, scale, distance to the boundaries of the plot and the relationship to existing and proposed properties, as well as no first floor windows, it is considered that there should not be any material loss of residential amenity .

#### AMENITY SPACE:-

- 3.61 The amenity space provided both in the private and communal form is in excess of the Local Plan standards.



**AFFORDABLE HOUSING:-**

- 3.62 Whilst the size of the application site is not large enough, nor is the unit number high enough for the Council's affordable housing policy to be applicable, it is, however, considered that, given application reference 05/00514/FUL proposes a further 7 units and that both schemes are likely to be built at the same time, it would not be unreasonable for the Council to seek an affordable housing contribution.
- 3.63 To this end the applicant has offered a unilateral undertaking to offer two of the units within this scheme at 10% below market value. This aspect is still being pursued with the applicant with a view to achieving a percentage of affordable housing.

**EDUCATIONAL CONTRIBUTION:-**

- 3.64 The applicant has agreed to make the financial contribution towards the provision of 4 secondary school places. This is combined in connection with application 05/00514/OUT.

**CONCLUSION**

- 3.65 The re-development of the site for residential purposes would accord with Government advice and Development Plan policies (car parking and amenity space).
- 3.66 The siting and the design and appearance of the proposed buildings would not give rise to a material loss of residential amenity, nor would it result in any material visual intrusion into the existing pattern of development. In addition, the improvements to Block A, following the comments from the County Urban Designer, would result in a positive improvement to the site's frontage onto Eastwood Road.
- 3.67 The retention and enhancement of the existing pond at the site would also be an ecological enhancement to this part of the site.

**RECOMMENDATION**

- 3.68 It is recommended, subject to the Head of Planning Services being satisfied on the resolution of the affordable housing issue, that a Legal Agreement requiring, once development commences, a financial contribution proportionate to this development to a maximum of £51,272 (combined with the following application) towards the provision of 4 secondary school places, then planning permission be granted, subject to including the following heads of conditions:-

- 1 SC4 Time Limits
- 2 SC14 Materials to be supplied
- 3 SC59 Landscaping
- 4 SC80 Parking



## **PLANNING SERVICES COMMITTEE - 29 September 2005**

### **Item 3**

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- 5 No development requisite for the erection of residential units shall commence before plans and particulars showing precise details of a satisfactory means of surface water drainage of the site have been submitted to and approved in writing by the Local Planning Authority. Any scheme submitted shall incorporate 'sustainable drainage' techniques. Any scheme of drainage details, as may be agreed in writing by the Local Planning Authority, shall be implemented commensurate with the development hereby permitted and made available for use upon completion of the development.
- 6 SC91 Foul water drainage
- 7 SC60A Tree protection
- 8 SC55 Hedgerow to be retained
- 9 No extensions/adaptions/alterations including roof alterations (dormer windows) and also new openings (doors and windows) shall be inserted/attached to any elevation of Blocks A, B and the terrace of cottages hereby approved unless previously agreed in writing by the Local Planning Authority.
- 10 Notwithstanding the details shown on the plans hereby approved and notwithstanding the provisions of Article 3, Schedule 2, Part 2 Class A, and Part 1 Class E, there shall be no fences, boundary treatment or other means of enclosures, or incidental outbuildings erected or retained anywhere on the site unless previously agreed in writing by the Local Planning Authority.

### **REASON FOR DECISION**

The proposal is considered not to cause significant demonstrable harm to any Development Plan interests nor harm to any other material planning consideration, including residential amenity, character of the area and impact upon the sites listed/historic buildings.

### **Relevant Development Plan policies and proposals:**

Essex and Southend-on-Sea Structure plan:

POLICY CS1	Achieving Sustainable Urban Regeneration
POLICY BE1	Urban Intensification
POLICY H1	Distribution of Housing Provision
POLICY H2	Housing Development - The Sequential Approach
POLICY H3	Location of Residential Development
POLICY H4	Development Form of New Residential Developments

Rochford District Local Plan:- Adopted 1995

POLICY H1	Housing Numbers
POLICY H2	Residential Character and Density
POLICY H11	Housing Development – Design and Layout
POLICY H20	Backland Development



## **PLANNING SERVICES COMMITTEE - 29 September 2005 Item 3**

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Rochford District Local Plan Second Deposit Draft 2005.

