

TITLE : 05/00584/OUT
ERECTION OF TWO SEMI-DETACHED CHALET STYLE
BUNGALOWS
LAND ADJ MEADWAY WENDON CLOSE ROCHFORD

APPLICANT : MRS OLIVE L SMITH

ZONING : RESIDENTIAL

PARISH: HAWKWELL PARISH COUNCIL

WARD: HAWKWELL SOUTH

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

This application was included in Weekly List no. 791 requiring notification of referrals to the Head of Planning Services by 1.00 pm on Tuesday, 23 August 2005, with any applications being referred to this meeting of the Committee. The item was referred by Cllr Mrs H L A Glynn.

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

6.1 Hawkwell Parish Council - No objection.

NOTES

- 6.2** Outline approval is sought to erect two semi-detached chalet style bungalows adjacent to Meadway, Wendon Close, Rochford.
- 6.3** The application site is situated south of Rectory Road, to the rear of Nos. 65, 67, 69 and 71 accessed via Wendon Close, an unadopted road that joins Rectory Road. The site is overgrown and currently unused to its capacity, and situated within the residential area. Therefore the principle of residential development on this site is appropriate.
- 6.4** This outline was first approved under application OL/0523/94/ROC, which was renewed under application 99/0624/OUT. This application is a renewal of the permission given under the 1999 application. The previous applications concluded that the proposal was acceptable in principle only and on that basis complies with the Council's policy requirements. In addition that the general surroundings and potential for overlooking would mean that modest chalet style dwellings with limited first floor accommodation would be acceptable and could be obtained via conditions.



- 6.5 The plan has not changed from these previous applications. The site frontage is 19 metres, which complies with the frontage area policy; the garden area would be approximately 50 square metres, which is acceptable for semi-detached two-bed properties. Therefore, in conclusion, this proposal is considered acceptable at this outline stage; external appearance, landscaping, design, siting and access remain to be considered at the reserved matters stage.
- 6.6 **County Surveyor (Highways):** De-minimis. Pedestrian visibility splays, minimum of 6m between the garage doors and highway boundary and hardstanding in permanent materials.
- 6.7 **English Nature:** Does not wish to comment on this consultation. If protected species found, please contact them again.
- 6.8 **Buildings/Technical Support (Engineers):** No observations. Observes that the road is unadopted, unmade and its current status is a private street with no public foul or surface water sewer immediately available.
- 6.9 One response received from surrounding neighbours, 65 Rectory Road, with the following comments:
- Phrase "chalet style" indicates two storeys with first floor.
 - Strongly object to first floor as surrounding properties are ground floor only bungalows.
 - Proposal will pose a significant invasion of privacy on surrounding properties as any first floor windows/openings would overlook surrounding gardens and properties.

APPROVE

- 1 SC1 Reserved Matters
- 2 SC3 Time Limits Outline - Standard
- 3 SC78 Car Parking Provision Details (Plural)
- 4 SC49A Means of Enclosure
- 5 SC58 Landscape Design - Details (RM)
- 6 The reserved matter details to be submitted pursuant to Condition 1 shall illustrate chalet-style dwellings only, with limited first floor accommodation. The details shall pay particular regard to the scale of building shell and to the roof height and, overall, the two properties shall be modest and well proportioned, and of a similar style to existing properties in close proximity to the site in Wendon Close and Rectory Road.



Relevant Development Plan Policies and Proposals:

