

REFERRED ITEM R5

**TITLE : 07/00167/FUL
REVISED APPLICATION FOR ONE DETACHED FIVE
BEDROOMED HOUSE WITH ATTIC ROOM IN ROOFSPACE
PLOT 1 LAND TO THE REAR OF 50 AND 56 HULLBRIDGE
ROAD**

APPLICANT : 3D PROPERTY DEVELOPMENTS LTD

ZONING : RESIDENTIAL

PARISH: RAYLEIGH TOWN COUNCIL

WARD: DOWNHALL AND RAWRETH

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

This application was included in Weekly List no. 875 requiring notification of referrals to the Head of Planning and Transportation by 1.00 pm on 17 April 2007, with any applications being referred to this meeting of the Committee. The item was referred by Cllr C I Black.

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

5.1 Rayleigh Town Council - No objection.

NOTES

- 5.2** This application is to a site on the eastern side of Hullbridge Road bounded on all sides by the boundary fences to adjoining dwellings fronting Ferndale, Mortimer and Hullbridge Roads. Access to the site is from earlier re-development and permissions to the frontage of Hullbridge Road.
- 5.3** The site was formerly part of an extensive garden to former dwellings. A slope exists down hill through the site from Mortimer Road towards Ferndale Road and also from the back of the site down hill towards Hullbridge Road.
- 5.4** Relevant History:
- 5.5** Application No. 02/00359/FUL
Erection of 4 no. two storey detached dwellings and associated access road.
Permission granted 24th October 2002.

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- 5.6 Application No. 05/00002/FUL
Erection of two detached chalet bungalows with garages
Plots 4 and 5
Permission granted 22nd March 2005
- 5.7 Application No. 05/00003/FUL
Erection of 3 two-storey houses, associated double garages with hobby room over and formation of access.
Plots 1, 2 and 3.
Permission granted 22nd March 2005
- 5.8 Application No. 05/00692/FUL
Revised application for three detached houses incorporating provision of basements, revised siting, provision of garages with accommodation over and access road.
Plots 1, 2 and 3
Permission granted 12th October 2000
- 5.9 Application No. 05/00693/FUL
Revised application for two detached chalet bungalows incorporating basements and re-siting of dwelling to plot 4 and detached garages.
Plots 4 and 5
Permission granted 1st November 2005
- Material considerations
- 5.10 The greater site included a dwelling already constructed to front Hullbridge Road and completed under the permission granted under application 02/00359/FUL. This application and the other 4 on the Weekly List all relate to plots 1 to 5 within the body of the site. Planning permission already exists for these 5 dwellings and the layout and footprint remains the same, the changes in the applications relate to primarily elevational changes with velux roof lights and windows, etc explained in detail under each item. The site is currently under construction as part of subsequent permissions for land at the rear. External materials and a number of conditions to the previous applications have also been agreed.
- 5.11 The design of the garages and highway access remain unchanged to the previous approvals. The design and access statement accompanying the application states that the site is generally serviced by good public transport links to Rayleigh town centre and the train station which is also within walking distance from the site. Comment is further made on the provision of gentle ramped approaches to front doors and with bedroom and bathroom provision to ground floors on plots 4 and 5 as well as the stair wells to other dwellings being designed to accommodate chair lifts. Local shops and other services are described to be available a short walk from the site.



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- 5.12 The applicant states the current proposal is for further revisions to the previously approved dwelling to plot 1 in particular, omitting the basement due to unstable land and the effect of sheet piling upon adjoining neighbours. The revised dwelling now includes accommodation within the roof void.
- 5.13 The current application is sited in the same position within the plot as that previously approved under application 05/00692/FUL and thus provides satisfactory garden area, side isolation and relationship to adjoining buildings. The site of plot 1 is cut into the original ground level.
- 5.14 The dwelling to plot 1 is the same in size and appearance as that previously approved under application 05/00692/FUL but for the omission of the external stair well to the front and rear to serve the basement of the previously approved dwelling. The current application includes an attic room served by two roof lights located 1.2m up the front roof plane and four roof lights located 1.8m up the rear roof plane. Each of these roof lights is shown to be 0.5m x 0.5m in size. Given the layout of the site and the size and position of these windows, this is considered acceptable.
- 5.15 The height of the dwelling currently proposed remains unchanged to the previous approval at 8.95m.
- 5.16 The provision of the accommodation in the roof space does not materially change the intensity in use of the dwelling given the omission of the basement accommodation which was more extensive compared to the floor plan. The roof lights would not give rise to conditions of overlooking to the private areas to the rear of the site
- 5.17 **Essex County Council Highways and Transportation** - In view of the comments made in the design and access statement would not wish to raise an objection to the proposal.
- 5.18 **Essex County Council Specialist Archaeological Advice** - No recommendations to make.
- 5.19 **Natural England** - No objection.
- 5.20 **Rayleigh Civic Society** - No comment to make.
- 5.21 **Woodlands Section** - Advise that the landscaping scheme does not state the species or give specification for the trees and hedges to be planted. It does not state how the trees are to be planted or provide details of any aftercare programme.
- 5.22 Some of the trees are close to housing and associated driveways. Without knowing what trees are to be planted it is impossible to make comment about the impact they may or may not have on the development.
- 5.23 **Buildings/Technical support (Engineers)** - No objections/observations.

