

**12/00371/FUL****SITE: 233 RECTORY ROAD, ROCHFORD, ESSEX****APPLICANT: MR D FROST****ZONING: RESIDENTIAL****PARISH: HAWKWELL PARISH COUNCIL****WARD: HAWKWELL WEST**

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

This application was included in Weekly List no.1146 requiring notification of referrals to the Head of Planning and Transportation by 1.00 pm on Wednesday, 15 August 2012, with any applications being referred to this meeting of the Committee. The item was referred by Cllr Mrs C M Mason.

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

**HAWKWELL PARISH COUNCIL** – Members were very concerned and disappointed that the plans attached to the front page of the application were inconsistent. The application relates to 233 Rectory Road while some of the paperwork attached relates to 235 Rectory Road and others relate to both properties. Members were therefore unable to comment on this application as the paperwork relating just to 233 Rectory Road was not available. They noted that as the 21 days response time will expire today they will not now be able to make comments and have asked me to pass on their disappointment.

## **NOTES**

### **1 PROPOSAL**

1.1 Planning permission is sought to demolish an existing dwelling on site and erect a detached four-bedroom house with integral garage at 233 Rectory Road, Rochford. The property was one half of a pair of semi-detached bungalows within the residential area of Rochford that have now been demolished. To the west of the site planning permission has been granted for a detached house and to the east is also a detached house (No..231). To the south is an open field and to the north is Rectory Road.

1.2 The proposal is for the following works:-

- o Demolition of existing dwelling measuring 17.45m wide, 9.5m deep and 6m high.

- o Erection of a detached dwelling (amendment to plot 1 design granted planning permission under Ref: 12/00142/FUL).

## **2 RELEVANT PLANNING HISTORY**

- 2.1 ROC/371/60 – Erection of a pair of semi-detached and one detached bungalow. Approved on 25 July 1960.
- 2.2 11/00636/FUL - Demolish Existing Pair of Semi-Detached Bungalows and Construct 2 No. Detached Four-Bedroomed Houses With Integral Garages. Revised Vehicular Access to Front. Refused on 22 December 2011 for the following reason:-
- 1 It is considered that the proposed dwellings, due to their scale, bulk and mass, particularly their height and depth, would appear overly dominant and intrusive within the context of the street, to the detriment of visual amenity and the character and appearance of the street scene. This would be contrary to parts viii) and x) of policy HP6 of the Rochford District Replacement Local Plan 2006.
- 2.3 12/00142/FUL - Demolish Existing Pair of Semi-Detached Bungalows and Construct 2 No. Detached Four-Bedroomed Houses With Integral Garages. (Amended Scheme). Approved on 25 April 2012.
- 2.4 The current application proposes a change in the design of the detached house at plot 1. The proposed changes are as follows:-
- o a twin dormer is now proposed to the front elevation as opposed to a single dormer;
  - o a first floor window on the rear elevation is now proposed to be removed;
  - o changes to the first floor window arrangement on the side elevation (west) are now proposed;
  - o a soft and hard landscaping scheme has been submitted for consideration.

## **3 MATERIAL CONSIDERATIONS**

- 3.1 Planning permission was granted at this site on 25 April 2012 for a detached house (Ref: 12/00142/FUL). This application also granted planning permission for a detached house directly adjacent on the site of 235 Rectory Road, known as plot 2. This application proposes a change to some elements of the design of the detached house at plot 1. The changes that would be visible within the street scene include a twin dormer, which is now proposed in place of a single dormer. The twin dormer proposed would still be of a pitched roofed and relatively modest style and it is considered that this new dormer would be acceptable within the street scene.