POLICY HP3	Density of Development
POLICY HP6	Design and Layout
POLICY H12	Flatted Development
POLICY H18	Safeguarding Amenities



Shaun Scrutton  
Head of Planning Services

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



**TITLE : 05/00933/FUL  
DEMOLISH EXISTING GARAGE AND SUB-DIVIDE PLOT  
AND ERECT DETACHED TWO-BEDROOMED CHALET WITH  
INTEGRAL GARAGE  
30 HOLT FARM WAY ROCHFORD**

**APPLICANT : MS. WENDY MANNING**

**ZONING : RESIDENTIAL**

**PARISH: HAWKWELL**

**WARD: HAWKWELL SOUTH**

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## **PLANNING APPLICATION DETAILS**

### **The Site and Location**

- 3.1 This application is to a site on the north western side of Holt Farm Way. The site forms part of an extensive side garden to No. 30 Holt Farm Way, 65m west of the junction made with Nutcombe Crescent. The frontage comprises semi detached houses, which follow the bend in the line of the street, producing corner plots with wide side gardens. The site is predominantly lawned, with fruit trees. The site is accessed from a narrow point in the street that widens to 4m at a pinch point between the corner of the existing house and the site boundary and that opens out to the full width of the site. Adjoining the existing house is a detached garage.
- 3.2 The adjoining property, No. 28 Holt Farm Way, has a pitched roofed single storey annex to the side and close to the site boundary. The site backs onto dwellings in Eastbury Avenue and Silverthorne Close, characterised by bungalows and chalets.
- 3.3 The current application seeks to demolish the existing garage and to sub-divide the plot to the side of the dwelling to form a site for a detached chalet.

### **Comparison to Previous Application**

- 3.4 The current application omits the previously proposed replacement garage for the existing dwelling at No. 30 Holt Farm Way in favour of parking to the front of the existing dwelling, parallel with the access to the dwelling proposed.
- 3.5 The proposed building is now proposed 1.8m from the corner of the existing dwelling, as opposed to 7.3m in the case of the previous proposal.



- 3.6 The currently proposed building is of a different design to that previously considered. The current proposal is 1.35m less in width but 2.3m greater in depth. The internal layout is revised but retains an integral garage. The proposed building would have the same overall height as the previous building, at 6.5m to the ridge line. The design of the building now proposed has a roof crosswing at the rear featuring a side facing dormer towards the boundary with No. 28 adjoining the site. This dormer would serve a bathroom. The front of the dwelling would feature a single flat roofed front facing dormer. The building would be finished in brickwork and roof tiles with cladding to the proposed dormers.

### **RELEVANT PLANNING HISTORY**

- 3.7 Application No. 04/00511/FUL  
Sub-divide plot and construct two bedroomed detached chalet and replacement garage to serve existing dwelling.  
Permission Refused 20 July 2004
1. The proposal would fail to provide a satisfactory means of access to serve the dwelling proposed, in that the arrangement proposed would intensify the vehicle activity in close proximity to the existing dwelling, No. 30 Holt Farm Way, giving rise to increased concentration of noise, disturbance, vibration and fumes, proving detrimental to the amenities of future occupiers of the existing dwelling, No. 30 Holt Farm Way, and thus contrary to the Council's policies on this type of backland development.
  2. The Local Planning Authority considers the proposal would result in an unacceptable backland and tandem form of development. It would be out of character with the prevailing pattern of development in the surrounding area, leading to overlooking, loss of privacy, disturbance and general activity to the detriment of amenities enjoyed by adjoining residents.

Appeal Dismissed 30 June 2005

### **CONSULTATIONS AND REPRESENTATIONS**

- 3.8 One letter has been received in response to the public consultation and which makes the following comments and objections;
- Proposal for virtually the same plans, previously rejected on appeal
  - Strongly object to loss of light that will result, particularly during winter months
  - Building proposed will be behind current building line and will not accord with the character of the estate.





**MATERIAL PLANNING CONSIDERATIONS****Accessibility**

- 3.9 The point of access to the site is shared by Nos. 28 and 30, and the annex to No. 28. The dwelling proposed would also share this access point. In dismissing the previous appeal, the Inspector was not persuaded that the additional traffic movements would be detrimental to the amenity of adjoining residents. However, the Inspector expressed concern that vehicular access to both the dwelling proposed and the garage to the existing dwelling would manoeuvre through a 4m wide gap between the building and boundary resulting in reversing movements with no visibility .
- 3.10 The current application deletes the garage for the existing dwelling. Alternative parking for No. 30 is shown to the driveway and which would achieve one practical space. However, the drive is inadequate in width to provide more than one space to serve the existing dwelling. The arrangement proposed is similar to that which exists for the adjoining property and annex whereby one car parking space is retained for the house and seemingly one for the annex. However, an annex allows for some sharing of parking within the site. There is no change to the sharing of the access point with the adjoining No.28 and annex.
- 3.11 It is considered that the formation of two independent dwellings will result in a more intensive use of the drive than might generally be the case for a dwelling with an annex. The land available at the front of the site would require both No. 30 and the dwelling proposed to share the access until a vehicle could park clear of the driveway to allow unobstructed access to the dwelling proposed. Difficulty would arise for visitors to No. 30 or any second car to this household.
- 3.12 The parking provision retained for the existing dwelling would be narrow and contrived and poorly planned. Only one space would be available for the existing dwelling, forcing additional vehicles or visitors to be parked on the street or within the crossing area and causing obstruction. The revised application has not therefore overcome concerns on the safe movement of vehicles between the proposed and existing dwelling to allow permission to now be granted.