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5.24 10 Letters (8 addresses) have been received which in the main make the following comments and objections:-

- This type of development should be on purpose built estate and not back garden infill
- Garages are the size of starter homes and release sufficient space from former integral designs to negate the need for attic accommodation
- Overlooking and loss of privacy
- More cars
- Furious at Rayleigh Town Council for discussing this on 12th March way before the closure of consultation date 29th March and stating they had no objection
- Feel buildings will go ahead without agreement of local residents
- Enormous houses to be squeezed onto this plot of land
- Permission refused 30 years ago because backland
- Appearance is out of character
- Daily disruption from building work ongoing for 2 - 3 years now
- Lorries unloading on Hullbridge Road
- Excavations on Hullbridge Road to lay services
- Piling of foundations
- Ferndale Road used as a car park causing obstruction
- Loss of preserved tree
- In previous applications roof lights and rooms in the roof space were rejected
- Trying to enlarge the dwellings because cannot build the basements because of lack of research beforehand
- Cost of these dwellings
- Hope attics can be built in such a way that future conversion will not result
- Plot size could support 8.7 dwellings but the site is dubious brownfield infill
- Expansion of buildings is for greater profit not generational living
- Concede pressure from Government for affordable homes but these houses are not affordable for the vast majority of people
- Given works on the site the impact is far greater than residents anticipated.

APPROVE

- 1 SC4B Time Limits Full - Standard
- 2 SC22 Restricted - Windows (Above FFFF Lvl)
- 3 SC20 PD Restricted - Dormers
- 4 SC23 - PD Restricted - OBS Glazing
- 5 The existing hedge between the points A and B on the approved plan date stamped 21st February 2007 shall hereafter be retained and not pruned, removed or otherwise reduced in height, without the prior consent in writing of the Local Planning Authority.
- 6 The walls to the dwelling hereby permitted shall be finished in Milton Hall Kentish Multi bricks and the roof shall be finished in Eternit Thrutone (textured finish) artificial slate with red terracotta verges and hips unless a variation to these materials is otherwise agreed in writing by the Local Planning Authority.

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REASON FOR DECISION

The proposal is considered not to cause significant demonstrable harm to any development plan interests, other material considerations, to the character and appearance of the area, to the street scene or residential amenity such as to justify refusing the application; nor to surrounding occupiers in neighbouring streets.

Relevant Development Plan Policies and Proposals

HP6, of the Rochford District Council Adopted Replacement Local Plan

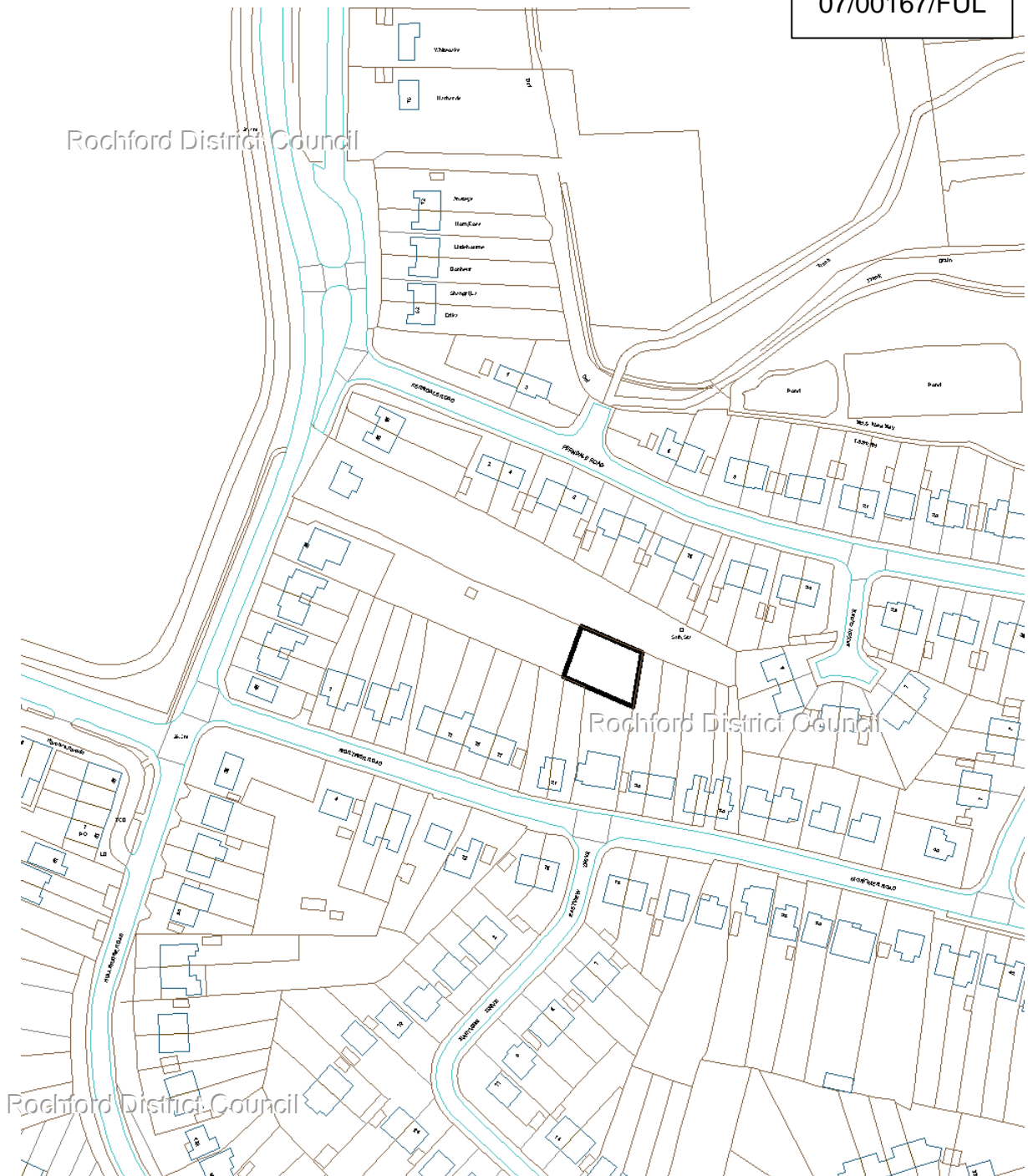


Shaun Scrutton
Head of Planning and Transportation

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

The local Ward Members for the above application are Cllr C I Black and Cllr R A Oatham.