- 3.2 The window arrangement at first floor level on the side elevation (west) is also proposed to be changed. These windows were controlled by planning condition on the application Ref: 12/00142/FUL requiring them to be obscure glazed and fixed shut below a height of 1.7m. The proposed windows would still serve an en suite and bathroom. There remains the potential for unacceptable overlooking between these windows and windows in the side elevation of the detached dwelling granted planning permission at plot 2. Therefore it is considered reasonable to impose the same planning condition to the current application. A window is proposed for removal on the rear elevation. Such a change is considered to be acceptable.
- 3.3 A landscaping scheme and parking and storage plan have been submitted for consideration for this particular plot. This same scheme has also been submitted for consideration as part of a discharge of condition application for the approved application Ref: 12/00142/FUL. It should be noted that the current application only deals with half of the larger site and therefore could only potentially approve details relating to landscaping and parking and storage for one plot. These aspects relating to plot 2 would still require a discharge of condition application under the approved application Ref: 12/00142/FUL.
- 3.4 Looking at the landscaping scheme submitted, it proposes a lawn section to the front with a driveway using porous light grey brick paviors. To the rear, a stone paved patio and lawn area is proposed. SPD2 states within the landscaping section that ‘the provision of shrub planting will be encouraged so as to provide an instant impact in the new development’. To the front of the site a small area of lawn is proposed. It is considered that this soft landscaped area could be more attractive considering the site’s visibility within the street scene here. It is suggested that, in accordance with SPD2, shrub planting in this area should be incorporated rather than lawn which would provide a more attractive soft landscaped frontage than the area of lawn proposed, which would not be particularly visible anyway sited behind a 1m high brick wall. As the rear of the site is not within the public realm the lawn area proposed to the rear is considered to be acceptable. Therefore, it is still considered necessary to impose a planning condition to this application regarding the landscaping scheme as details around the precise shrub planting will need to be agreed with the Local Planning Authority.
- 3.5 A porous light grey brick paving to the hard standings and paths to the front and stone paving to the patio to the rear are considered to be acceptable.
- 3.6 With regard to boundary treatment, 2m high close boarded fencing is proposed to most boundaries with 1m high close boarded fencing to the side boundaries between the front of the dwelling and the footpath and 1m high brick walling to the front of the soft landscaped area. The 2m high fencing and 1m high wall are considered to be acceptable, ensuring that the bricks used for the wall are TBS traditional red blend brick, which would match that granted planning permission for the dwelling. If No. 231 has control of an existing fence 1.8m high along the boundary and a hedge also along the

boundary then the applicant should be made aware that this fence and hedging should not be removed. The proposed boundary treatment in this instance should run alongside this existing fence/hedging. Any removal of a fence or hedge along this boundary not in the control of the applicant would be a private matter between the applicant/owner and No. 231, an informative to this effect could be attached to an approval. The 1m high fence would conflict with a planning condition requiring a 1.5m x 1.5m visibility splay to be provided clear of obstruction. With any new plan for the soft landscaping a new plan should show a fence finishing 1.5m back from the footpath as this aspect cannot currently be agreed to.

- 3.7 The storage area for building materials identified on drawing no..DMG/11/028/7 to the rear of the site is considered to be acceptable. The reception area is also considered to be acceptable with two vehicle spaces identified for parking for delivery and operatives' vehicles within the area of plot 1.
- 3.8 As part of the discharge of condition application that has been submitted for consideration for application Ref: 12/00142/FUL, a change in some materials is proposed. It is important that any change correlates with any grant of planning permission for a change in the design to plot 1. The window change to Ultimate 70 Grey UPVC and door change to Ultimate 70 Light Oak are considered to be acceptable. However, the Marley modern black slate roof tile proposed is considered to be too bulky, a neater roof tile would be more acceptable, and therefore this change cannot be agreed.
- 3.9 Various planning conditions were attached to the previous application. Some of these will need to be repeated within the current application. A condition requiring this application to be constructed as an alternative could also be attached to an approval.

#### **4 REPRESENTATIONS**

- 4.1 RDC ENGINEERING – No objections/observations.
- 4.2 RDC ENVIRONMENTAL SERVICES – The Head of Environmental Services has no adverse comments in respect of this application, subject to the Standard Informatives SI16 (Control of Nuisances) and SI25 (Contaminated Land) being attached to any consent granted.
- 4.3 ECC HIGHWAYS – No objection to the proposals, subject to the following conditions being attached to any permission granted. Although the dimensions of the proposed garages do not meet the recommended dimensions as contained in the Parking Standards Design and Good Practice Supplementary Planning Document dated September 2009, there is still space for two vehicles to park within each site, therefore:-
1. Prior to commencement of the development a 1.5 metre x 1.5 metre pedestrian visibility splay, as measured from and along the highway

boundary, shall be provided on both sides of the vehicular access. Such visibility splays shall be retained free of any obstruction in perpetuity. These visibility splays must not form part of the vehicular surface of the access.