**Relationship to Existing Dwellings**

- 3.13 In dismissing the previous appeal, the Inspector concluded that whilst the siting arrangement differed to the prevailing pattern of development, the resulting arrangement would not be detrimental to the character and appearance of the area. This revised proposal does not make any significant alterations that would change this view. The proposed layout would increase the distance of the building proposed to properties behind the site and would achieve a more satisfactory relationship to these dwellings.



- 3.14 In dismissing the appeal, the Inspector concluded the previous siting deeper into the site resulted in loss of privacy to No. 30 and an overbearing relationship with the annex to No. 28. The current proposal would site the building forward to such an extent that it would not be possible to look into the rear windows of No. 30 and the main bulk of the building proposed would adjoin the flank wall of the annex, mitigating the effect of dominance upon this adjoining property. The current proposal therefore overcomes the Inspector's concerns on the relationship between the proposal and existing dwellings.

### **Scale Form and Visual Appearance**

- 3.15 In dismissing the appeal, the Inspector concluded that, whilst the chalet style proposed would differ in form and scale to immediate neighbours in Holt Farm Way, it would not be out of keeping with other development in the vicinity such as those dwellings backing onto the site. This revised application does not make any significant change that would change this view.
- 3.16 The proposal would provide adequate side isolation space between the dwelling and the resultant boundaries and would provide adequate rear garden area to the existing and proposed dwelling in accordance with the Council's adopted standards.

### **CONCLUSION**

- 3.17 The proposal represents a revision to a previous scheme dismissed on appeal. The applicant has overcome the concerns of the Inspector on the relationship between the building and adjoining dwellings, but the proposed parking arrangement for the existing dwelling No. 30 Holt Farm Way is poorly planned and contrived to the extent that access and manoeuvring will be difficult and reliant upon reversing over shared access areas.

### **RECOMMENDATION**

- 3.18 It is proposed that this Committee **RESOLVES** that the proposal be **REFUSED** for the following reason:
- 1 The proposal has restricted access and poorly planned parking areas. This will result in inadequate parking provision for no. 30 Holt Farm Way to the detriment of highway safety. In addition, the configuration of the driveways will lead to conflict between moving and parked vehicles for the new property and No. 30, to the detriment of highway safety.



**Relevant Development Plan Policies**

H11, H20 Rochford District Local Plan First Review (1995)