07/00167/FUL



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REFERRED ITEM R6

TITLE : 07/00168/FUL
REVISED APPLICATION FOR ONE DETACHED SEVEN
BEDROOMED HOUSE INCORPORATING ROOMS IN THE
ROOFSPACE WITH TWO PITCHED ROOFED FRONT
DORMERS.
PLOT 2 LAND TO THE REAR OF 50 AND 56 HULLBRIDGE
ROAD

APPLICANT : 3D PROPERTY DEVELOPMENTS LTD

ZONING : RESIDENTIAL

PARISH: RAYLEIGH TOWN COUNCIL

WARD: DOWNHALL AND RAWRETH

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

This application was included in Weekly List no 875 requiring notification of referrals to the Head of Planning and Transportation by 1.00 pm on 17 April 2007, with any applications being referred to this meeting of the Committee. The item was referred by Cllr C I Black.

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

6.1 Rayleigh Town Council - No objection.

NOTES

- 6.2** This application is to a site on the eastern side of Hullbridge Road bounded on all sides by the boundary fences to adjoining dwellings fronting Ferndale, Mortimer and Hullbridge Roads. Access to the site is from earlier re-development and permissions to the frontage of Hullbridge Road.
- 6.3** The site was formerly part of an extensive garden to an existing dwelling since demolished. A slope exists down hill through the site from Mortimer Road towards Ferndale Road and also from the back of the site down hill towards Hullbridge Road.

REFERRED ITEM R6

- 6.4 Relevant History:-
- 6.5 Application No. 02/00359/FUL
Erection of 4 no. two storey detached dwellings and associated access road.
As originally submitted the proposal was for four substantial dwellings including the plot to the frontage of Hullbridge Road, three of which had rooms in their roofs effectively making them three storey. The overall height of these dwellings varied between 9.0 - 9.4m dependant upon their design. The application was revised to reduce the scale of the dwellings and ranging in height between 7.9 - 8.7m.
Permission granted 24th October 2002.
- 6.6 Application No. 05/00002/FUL
Erection of two detached chalet bungalows with garages.
Plots 4 and 5
Permission granted 22nd March 2005
- 6.7 Application No. 05/00003/FUL
Erection of 3 two-storey houses, associated double garages with hobby room over and formation of access.
Plots 1, 2 and 3.
Permission granted 22nd March 2005
- 6.8 Application No. 05/00692/FUL
Revised application for three detached houses incorporating provision of basements, revised siting, provision of garages with accommodation over and access road.
Plots 1, 2 and 3
Permission granted 12th October 2005
- 6.9 Application No. 05/00693/FUL
Revised application for two detached chalet bungalows incorporating basements and re-siting of dwelling to plot 4 and detached garages.
Plots 4 and 5
Permission granted 1st November 2005
- Material Considerations
- 6.10 The greater site included a dwelling already constructed to front Hullbridge road and completed under the permission granted under application 02/00359/FUL. This application and the other 4 on the Weekly List all relate to plots 1 to 5 within the body of the site. Planning permission already exists for these 5 dwellings and the layout and footprint remains the same, the changes in the applications relate to primarily elevational changes with velux roof lights and windows, etc explained in detail under each item.
- 6.11 The site is currently under construction as part of subsequent permissions granted. External materials and a number of conditions to the previous application have also been agreed.

REFERRED ITEM R6

- 6.12 The design of the garages and highway access remain unchanged to the previous approvals. The design and access statement accompanying the application states that the site is generally serviced by good public transport links to Rayleigh town centre and the train station, which is also within walking distance of the site. Comment is further made on the provision of gentle ramped approaches to front doors and with bedroom and bathroom provision to ground floors on plots 4 and 5 as well as the stair wells to other dwellings being designed to accommodate chair lifts. Local shops and other services are described to be available a short walk from the site.
- 6.13 The current proposal is for further revisions to the previously approved dwelling to plot 2 in particular omitting the basement the applicant states due to unstable land and the effect of sheet piling upon adjoining neighbours. The revised application for Plot 2 would provide for two attic rooms each with en-suite. The appearance of the building would change by omitting the previous stair well detail to the front and rear of the dwelling approved under application 05/00692/FUL and providing two pitched roofed front dormers and eight roof lights to the rear roof slope. The roof lights would be 0.5m x 0.5m in size and located 1.7m up the rear roof slope. Given the layout of the site and the size and position of these windows this is considered acceptable.
- 6.14 The dwelling would be sited in the same position as previously approved under application 05/00692/FUL and thus provides satisfactory garden area, side isolation and relationship to adjoining buildings.
- 6.15 The roof to this revised application is revised to a gable ended design as opposed to the previous hip ended design and is slightly less in height by 0.1m at a new height of 8.97m. The remaining window pattern and size of the dwelling would be unchanged.
- 6.16 The provision of accommodation within the roof space does not materially change the intensity in use of the dwelling given the omission of the basement accommodation which was more extensive compared to the floor plan. The dormers would look directly to the front of the new dwelling to plot 1 and the roof lights rearwards to the dwelling to plot 5 in the scheme. The site is at a lower level than dwellings fronting Mortimer Road. The proposed dormers would be located some 30m at 90 degrees to these neighbouring dwellings (and 37m from dwellings fronting Ferndale Road) and therefore in accord with supplementary design guidance contained within the Essex Design Guide which seeks to maintain a back to back distance of 25m between dwellings directly facing each other. Given the length of rear gardens to these existing dwellings and the angle they are sited to each other, the proposed dormers would not give rise to direct overlooking of the habitable rooms to those existing dwellings such that permission could be refused on the basis of the loss of privacy claimed by residents adjoining the site.
- 6.17 **Essex County Council Highways and Transportation** - In view of the comments made in the design and access statement would not wish to raise an objection to the proposal.