2. The 2 no. vehicular hard standings shown on drawing number 3c shall each have minimum dimensions of 2.9 metres x 5.5 metres.
3. Prior to occupation of the development the vehicular hard standings shall be provided with an appropriate dropped kerb vehicular crossing of the footway, as shown on drawing number 3c, to the satisfaction of the Highway Authority immediately the proposed new accesses are brought into use.
4. No unbound material shall be used in the surface treatment of the vehicular access within 6 metres of the highway boundary.
5. Prior to the commencement of works on site the applicant shall indicate in writing to the Local Planning Authority an area within the curtilage of the site for parking of operatives' vehicles and the reception and storage of building materials clear of the highway.
6. Prior to commencement of the development details showing the means to prevent the discharge of surface water from the development onto the highway shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in its entirety prior to the access becoming operational and shall be retained at all times.

#### 4.4 LONDON SOUTHEAST AIRPORT – No safeguarding objections.

### 5 RECOMMENDATION

#### 5.1 It is proposed that the application be approved, subject to the following conditions:-

- 1 SC4B - Time Limits Full – Standard
- 2 The development hereby permitted shall only be commenced as an alternative (and not in addition) to that previously permitted under planning reference 12/00142/FUL in so far as it relates to this site. Under no circumstances shall the development hereby permitted and that permitted under the previous planning reference (in so far as it relates to this site) be implemented simultaneously.
- 3 The materials used in the construction of the dwellings hereby permitted shall be those materials detailed within section 9 of the application form, date stamped 25 June 2012, namely TBS traditional red blend brick, Ultimate 70 Grey UPVC windows and Ultimate 70 light oak door (excluding the Marley modern black roof tile). Where

alternative materials to those identified above are to be used, no development shall commence before details of those alternative external facing (including windows and doors) and roofing materials to be used in the development have been submitted to and approved in writing by the Local Planning Authority. Any materials that may be agreed in writing by the Local Planning Authority shall be those used in the development hereby permitted. The roofing material to be used shall be submitted to and agreed in writing by the Local Planning Authority prior to works commencing. Once agreed, such roofing materials shall be used within the development.

- 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) the window(s) marked OBS on the approved drawing no. DMG/11/028/12 date stamped 25 June 2012, shall be glazed in obscure glass and shall be of a design not capable of being opened below a height of 1.7m above first floor finished floor level. Thereafter, the said windows shall be retained and maintained in the approved form.
- 5 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 window, door or other means of opening shall be inserted above first floor finished floor level on the side elevations of the dwelling hereby permitted, in addition to those shown on the approved drawing no. DMG/11/028/12 date stamped 25 June 2012.
- 6 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 two storey extensions shall be erected within the south east corner of the dwelling to plot 1 hereby permitted.
- 7 No development shall commence before plans and particulars showing precise details of the hard and soft landscaping, which shall form part of the development hereby permitted, have been agreed in writing by the Local Planning Authority. Any scheme of landscaping details, as may be agreed in writing by the Local Planning Authority, which shall show the retention of existing trees, shrubs and hedgerows on the site and include details of:-
  - schedules of species, size, density and spacing of all trees, shrubs and hedgerows to be planted;
  - existing trees to be retained;

- areas to be grass seeded or turfed, including cultivation and other operations associated with plant and grass establishment;
- paved or otherwise hard surfaced areas;
- means of enclosure and other boundary treatments;

shall be implemented in its entirety during the first planting season (October to March inclusive) following commencement of the development, or in any other such phased arrangement as may be agreed in writing by the Local Planning Authority. Any tree, shrub or hedge plant (including replacement plants) removed, uprooted, destroyed, or be caused to die, or become seriously damaged or defective, within five years of planting, shall be replaced by the developer(s) or their successors in title, with species of the same type, size and in the same location as those removed, in the first available planting season following removal.

- 8 Prior to first use of the development hereby permitted, a 1.5 metre x 1.5 metre pedestrian visibility splay, as measured from and along the highway boundary, shall be provided on both sides of the vehicular access. Such visibility splays shall be retained free of any obstruction in perpetuity. These visibility splays must not form part of the vehicular surface of the access.
- 9 Prior to first use of the development hereby permitted, a vehicular hard standing shall be provided with the ability to park two vehicles measuring 2.9m x 5.5m per vehicle. This hard surface shall be constructed either of a porous material or provision be made to direct surface run-off water from the hard surface to a permeable or porous area or surface within the site. Once implemented, this hard surface shall be permanently retained for the parking of vehicles.
- 10 Prior to occupation of the development the vehicular hard standings shall be provided with an appropriate dropped kerb vehicular crossing of the footway as shown on drawing number DMG/11/028/3c date stamped 25 June 2012, to the satisfaction of the Highway Authority and permanently retained thereafter.
- 11 No unbound material shall be used in the surface treatment of the vehicular access within 6 metres of the highway boundary.
- 12 The area within the curtilage of the site identified for the parking of operatives' vehicles and the reception and storage of building materials clear of the highway on drawing no.DMG/11/028/7 shall be implemented during the course of the development.