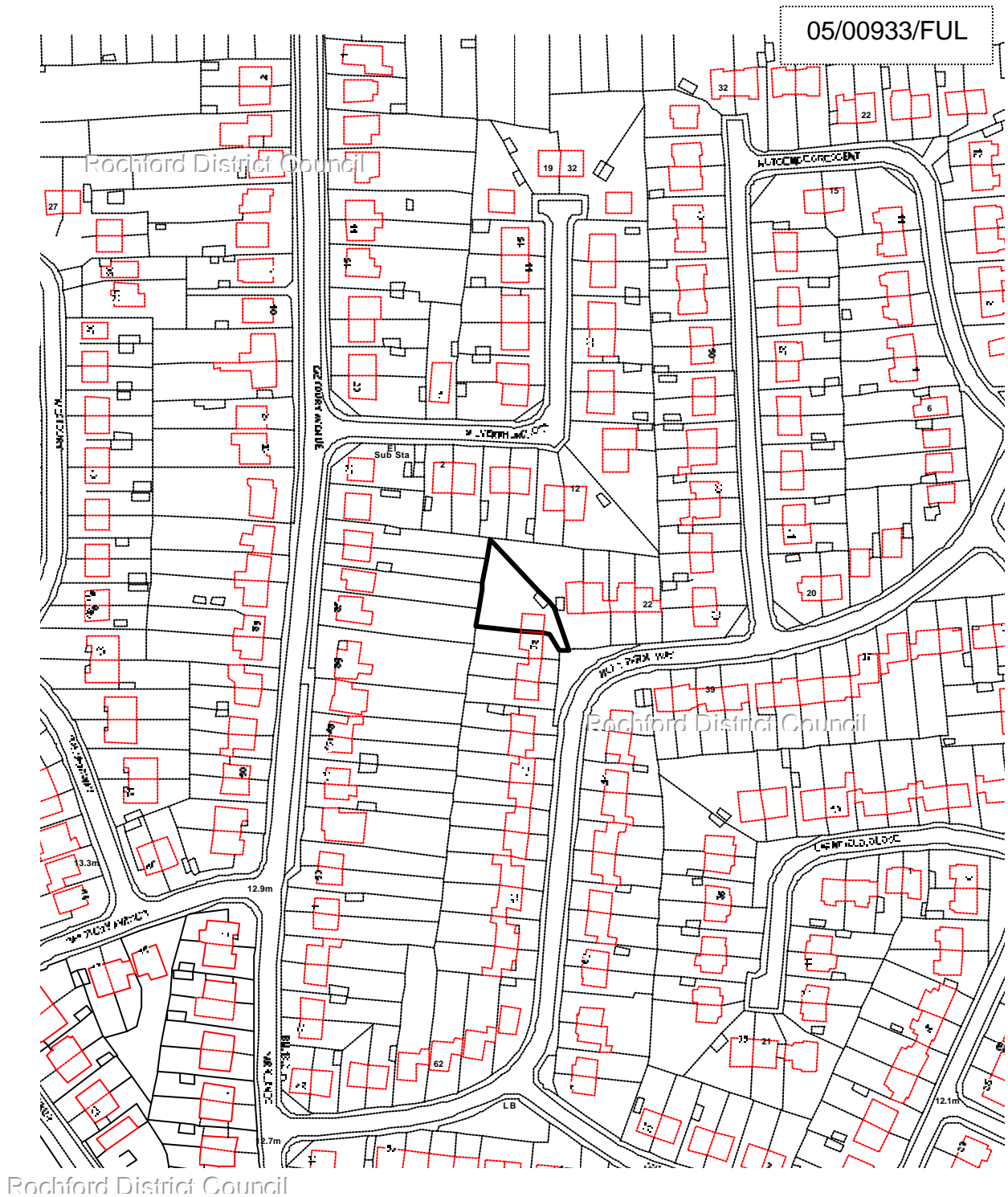
HP6, HP14 Second Deposit Draft Rochford District Replacement Local Plan (2004)



Shaun Scrutton  
Head of Planning Services

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For further information please contact Mike Stranks on (01702) 546366.



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**TITLE :**                    **05/00899/FUL**  
**DEMOLITION OF EXISTING A1 UNIT AND STORES,**  
**ERECTION OF A1 AND A3 UNIT AT GROUND FLOOR WITH**  
**9 NO. FLATS ABOVE AND CAR PARKING TO THE REAR.**  
**156-158 HIGH STREET RAYLEIGH**

**APPLICANT :**            **ADAMS HOUSE PROPERTIES LTD**

**ZONING :**                **SECONDARY SHOPPING FRONTAGE**

**PARISH:**                **RAYLEIGH TOWN COUNCIL**

**WARD:**                  **WHEATLEY**

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## **PLANNING APPLICATION DETAILS**

### **APPLICATION DETAILS:-**

- 4.1    Permission is sought for the demolition of the existing retail shop and outbuildings and the erection of a four storey property, comprising either A1 retail or A3 restaurant with three storey residential accommodation over.
- 4.2    The proposed accommodation relates to:-
- First Floor      - two 2-bed and two 1-bed flats
  - Second Floor - two 2-bed and two 1-bed flats
  - Third Floor     - one 2-bed penthouse flat
- 4.3    This gives a total of 9 self contained residential flats within the scheme. All of the flats have access to either a private balcony, private terrace or communal terrace at third floor level.
- 4.4    Vehicular access to the site is via an existing access/crossing onto Love Lane to a rear car park court of 9 spaces, pedestrian access to the commercial unit and the flats is directly onto the High Street.

## **CONSULTATIONS AND REPRESENTATIONS**

- 4.5    **Rayleigh Town Council:-** Objects; insufficient amenity space, increase in traffic, causing congestion at the entrance, which is opposite a big school, insufficient space for vehicles to leave the site in forward gear, extra food outlet in the High Street to be excessive to the percentage already allowed.
- 4.6    **Essex Police Architectural Liaison Officer:-** No objections.
- 4.7    **Essex Fire Authority:-** Access and water supplies satisfactory.



- 4.8 **Building Control:-** No comments.
- 4.9 **Buildings/Technical Support (Engineers):-** No Objections.
- 4.10 **Essex County Council Schools Services:-** No education contribution required.
- 4.11 **Essex County Council Archaeological Officer-** Outside of any known area of deposits, therefore no archaeological recommendations are being made.
- 4.12 **Rayleigh Civic Society:-** No major comments, unclear where the access to the flats will be, request method statement for construction/delivery of materials, as footpath is very narrow giving rise to safety issues.
- 4.13 **Essex and Suffolk Water:-** No objection.
- 4.14 One other trader within the town centre has commented that:- owns a business in High Street, finds it difficult to find parking spaces, as do customers. Another A3 would add to the problem. A number of food establishments have opened over the years but the parking has not been addressed.