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- 6.18 **Essex County Council Specialist Archaeological Advice** - No recommendations to make.
- 6.19 **Natural England** - No objection.
- 6.20 **Rayleigh Civic Society** - No particular comments to make other than there is no indication of the brick colour and express a plea for red brick to be kept to the absolute minimum.
- 6.21 **Woodlands Section** - Advise that the landscaping scheme does not state the species or give specification for the trees and hedges to be planted. It does not state how the trees are to be planted or provide details of any aftercare programme.
- 6.22 Some of the trees are close to housing and associated driveways. Without knowing what trees are to be planted it is impossible to make comment about the impact they may or may not have on the development.
- 6.23 **Buildings/Technical support (Engineers)** - No objections/observations.
- 6.24 10 Letters (9 addresses) have been received which in the main make the following comments and objections:-
- This type of development should be on purpose built estate and not back garden infill
 - Garages are the size of starter homes and release sufficient space from former integral designs to negate the need for attic accommodation
 - Overlooking and loss of privacy
 - More cars
 - Furious at Rayleigh Town Council for discussing this on 12th March way before the closure of consultation date 29th March and stating they had no objection
 - Feel buildings will go ahead without agreement of local residents
 - Enormous houses to be squeezed onto this plot of land
 - Permission refused 30 years ago because backland
 - Appearance is out of character
 - Daily disruption from building work ongoing for 2 - 3 years now
 - Lorries unloading on Hullbridge Road
 - Excavations on Hullbridge Road to lay services
 - Piling of foundations
 - Ferndale Road used as a car park causing obstruction
 - Loss of preserved tree
 - In previous applications roof lights and rooms in the roof space were rejected
 - Trying to enlarge the dwellings because cannot build the basements because of lack of research beforehand
 - Cost of these dwellings
 - Hope attics can be built in such a way that future conversion will not result
 - Plot size could support 8.7 dwellings but the site is dubious brownfield infill
 - Expansion of buildings is for greater profit not generational living



REFERRED ITEM R6

- Given works on the site the impact is far greater than residents anticipated
- Doctors' surgeries and schools will be overrun with applications

APPROVE

- 1 SC4B Time Limits Full - Standard
- 2 SC22 PD Restricted - Windows (Above FFFF Lvl)
- 3 SC20 PD Restricted - Dormers
- 4 SC23 PD Restricted - OBS Glazing
- 5 The existing hedge between the points A and B on the approved plan date stamped 21st February 2007 shall hereafter be retained and not pruned, removed or otherwise reduced in height, without the prior consent in writing of the Local Planning Authority.
- 6 The walls to the dwelling hereby permitted shall be finished in Milton Hall Kentish Multi bricks and the roof shall be finished in Eternit Thrutone (textured finish) artificial slate with red terracotta verges and hips unless a variation to these materials is otherwise agreed in writing by the Local Planning Authority.

REASON FOR DECISION

The proposal is considered not to cause significant demonstrable harm to a ny development plan interests, other material considerations, to the character and appearance of the area, to the street scene or residential amenity such as to justify refusing the application; nor to surrounding occupiers in neighbouring streets.

Relevant Development Plan Policies and Proposals

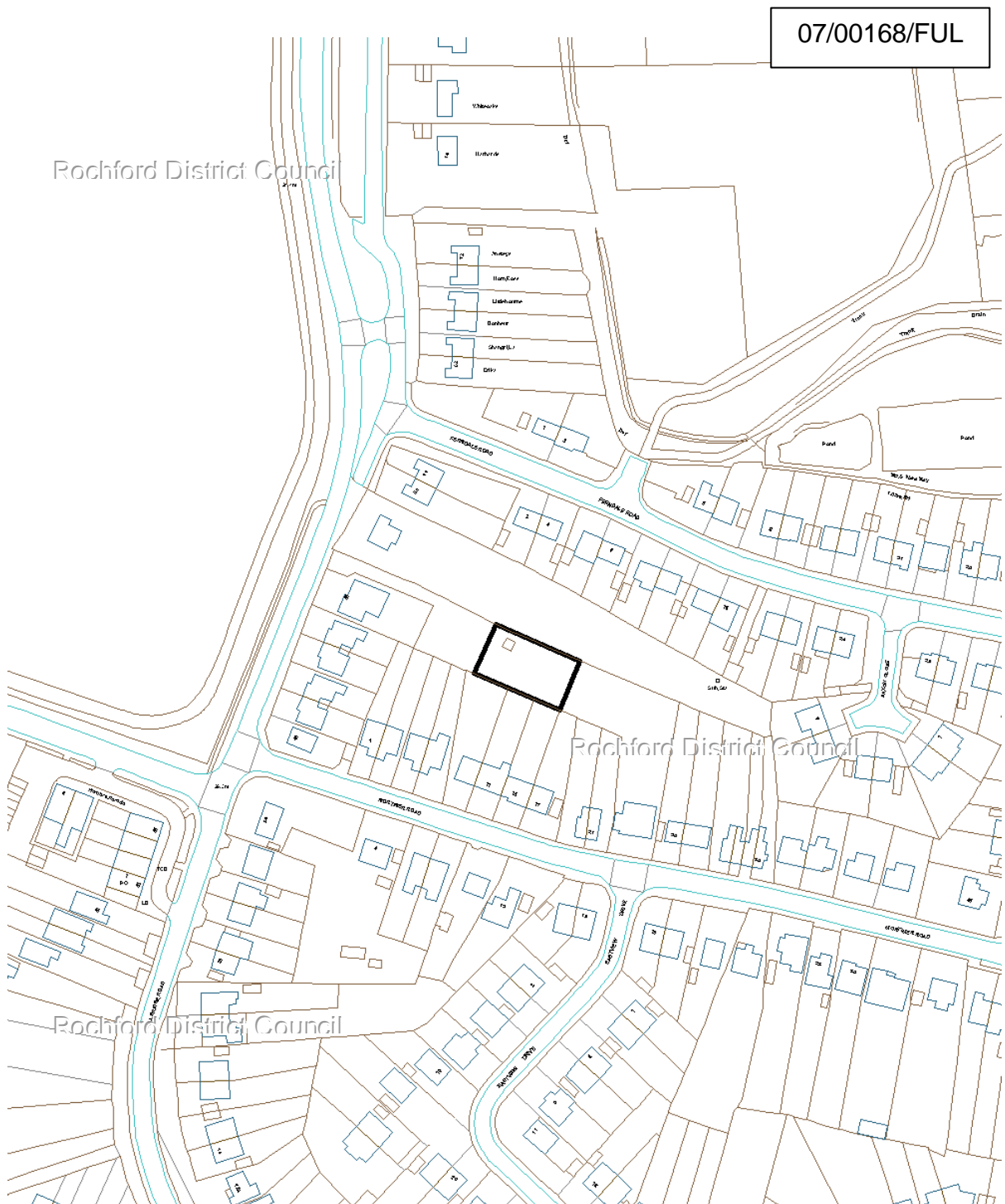
HP6, of the Rochford District Council Adopted Replacement Local Plan