H2, H11, H19, of the Rochford District Council Local Plan First Review

Rochford District Council Supplementary Planning Guidance (July 2003): LPSG1

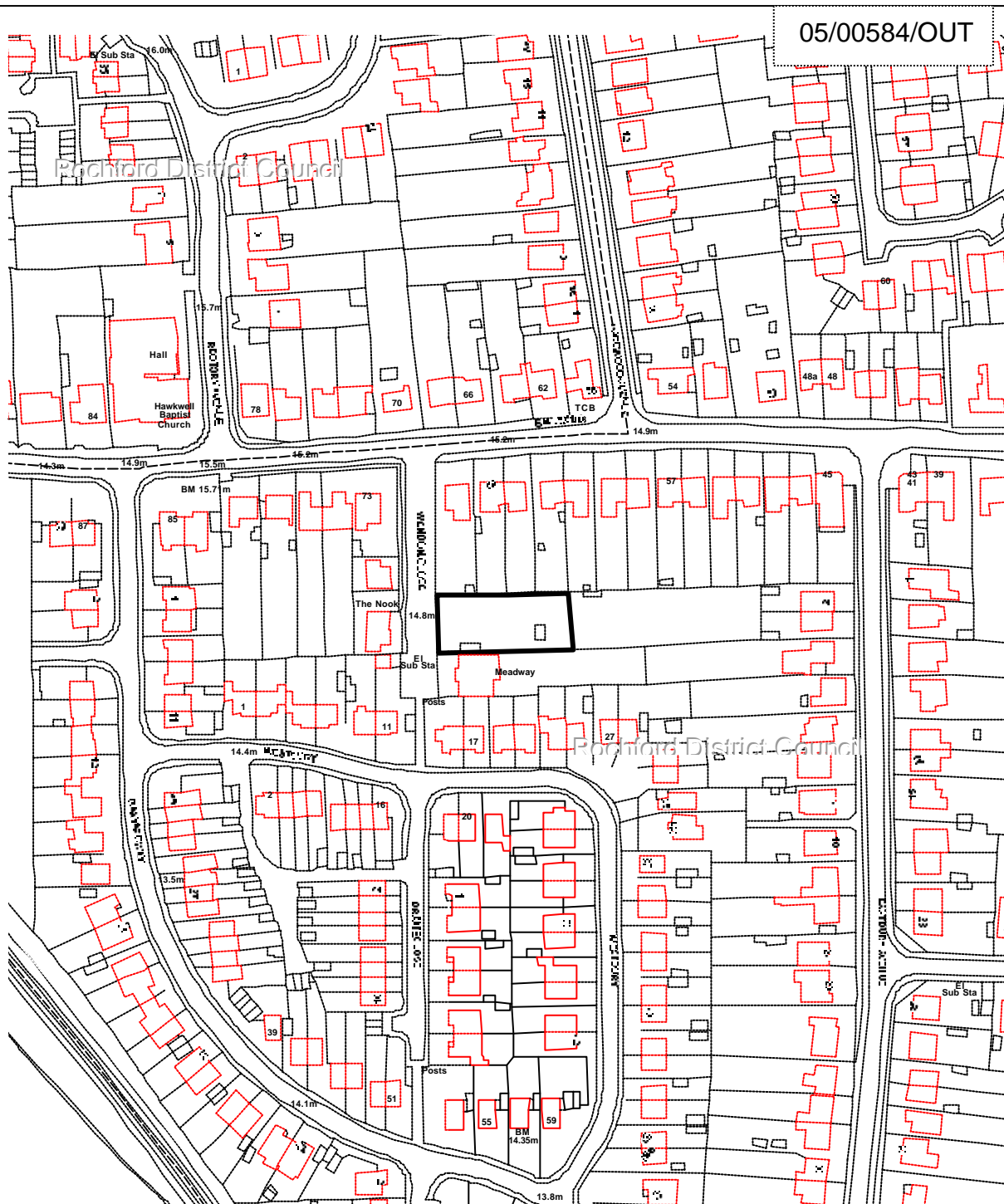


Shaun Scrutton
Head of Planning Services

For further information please contact Sophie Weiss on (01702) 546366.

The local Ward Members for the above application are Cllrs PA Capon and Mrs HLA Glynn.





Rochford District Council

Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office Crown Copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. This copy is believed to be correct.

Nevertheless Rochford District Council can accept no responsibility for any errors or omissions, changes in the details given or for any expense or loss thereby caused.

Rochford District Council, licence No.LA079138

NTS