## **MATERIAL PLANNING CONSIDERATIONS**

### **ASSESSMENT**

- 4.15 **Principle:-** There is no objection to the principle of a mixed scheme on this site as it would accord with both Government advice and Development Plan policies that aim to steer development to sustainable locations, as well as maximising the developable potential of the site.
- 4.16 New residential accommodation and the ground floor commercial use will help to maintain the viability and vitality of this part of the centre in particular and the town centre as a whole.
- 4.17 **Commercial Floor Space:-** The application plot is located within the town's secondary retail frontage where the adopted Local Plan comments, with Policy SAT3, that any use should reinforce the retail function, such as financial and professional services and restaurants, The pretext to this policy comments that the Council should endeavour to retain 50% of the frontage in retail use and to avoid an over concentration of non retail uses. This policy position has been followed through into the Second Deposit Draft Local Plan.



- 4.18 The retail policies within the Second Deposit Draft Local Plan are supported by a shopping frontage survey (June 05). Within this survey the non retail frontage of secondary frontage areas as a whole was 59%. For the part of the centre where the application site is located the survey indicates that 63% of the units are in general retail use; this equates to a metered frontage of 50%, this level of provision would remain at 50% if that retail element of the ground floor is implemented, and would reduce to a metered frontage of 40% if the restaurant use is implemented.
- 4.19 It is considered that, as the majority of the commercial units within this part of the centre are retained in retail use, the reduction to 40% metered frontage, with two significant retail shops either side of the application site (post office and tile shop) which in themselves are significant footfall draws to this part of the town, the proposal remains acceptable.
- 4.20 **Access and Parking:-** There has not been a formal response from the County Highways Engineer. Notwithstanding this, it is considered that the provision of 9 off street car parking spaces with adequate turning facilities is appropriate for the site's town centre location. The existing access onto Love Lane is an existing access and its use for residential purposes is considered to be appropriate and unlikely to create conditions sufficient to substantiate a reason for refusal on highway grounds.
- 4.21 **Amenity Space:-** It is considered that, given the town centre location, the level of provision of amenity space, each flat having access to either a balcony, terrace or communal space is acceptable. In addition, given the location/distance to adjacent residential properties and that these are overlooked from the upper floors of the existing commercial properties in the High Street, a refusal based on the loss of amenity from the direct views from the upper floors of this property could not be justified.
- 4.22 **Design and External Appearance:-** The proposed development is four storey in height and as such would be taller than the adjacent 'tile shop' block but lower than the 'post office' building.
- 4.23 The external appearance of the building proposes a simple 'modernist' style with the bulk of the building being broken down by contrasting brickwork, repetitive window pattern, ground floor shop façade beneath a parapet flat roof and flat roof to the penthouse unit. This approach is considered to be acceptable in design terms as it appropriately handles the transition from the 'modernist' style of the 'tile shop' on one side to the more traditional approach of the 'post office' on the other.

## **RECOMMENDATION**

- 4.24 It is proposed that this Committee **RESOLVES to APPROVE** the application, subject to the following heads of conditions:-



- 1 SC4 Time Limits
- 2 SC14 materials to be used
- 3 SC79 Car Parking delineation
- 4 Details and location of rain water goods to be agreed.
- 5 SC80 car parking provision
- 6 SC83 site levels
- 7 SC84 slab levels
- 8 SC85 Construction Method statement to be amended to included reference to no construction materials
- 9 SC90 Surface water drainage to be amended to include sustainable drainage techniques
- 10 SC91 Foul water drainage.

**REASON FOR DECISION**

The proposal is considered not to cause demonstrable harm to any development plan interests, nor harm to other material planning considerations, including residential amenity and commercial street scene such as to justify refusing the application.