Shaun Scrutton
Head of Planning and Transportation

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

The local Ward Members for the above application are Cllr C I Black and Cllr R A Oatham.



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REFERRED ITEM R7

TITLE : 07/00170/FUL
**REVISED APPLICATION FOR ONE DETACHED FOUR
BEDROOMED CHALET BUNGALOW
PLOT 4 LAND TO THE REAR OF 50 AND 56 HULLBRIDGE
ROAD**

APPLICANT: 3D PROPERTY DEVELOPMENTS LTD

ZONING: RESIDENTIAL

PARISH: RAYLEIGH TOWN COUNCIL

WARD: DOWNHALL AND RAWRETH

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

This application was included in Weekly List no 875 requiring notification of referrals to the Head of Planning and Transportation by 1.00 pm on 16 April 2007, with any applications being referred to this meeting of the Committee. The item was referred by Cllr C I Black.

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

7.1 Rayleigh Town Council - No objection.

NOTES

7.2 This application is to a site on the eastern side of Hullbridge Road bounded on all sides by the boundary fences to adjoining dwellings fronting Ferndale, Mortimer and Hullbridge Roads. Access to the site is from earlier re-development and permissions to the frontage of Hullbridge Road.

7.3 The site was formerly part of an extensive garden to an existing dwelling, since demolished. A slope exists downhill through the site from Mortimer Road down hill towards Ferndale Road and also from the back of the site down hill towards Hullbridge Road.

Relevant History:-

7.4 Application No. 02/00359/FUL
Erection of 4 No. two storey detached dwellings and associated access road.

REFERRED ITEM R7

As originally submitted the proposal was for four substantial dwellings including the plot to the frontage of Hullbridge Road, three of which had rooms in their roofs, effectively making them three storey. The overall height of these dwellings varied between 9.0 - 9.4m dependant upon their design. The application was revised to reduce the scale of the dwellings and ranging in height between 7.9 - 8.7m.

- 7.5 Permission granted 24th October 2002.

Application No. 05/00002/FUL
Erection of two detached chalet bungalows with garages.
Plots 4 and 5
Permission granted 22nd March 2005

- 7.6 Application No. 05/00003/FUL
Erection of 3 two-storey houses, associated double garages with hobby room over and formation of access.
Plots 1, 2 and 3.
Permission granted 22nd March 2005

- 7.7 Application No. 05/00692/FUL
Revised application for three detached houses incorporating provision of basements, revised siting, provision of garages with accommodation over and access road.
Plots 1, 2 and 3
Permission granted 12th October 2005

- 7.8 Application No. 05/00693/FUL
Revised application for two detached chalet bungalows incorporating basements and re-siting of dwelling to plot 4 and detached garages.
Plots 4 and 5
Permission granted 1st November 2005

Material Considerations

- 7.9 The greater site included a dwelling already constructed to front Hullbridge Road and completed under the permission granted under application 02/00359/FUL. This application and the other 4 on the Weekly List all relate to plots 1 to 5 within the body of the site. Planning permission already exists for these 5 dwellings and the layout and footprint remains the same, the changes in the applications relate to primarily elevational changes with velux roof lights and windows, etc explained in detail under each item. The site is currently under construction as part of subsequent permissions granted. External materials and a number of conditions to the previous applications have also been agreed.
- 7.10 The current proposal is for further revisions to the previously approved dwellings, in particular omitting the basements due to unstable land and the effect of sheet piling upon adjoining neighbours.

