

13/00381/FUL**LAND BETWEEN MAIN ROAD AND RECTORY ROAD AND
CLEMENTS HALL WAY HAWKWELL****REPLACE SINGLE GARAGE AT PLOTS 44 AND 45 TO
LAYOUT AS APPROVED ON 17 DECEMBER 2012 UNDER
APPLICATION 12/00381/FUL WITH PITCHED ROOFED
DOUBLE GARAGE**

APPLICANT: **DAVID WILSON HOMES**

ZONING: **METROPOLITAN GREEN BELT**

PARISH: **HAWKWELL**

WARD: **HAWKWELL WEST**

1 PLANNING APPLICATION DETAILS

- 1.1 This application is to part of a site of some 11.6ha in area generally to the north of Rectory Road, west of Clements Hall Way over part of the unmade section of Thorpe Road, which is included within the greater site and continuing towards the rear of frontage development to Main Road and behind the made up section of Thorpe Road. This site is the subject of permission granted on 19 December 2012 for 176 dwellings (175 net) under application reference 12/00381/FUL and under construction on the site.
- 1.1 The current application relates to a small part of the re-development site located opposite “Twin Oaks” and “Charnwood” Thorpe Road with the site of the application just into the site to the west from the extent of the unmade section of Thorpe Road. Specifically, the application relates to the garage detail between plots 44 and 45 as part of a garage and parking courtyard to the overall approved layout.
- 1.2 The application as approved provides to plot 45 a single width pitched roofed garage 7.4m in outside length and 3.2m in outside width to a roof height to ridge of 4.3m. In addition there would be a separate car parking space within the court yard area behind the housing and between opposing back gardens in the layout.
- 1.3 As approved, the house at plot 44 would be provided with one half of a detached garage shared with the house to plot 46 and separately a car

parking space alongside the detached garage for Plot 45. The house to plot 46 is located some 21m from the shared garage with plot 44.

- 1.4 The approved houses to plots 44, 45 and 46 are each detached four-bedroomed properties, but to differing designs. The small courtyard area would provide parking and servicing for plots 44, 45 and 46. The parking for plots 47 and 48 also backing onto this area is separately accessed direct from the estate road network.

The Proposal

- 1.5 The proposal is to revise the parking arrangement between plots 44, 45 and 46 by the substitution of the single garage to plot 45 with a double garage 7.4m in outside length and 6.3m in outside width. The proposed garage would have a hipped roofed design and to a ridge height of 4.5m.
- 1.6 The proposal would allow the garage to plot 44 to be dedicated to use by occupiers to the house to plot 44. The proposed garage would be shared by the occupiers to plots 45 and 46 and each with separate parking spaces alongside plots 45 and 46. The alternative garaging for plot 46 would be located 16m from plot 46.

2 RELEVANT PLANNING HISTORY

- 2.1 A number of applications have been considered on parts of the site for stables, domestic purposes and other developments. More recently the site has been the subject of applications for re-development as follows:-

- 2.2 Application No. 09/00529/OUT

Outline Application to Provide Comprehensive Development of Approximately 330 Dwellings, Associated Infrastructure, New Vehicular Accesses onto Rectory Road, New On-Site Accesses and Road Network, Cycleway and Footpath Network, Public Open Spaces, Landscaping, Health Facilities and Local Amenities.

Permission refused 3 December 2009 and appeal dismissed 22 July 2010.

- 2.3 Application No. 11/00259/FUL

Demolish Existing Dwelling And Construct Development Of 176 Houses With Access Off Thorpe Road, Access Off Clement Hall Way, Access For One Plot Off Rectory Road, Road Network, Cycle Way And Footpath Network, Public Open Space, Landscaping And Location Of High Pressure Gas Main.

Permission refused 10 January 2012. Appeal allowed 30 August 2012.

2.4 Application No. 12/00381/FUL

Demolish Existing Dwelling And Construct Development Of 176 Houses With Access Off Thorpe Road, Access Off Clements Hall Way, Access For One Plot Off Rectory Road, Road Network, Cycle Way And Footpath Network, Public Open Space, Landscaping And Location Of High Pressure Gas Main

Permission granted 17 December 2012.

This permission is now being implemented.

2.5 Application No. 13/00035/NMA

Application to vary condition No. 4 to application No. 12/00381/FUL for development of 176 dwellings approved on 17 December 2012 and (summarised) to vary those plots to which obscure glazing of side windows would otherwise be required in favour of two alternative conditions 4 and 4A.

Permission granted 30 April 2013 for a further alternative condition 4R to that proposed.

2.6 Application No. 13/00109/FUL

Demolish existing dwelling and construct single storey part pitched roofed, part flat roofed sales building and car parking area.

Permission granted 19 April 2013.