**Relevant Development Plan Policies and Proposals**

SAT3, SAT4 of the Rochford District Local Plan First Review



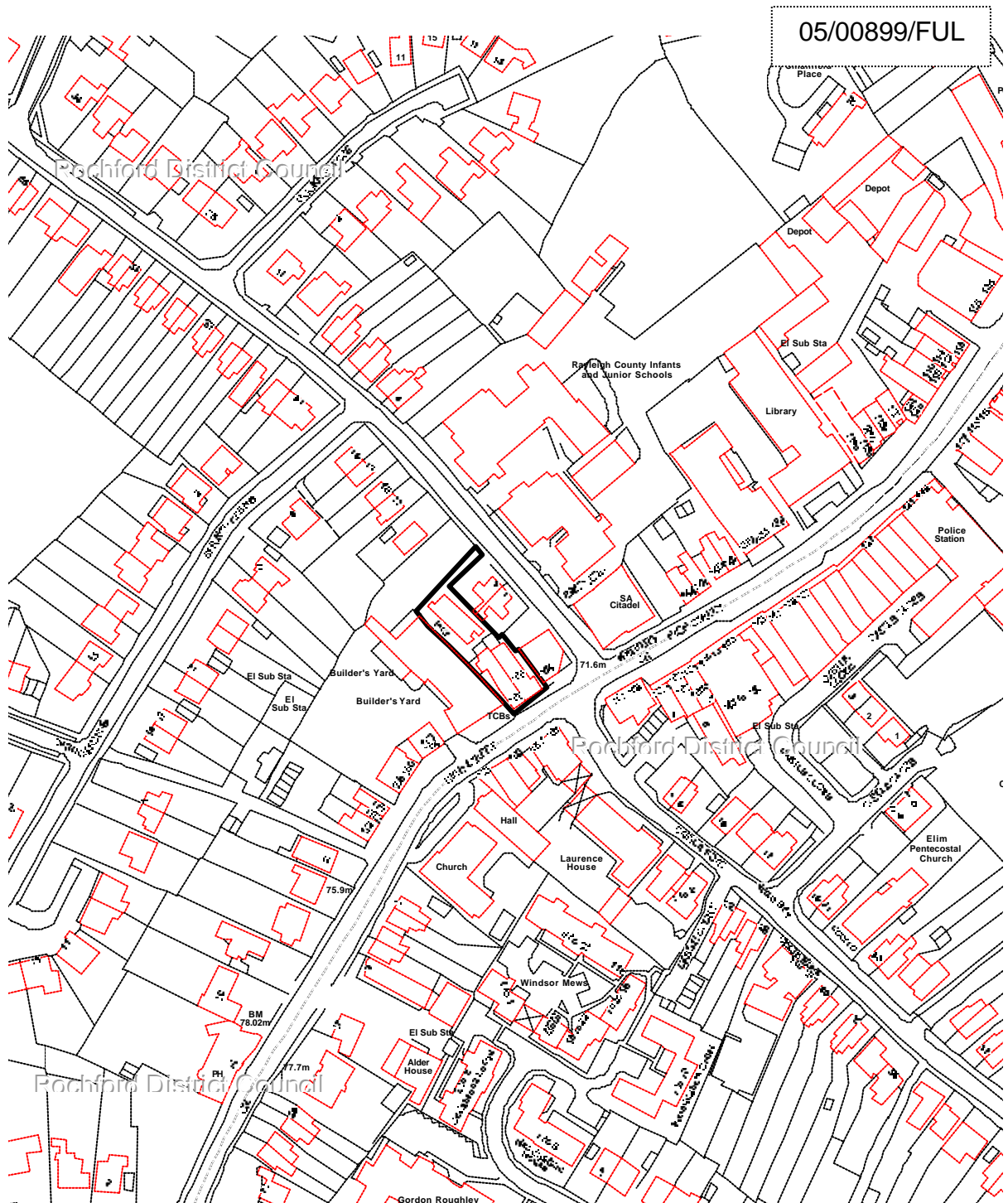
Shaun Scrutton  
Head of Planning Services

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







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## **PLANNING SERVICES COMMITTEE - 20th December 2005 Item 5**

TITLE :                   **05/00887/FUL  
SINGLE STOREY PITCHED ROOFED FRONT EXTENSION  
TO FORM ANNEX, SINGLE STOREY SLOPED ROOFED  
REAR EXTENSION AND INSTALL FRONT WINDOW TO  
LOUNGE  
2 SYCAMORE WAY CANEWDON**

APPLICANT :           **MR AND MRS RAWLINSON**

ZONING :               **RESIDENTIAL**

PARISH:               **CANEWDON PARISH COUNCIL**

WARD:                  **ASHINGDON AND CANEWDON**

This application would normally be dealt with as a delegated decision but has been referred to Committee as the applicant is an employee of the Rochford District Council's Administrative and Member Services Department.

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### **PLANNING APPLICATION DETAILS**

- 5.1 The applicant seeks permission for a single storey front extension and single storey rear extension to form an annex to an end terrace property at 2 Sycamore Way, Canewdon. The applicant also proposes an enlarged dining area and utility room to the dwelling, as well as a new front window to the lounge.
- 5.2 The street scene consists of groups of two storey dwellings of the same design. The property is situated on the corner of the junction of Anchor Lane and Sycamore Way, therefore in a prominent position when you enter Canewdon from the west.