REFERRED ITEM R7

- 7.11 The design of the garages and highway access remain unchanged to the previous approvals. The design and access statement accompanying the application states that the site is generally serviced by good public transport links to Rayleigh town centre and the train station which is also within walking distance of the site. Comment is further made on the provision of gentle ramped approaches to front doors and with bedroom and bathroom provision to ground floors on plots 4 and 5 as well as the stair wells to other dwellings being designed to accommodate chair lifts. Local shops and other services are described to be available a short walk from the site.
- 7.12 The current proposal is for further revisions to the previously approved dwelling to plot 4. The basement approved to this dwelling under application 05/00693/FUL has been omitted, the applicant states, due to unstable land and the effect of sheet piling upon adjoining neighbours.
- 7.13 The revised dwelling proposed would retain the same footprint as previously approved and shows a slight reduction in height of 0.1m to an overall ridge height of 6.4m. There are also minor changes to the size and positioning of windows including the provision of full-length windows to flank the front entrance door and substitute additional pair of French/patio doors to the rear elevation. The roof lights to the front roof slope are reduced in size and from three as approved to two, as currently proposed. Ground floor windows are deleted from the flank to the forward projecting wing of the kitchen and lounge in the end elevation. The more significant change is the increase in the pitched roof over the forward projecting wing to a gable as opposed to the approved hip and to accommodate an en-suite to the approved first floor accommodation. This upper floor gable has no window to the wall but would receive natural light and ventilation from a roof light to each roof slope. These roof lights are 0.5m x 0.5m in size and located some 1.7m up the relevant roof slope.
- 7.14 The dwelling would be sited in the same position as previously approved under application 05/00693/FUL and thus would provide satisfactory garden area, side isolation and relationship to adjoining buildings.
- 7.15 The increase in accommodation within the enlarged roof equates to one room as opposed to the loss of the basement in the previous application and which replicated the ground floor. This change faces into the site and onto the access road. Given the relative distance away from existing dwellings adjoining the site in Ferndale (16.5m) and Mortimer Roads together with a distance of 36m from the new dwelling to No. 56 Hullbridge Road it is not considered the amendments to this dwelling would result in significant loss of amenity to those adjoining residents. It is noted that the nearest adjoining dwelling No. 2 Ferndale Road has been extended by various additions and pergola almost to the complete depth of the rear garden to this existing neighbouring dwelling. However, given this situation and the fact that the increase in size of the building is on the front of the dwelling proposed and away from the neighbouring dwelling, no material adverse effects of the proposal are perceived to amount to a significant loss of harm to residential amenity for those occupiers.



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- 7.16 **Essex County Council Highways and Transportation** - In view of the comments made in the design and access statement would not wish to raise an objection to the proposal.
- 7.17 **Essex County Council Specialist Archaeological Advice** - No recommendations to make.
- 7.18 **Natural England** - No objection.
- 7.19 **Rayleigh Civic Society** - No comment to make assuming discussions concerning colour of bricks and external finishes will take place later make a plea for the use of red brick to be kept to an absolute minimum.
- 7.20 **Woodlands Section** - Advise that the landscaping scheme does not state the species or give specification for the trees and hedges to be planted. It does not state how the trees are to be planted or provide details of any aftercare programme. Some of the trees are close to housing and associated driveways. Without knowing what trees are to be planted it is impossible to make comment about the impact they may or may not have on the development.
- 7.21 **Buildings/Technical Support (Engineers)** - No objections/observations.
- 7.22 9 Letters (7 addresses) have been received which in the main make the following comments and objections:-
- This type of development should be on purpose built estate and not back garden infill
 - Garages are the size of starter homes and release sufficient space from former integral designs to negate the need for attic accommodation
 - Overlooking and loss of privacy
 - More cars
 - Furious at Rayleigh Town Council for discussing this on 12th March way before the closure of consultation date 29th March and stating they had no objection
 - Feel buildings will go ahead without agreement of local residents
 - Enormous houses to be squeezed onto this plot of land
 - Permission refused 30 years ago because backland
 - Appearance is out of character
 - Daily disruption from building work ongoing for 2-3 years now
 - Lorries unloading on Hullbridge Road
 - Excavations on Hullbridge Road to lay services
 - Piling of foundations
 - Ferndale Road used as a car park causing obstruction
 - Loss of preserved tree
 - In previous applications roof lights and rooms in the roof space were rejected
 - Trying to enlarge the dwellings because cannot build the basements because of lack of research beforehand
 - Cost of these dwellings



REFERRED ITEM R7

- Hope attics can be built in such a way that future conversion will not result
- Plot size could support 8.7 dwellings but the site is dubious brownfield infill
- Expansion of buildings is for greater profit not generational living
- Concede pressure from government for affordable homes but these houses are not affordable for the vast majority of people
- Doctors surgeries and schools will be overrun with applications

APPROVE

- 1 SC4B Time Limits Full - Standard
- 2 SC20 PD Restricted - Dormers
- 3 The walls to the dwelling hereby permitted shall be finished in Milton Hall Kentish Multi Bricks and the roof shall be finished in Eternit Thrutone (textured finish) artificial slate with red terracotta verges and hips unless a variation to these materials is otherwise agreed in writing by the Local Planning Authority.
- 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 additional windows, door or other means of opening shall be inserted on the front or rear of the dwelling in addition to those shown on the approved drawing as received on 21st February 2007.
- 5 The existing hedge between the points A and B on the approved plan date stamped 21st February 2007 shall hereafter be retained and not pruned, removed or otherwise reduced in height, without the prior consent in writing of the Local Planning Authority.

REASON FOR DECISION

The proposal is considered not to cause significant demonstrable harm to any development plan interests, other material considerations, to the character and appearance of the area, to the street scene or residential amenity such as to justify refusing the application; nor to surrounding occupiers in neighbouring streets.