**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.



Shaun Scrutton

Head of Planning and Transportation

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**Relevant Development Plan Policies and Proposals**

HP6, of the Rochford District Council Adopted Replacement Local Plan

T8 Rochford District Council Core Strategy 2011

Supplementary Planning Document 2

Rochford Parking Standards - Design and Good Practice Supplementary Planning Document adopted December 2010

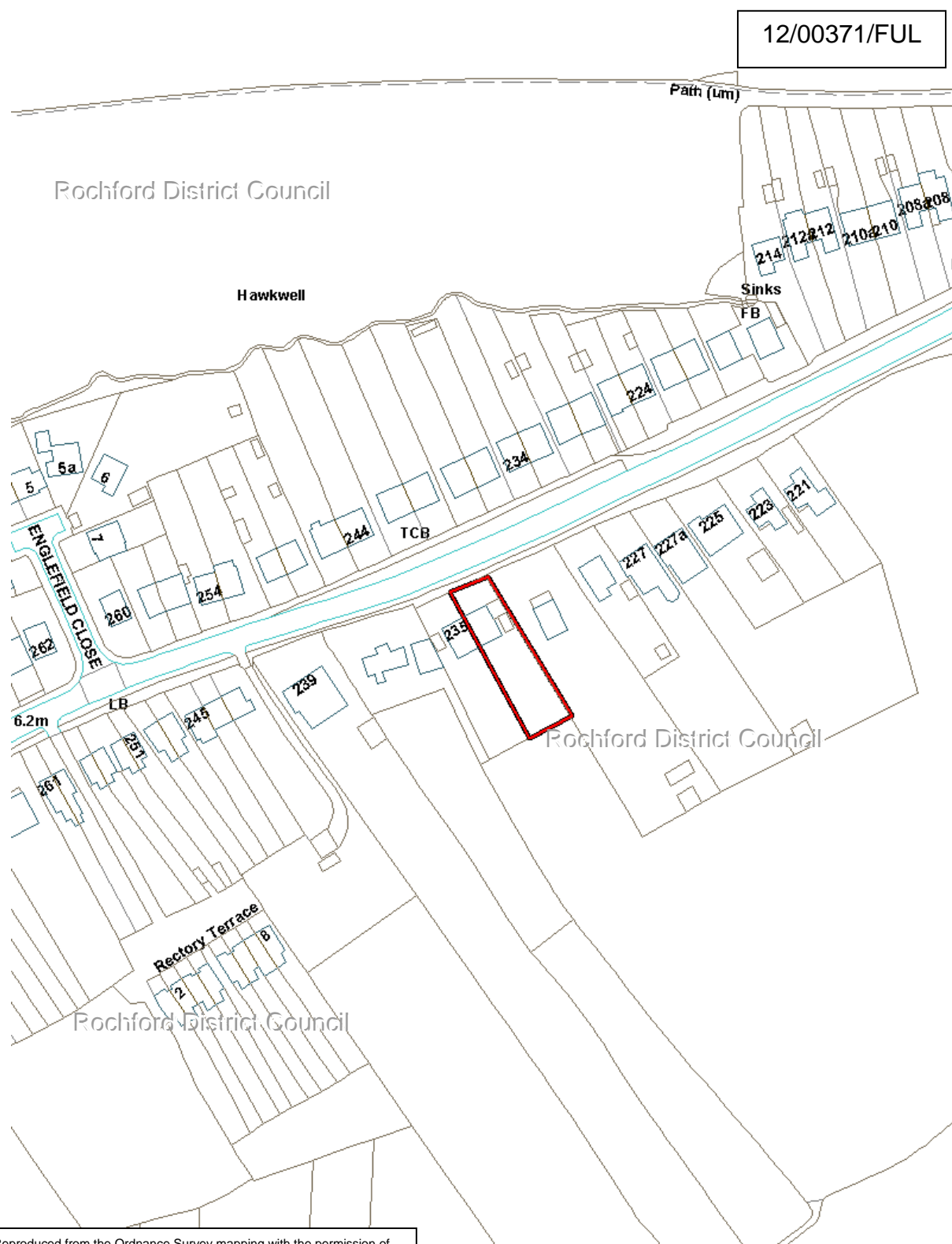
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