### **RELEVANT PLANNING HISTORY**

- 5.3 02/00601/FUL - Planning permission granted to convert the existing integral garage to habitable floor space.
- 02/00822/FUL – Permission granted to re-site the boundary and enclose land with a 1.95m high fence.
- 5.4 **Canewdon Parish Council:** No objection to these extensions, but do not recall seeing an application for the buildings recently erected in the additional land that was incorporated within the garden. Feel these would definitely require planning permission. (Officer comment: this matter is being explored).



**CONSULTATIONS AND REPRESENTATIONS**

- 5.5 **County Surveyor (Highways):** De-minimis. Notes that the garage will be difficult to use and the annex to remain ancillary to the main house.
- 5.6 One response received from surrounding neighbours, No.4 Sycamore Way, with the following comments:
- Objects to the proposed rear extension which runs parallel with No.4 conservatory
  - Very concerned that the extension would block out the sun and natural daylight and affect No.4's quality of life
  - After speaking to Mr and Mrs Rawlinson (applicants) are happy to compromise with an alternative roof which would not be so intrusive.

**MATERIAL PLANNING CONSIDERATIONS**

- 5.7 The single storey front extension will extend in front of the existing garage, 3.8 metres deep and 4 metres wide to enable an en-suite and bedroom for the annex. This allows a front forecourt depth of 7.2 metres, allowing at least two cars to be parked in front of the property.
- 5.8 The front element is likely to have a minimal impact visually in the street scene due to the acceptable pitched roof design. The new front window to the lounge will provide symmetry between the existing lounge and proposed front extension, which is visually pleasing.
- 5.9 The single storey rear addition is an extension of the host building 3 metres deep into the rear and 6 metres wide, separated from the side boundary with the adjoining dwelling No.4 Sycamore Way by 0.2 metres. The dwelling at No.4 Sycamore Way has a 2.5 metre deep rear conservatory 0.26 metres from this side boundary, the conservatory is a further 1.3 metres deep away from the boundary. Therefore the depth will have a minimum impact to this side neighbour.
- 5.10 The roof of this rear addition was a mono pitch roof, which has been revised to a hipped roof. The neighbours' comments were received prior to the revised plans, as they were concerned about the bulk of the roof; the hipped roof is likely to reduce this impact.
- 5.11 The proposed extensions enable an annex to be provided within the dwelling. There is an appropriate garden level and parking for one dwelling on the site, therefore a condition is required to prevent sub-division for two separate dwellings.
- 5.12 The proposal is considered harmonious in scale, design and character with the host building.



## **CONCLUSION**

- 5.13 The proposal represents single storey extensions that are acceptable in scale, design and character with the host building. The proposal will also have minimal impact on the surrounding neighbours, particularly No.4. The annex is considered acceptable in this location, providing that the annex is ancillary to the existing dwelling.

## **RECOMMENDATION**

- 5.14 It is proposed that the Committee **RESOLVES** to **GRANT** planning permission, subject to the following conditions:-
- 1 The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
  - 2 The external facing materials to be used in the construction of the single storey front and rear extension hereby permitted, shall match (ie, be of an identical appearance to) those of the corresponding areas of the existing building.
  - 3 The annex created by the extensions hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential occupation of the dwelling known as 2 Sycamore Way. Under no circumstances shall any part of the annex be used as a self-contained unit of residential accommodation.
  - 4 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) no enlargement of or the provision of windows, door or other means of opening shall be inserted on the north elevation of the single storey rear extension hereby permitted, in addition to those shown on the approved drawing number 572 date stamped 25 November 2005.

### **Relevant Development Plan Policies and Proposals:**

H11 of the Rochford District Local Plan First Review

## **REASON FOR DECISION**

The proposal is considered not to cause undue demonstrable harm to any development plan interests, other material considerations, to the character and appearance of the street scene or residential amenity such as to justify refusing the application; nor to surrounding occupiers in Sycamore Way, Cedar Walk and Anchor Lane.