Relevant Development Plan Policies and Proposals

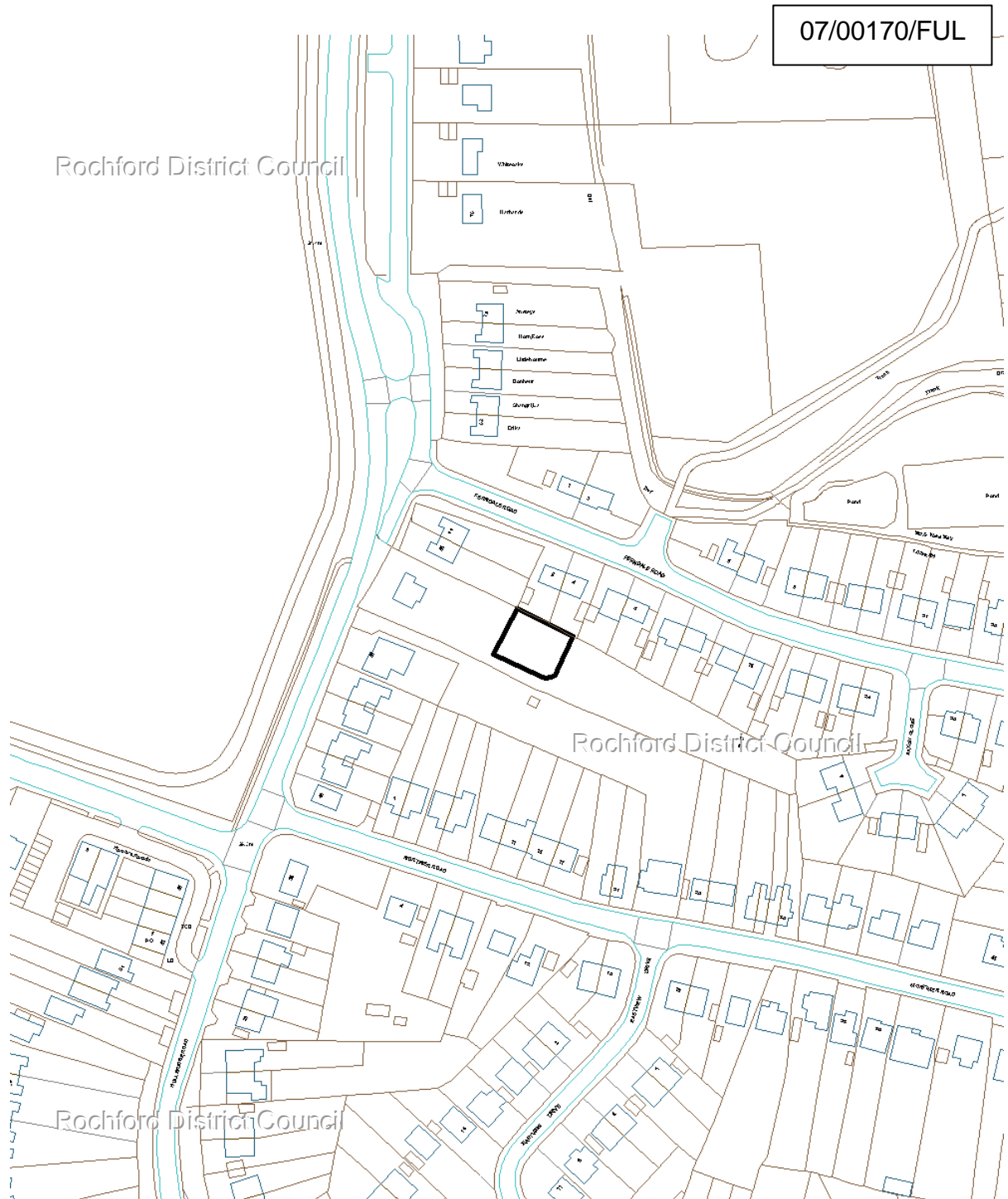
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Shaun Scrutton
Head of Planning and Transportation

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

The local Ward Members for the above application are Cllr C I Black
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REFERRED ITEM R8

TITLE : 07/00171/FUL
REVISED APPLICATION FOR ONE FOUR BEDROOMED
CHALET
PLOT 5 LAND TO THE REAR OF 50 AND 56 HULLBRIDGE
ROAD

APPLICANT : 3D PROPERTY DEVELOPMENTS LTD

ZONING : RESIDENTIAL

PARISH: RAYLEIGH TOWN COUNCIL

WARD: DOWNHALL AND RAWRETH

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

This application was included in Weekly List no. 875 requiring notification of referrals to the Head of Planning and Transportation by 1.00 pm on 17 April 2007, with any applications being referred to this meeting of the Committee. The item was referred by Cllr C I Black.

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

8.1 Rayleigh Town Council - No objection.

NOTES

- 8.2** This application is to a site on the eastern side of Hullbridge Road bounded all sides by the boundary fences to adjoining dwellings fronting Ferndale, Mortimer and Hullbridge Roads. Access to the site is from earlier re-development and permissions to the frontage of Hullbridge Road.
- 8.3** The site was formerly part of an extensive garden to an existing dwelling, since demolished. A slope exists down hill through the site from Mortimer Road towards Ferndale Road and also from the back of the site down hill towards Hullbridge Road.

Relevant History:-

- 8.4** Application No. 02/00359/FUL
Erection of 4 no. two storey detached dwellings and associated access road. As originally submitted the proposal was for four substantial dwellings including the plot to the frontage of Hullbridge Road, three of which had rooms in their roofs, effectively making them three storey.

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The overall height of these dwellings varied between 9.0 - 9.4m dependant upon their design. The application was revised to reduce the scale of the dwellings and ranging in height between 7.9 - 8.7m.

Permission granted 24th October 2002.

- 8.5 Application No. 05/00002/FUL
Erection of two detached chalet bungalows with garages.
Plots 4 and 5
Permission granted 22nd March 2005
- 8.6 Application No. 05/00003/FUL
Erection of 3 two-storey houses, associated double garages with hobby room over and formation of access.
Plots 1, 2 and 3.
Permission granted 22nd March 2005
- 8.7 Application No. 05/00692/FUL
Revised application for three detached houses incorporating provision of basements, revised siting, provision of garages with accommodation over and access road.
Plots 1, 2 and 3
Permission granted 12th October 2005
- 8.8 Application No. 05/00693/FUL
Revised application for two detached chalet bungalows incorporating basements and re-siting of dwelling to plot 4 and detached garages.
Plots 4 and 5
Permission granted 1st November 2005

Material Considerations

- 8.9 The greater site included a dwelling already constructed to front Hullbridge Road and completed under the permission granted under application 02/00359/FUL. This application and the other 4 on the Weekly List all relate to plots 1 to 5 within the body of the site. Planning permission already exists for these 5 dwellings and the layout and footprint remains the same, the changes in the applications relate to primarily elevational changes with velux rooflights and windows, etc explained in detail under each item. The site is currently under construction as part of subsequent permissions granted. External materials and a number of conditions to the previous application have also been agreed.
- 8.10 The design of the garages and highway access remain unchanged to the previous approvals. The design and access statement accompanying the application states that the site is generally serviced by good public transport links to Rayleigh town centre and the train station, which is also within walking distance of the site.



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Comment is further made on the provision of gentle ramped approaches to front doors and with bedroom and bathroom provision to ground floors on plots 4 and 5 as well as the stair wells to other dwellings being designed to accommodate chair lifts. Local shops and other services are described to be available a short walk from the site.

- 8.11 The current proposal is for further revisions to the previously approved dwelling to plot 5. The basement approved to this dwelling under application 05/00693/FUL has been omitted, the applicant states, due to unstable land and the effect of sheet piling upon adjoining neighbours.
- 8.12 The revised dwelling proposed would retain the same footprint as previously approved and shows a slight reduction in height of 0.15m to an overall ridge height of 6.35m. There are also minor changes to the size and positioning of windows including the provision of full-length windows to flank the front entrance door and substitute a pair of French/patio doors to the rear elevation in favour of a picture window. On the south west facing flank elevation the current proposal would substitute a patio door/French window for a previously approved picture window.
- 8.13 The roof light to the front roof slope is reduced in size. The more significant change is the increase in the pitched roof over the forward projecting wing to a gable as opposed to the approved hip and to accommodate an en-suite to the approved first floor accommodation. This upper floor gable has no window to the front wall but would receive natural light and ventilation from a roof light to each roof slope. These roof lights are 0.5m x 0.5m in size and located some 1.7m up the relevant roof slope.
- 8.14 The dwelling would be sited in the same position as previously approved under application 05/00693/FUL and thus would provide satisfactory garden area, side isolation and relationship to adjoining buildings.
- 8.15 The increase in accommodation within the enlarged roof equates to one room as opposed to the loss of the basement in the previous application and which replicated the ground floor. This change faces into the site and onto the access road. Given the relative distance away from existing dwellings adjoining the site in Ferndale and Mortimer Roads, together with a distance of 19m from the new dwelling to No. 50 Hullbridge Road, it is not considered the amendments to this dwelling would result in significant loss of amenity to those adjoining residents.
- 8.16 **Essex County Council Highways and Transportation** - In view of the comments made in the design and access statement would not wish to raise an objection to the proposal.
- 8.17 **Essex County Council Specialist Archaeological Advice** - No recommendations to make.
- 8.18 **Natural England** - No objection.



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- 8.19 **Rayleigh Civic Society** - No comment to make. Assuming discussions concerning colour of bricks and external finishes will take place later, make a plea for the use of red brick to be kept to an absolute minimum.
- 8.20 **Woodlands Section** - Advise that the landscaping scheme does not state the species or give specification for the trees and hedges to be planted. It does not state how the trees are to be planted or provide details of any aftercare programme.
- 8.21 Some of the trees are close to housing and associated driveways. Without knowing what trees are to be planted it is impossible to comment about the impact they may or may not have on the development.
- 8.22 **Buildings/Technical Support (Engineers)** - No objections/observations.
- 8.23 9 letters (7 addresses) have been received which in the main make the following comments and objections:-
- This type of development should be on purpose built estate and not back garden infill
 - Garages are the size of starter homes and release sufficient space from former integral designs to negate the need for attic accommodation
 - Overlooking and loss of privacy
 - More cars
 - Furious at Rayleigh Town Council for discussing this on 12th March way before the closure of consultation date 29th March and stating they had no objection
 - Feel buildings will go ahead without agreement of local residents
 - Enormous houses to be squeezed onto this plot of land
 - Permission refused 30 years ago because backland
 - Appearance is out of character
 - Daily disruption from building work ongoing for 2 - 3 years now
 - Lorries unloading on Hullbridge Road
 - Excavations on Hullbridge Road to lay services
 - Piling of foundations
 - Ferndale Road used as a car park causing obstruction
 - Loss of preserved tree
 - In previous applications roof lights and rooms in the roof space were rejected
 - Trying to enlarge the dwellings because cannot build the basements because of lack of research beforehand
 - Cost of these dwellings
 - Hope attics can be built in such a way that future conversion will not result
 - Plot size could support 8.7 dwellings but the site is dubious brownfield infill
 - Expansion of buildings is for greater profit not generational living
 - Doctors surgeries and schools will be overrun with applications

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APPROVE

- 1 SC4B
- 2 The walls to the dwelling hereby permitted shall be finished in Milton Hall Kentish Multi Bricks and the roof shall be finished in Eternit Thrutone (textured finish) artificial slate with red terracotta verges and hips unless a variation to these materials is otherwise agreed in writing by the Local Planning Authority.
- 3 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 additional windows, doors or other means of opening shall be inserted on the front or rear of the dwelling in addition to those shown on the approved drawing as received on 21st February 2007.
- 4 Notwithstanding the provisions of Article 3, Schedule 2, Part 1, Class B and/or Class C, 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 dormers or other additions shall be inserted, or otherwise erected, within the roof area (including roof void) on the rear or front elevation of the dwelling hereby permitted.
- 5 The existing hedge between the points A and B on the approved plan date stamped 21st February shall be retained and not pruned, removed or otherwise reduced in height, without the prior written consent in writing of the Local Planning Authority.

REASON FOR DECISION

The proposal is considered not to cause significant demonstrable harm to any development plan interests, other material considerations, to the character and appearance of the area, to the street scene or residential amenity such as to justify refusing the application; nor to surrounding occupiers in neighbouring streets.

Relevant Development Plan Policies and Proposals

HP6, of the Rochford District Council Adopted Replacement Local Plan



Shaun Scrutton
Head of Planning and Transportation

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

The local Ward Members for the above application are Cllr C I Black and Cllr R A Oatham.

Rochford District Council

Rochford District Council, licence No.LA079138

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.**