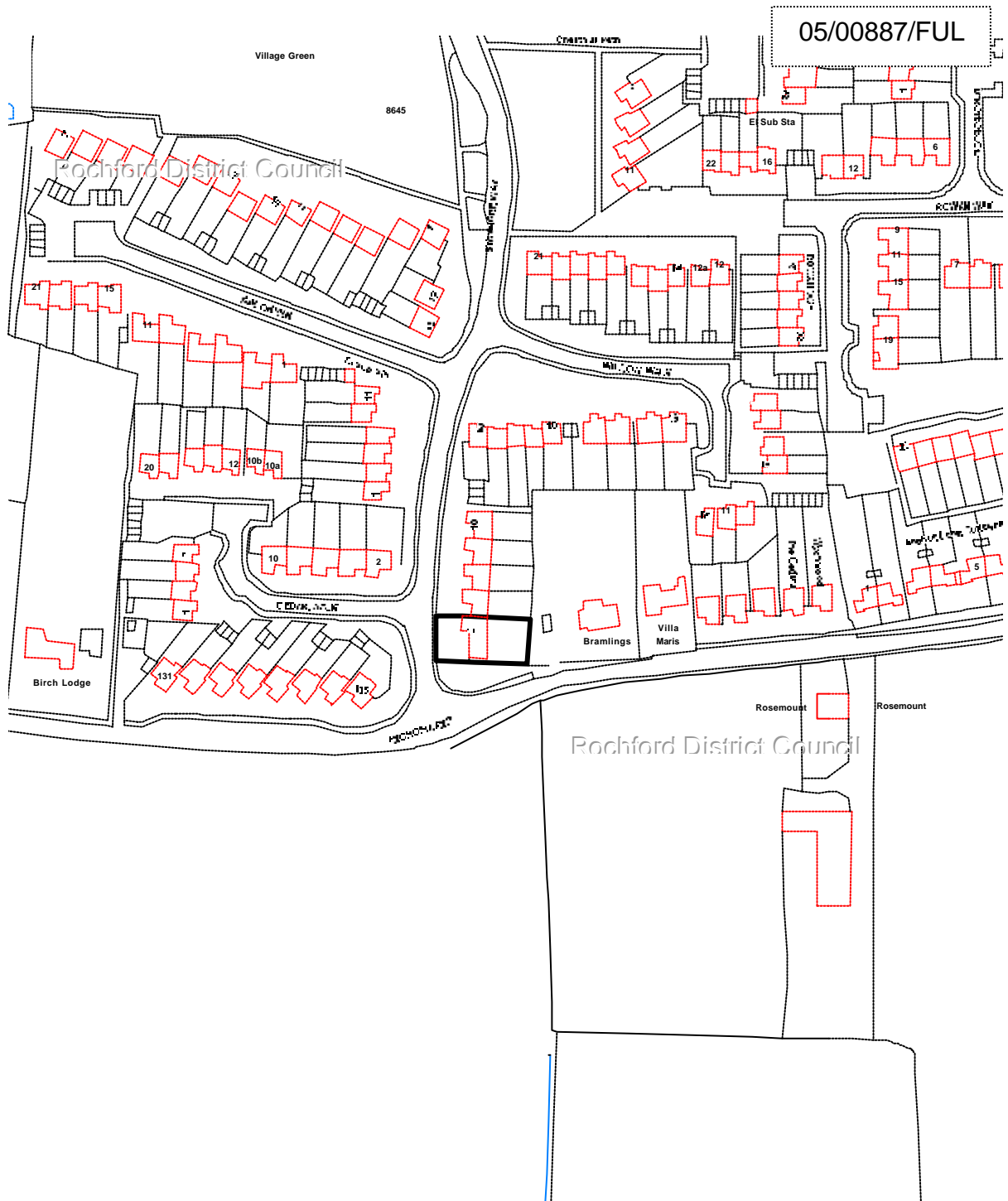


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Head of Planning Services

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For further information please contact Sophie Weiss on (01702) 318093.





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## CODE OF CONDUCT FOR PLANNING MATTERS

### GENERAL PRINCIPLES

Members and officers must:-

- **at all times act within the law and in accordance with the code of conduct.**
- **support and make decisions in accordance with the Council's planning policies/Central Government guidance and material planning considerations.**
- **declare any personal or prejudicial interest.**
- **not become involved with a planning matter, where they have a prejudicial interest.**
- **not disclose to a third party, or use to personal advantage, any confidential information.**
- **not accept gifts and hospitality received from applicants, agents or objectors outside of the strict rules laid down in the respective Member and Officer Codes of Conduct.**

In Committee, Members must:-

- **base their decisions on material planning considerations.**
- **not speak or vote, if they have a prejudicial interest in a planning matter and withdraw from the meeting.**
- **through the Chairman give details of their Planning reasons for departing from the officer recommendation on an application, which will be recorded in the Minutes.**
- **give officers the opportunity to report verbally on any application.**

Members must:-

- **not depart from their overriding duty to the interests of the District's community as a whole.**
- **not become associated, in the public's mind, with those who have a vested interest in planning matters.**
- **not agree to be lobbied, unless they give the same opportunity to all other parties.**
- **not depart from the Council's guidelines on procedures at site visits.**
- **not put pressure on officers to achieve a particular recommendation.**
- **be circumspect in expressing support, or opposing a Planning proposal, until they have all the relevant planning information.**

Officers must:-

- **give objective, professional and non-political advice, on all planning matters.**
- **put in writing to the Committee any changes to printed recommendations appearing in the agenda.**