2.7 Application No. 13/00293/NMA

Application For Non-Material Amendment following approval 12/00381/FUL to Substitute Single Garage Approved to Plot 45 to Double Garage Building Providing Single Garages Each to Plots 45 and 46.

Application considered to be material and refused 7 June 2013.

2.8 Application No. 13/00231/FUL

Construct single storey pitched roofed, part flat roofed sales building with associated parking

Permission granted 10 June 2013.

2.9 Application No. 13/00299/ ADV

Non-illuminated signage and site hoarding comprising 5 No. flag and flag pole signs, window graphics and graphics to sales building and hoardings, 7 No. gallow signs, 3 No. goal post signs and 1 No. externally illuminated goal post sign (at sales office site junction of Thorpe Road and Thorpe Close).

Application Withdrawn.

2.10 Application No. 13/00309/FUL

2 No. brick piers to entrance to housing development.

Permission granted 29 July 2013.

2.11 Application No. 13/00376/FUL

Revised application to construct single storey part pitched roofed, part flat roofed sales building and car parking area for period of 24 months.

Application Pending and the subject of a separate report on this agenda.

3 CONSULTATIONS AND REPRESENTATIONS

Hawkwell Parish Council

- 3.1 My Council has no objection to the application as long as it does not obstruct the amenity of the neighbouring property.

Essex County Council Highways and Transportation

- 3.2 No objection to raise.

4 MATERIAL PLANNING CONSIDERATIONS

Principle of the Development and Design and Appearance Issues

- 4.1 The proposed garage would be a substitute, identical in design and appearance to a shared garage design already approved to other parts of the layout (plots 1/2, plots 3/4, plots 7/8, plots 55/56, plots 58/59, plots 60/61, plots 78/79, plots 94/95 on the western part of the development and plots 117/118, plots 123/124, plots 164/165, plots 168/169 to the eastern part of the development layout). The design would be in keeping with the new formal character of this part of the development layout and in accordance with policy CP1 to the Council's adopted Core Strategy.

Highway Issues

- 4.2 No objection is raised to the proposal from the County Highway Authority. The garage would have an internal depth in excess of 7m and an internal width of 3m between walls in accordance with the Council's preferred standard.
- 4.3 The approved layout provides for a garage courtyard area surfaced in block paving between gardens to housing on which the proposed garage would be part. The principal elevation of the approved housing will face onto the outside streets. In the approved layout, a parking space for Plot 44 would be provided alongside the garage to plot 45 and convenient to the front door to plot 44.

- 4.4 The proposal would revise the shared use of the double garage to plot 44 to instead be used fully for garaging to plot 44. The proposed double garage would be shared by future occupiers to plots 45 and 46. The additional parking spaces for plots 45 and 46 would remain unchanged. There would be no change in overall parking provision. The layout would be improved to locate the garage for plot 46 nearer to that dwelling.
- 4.5 The proposed double garage would increase the built form to the courtyard by increasing equivalent to one garage. The footpath link to the front of plot 44 would be enclosed within the garden to plot 44. As a result there would be a loss of permeability to this garage court area and a degree of openness provided by the car parking space lost. It would no longer be possible for the future occupiers of plot 46 to walk from their garage along the pathway to the front of No. 44 to access the front of their property to the unmade section of Thorpe Road. The access from the garage courtyard area to the rear of plot 46 would remain unchanged.
- 4.6 The architectural principles are formal and the sense of privacy and security that would result to the garage court offsets any loss of permeability. Importantly, this particular part of the layout would not have provided any meaningful permeability for pedestrians to other parts of the layout. The only effect would be to the future occupiers of the house to plot 46 in the loss of an alternative pedestrian access route to the front of their dwelling. Those residents are not yet in occupation and would not be disadvantaged by losing an existing benefit.

5 CONCLUSION

- 5.1 The proposed substitution of the garage is already preceded in the layout and is of design and feature to which no previous objection has been raised. The resulting layout would improve the relationship of car parking to plots 44 and 46 to the future occupiers and the loss of permeability, such as it may be, would be minimal as the garage courtyard is a small servicing area that would not give valuable access to any particular public space or street for future occupiers of the development.

6 RECOMMENDATION

- 6.1 It is proposed that the Committee **RESOLVES** to **APPROVE** and grant planning permission subject to the, following conditions:-
- (1) SC4B – time limit standard
 - (2) The garage hereby approved shall be retained for the parking of vehicles and shall not be converted into habitable accommodation.



Shaun Scrutton

Head of Planning and Transportation

Relevant Development Plan Policies and Proposals

Rochford District Council Local Development Framework Core Strategy Adopted Version (December 2011)

H1,H2, CP1.

Rochford District Replacement Local Plan (2006) as saved by Direction of the Secretary of State for Communities and Local Government and dated 5th June 2009 in exercise of the power conferred by paragraph 1(3) of schedule 8 to the Planning and Compulsory Purchase Act 2004.

HP6.

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

Standard C3.

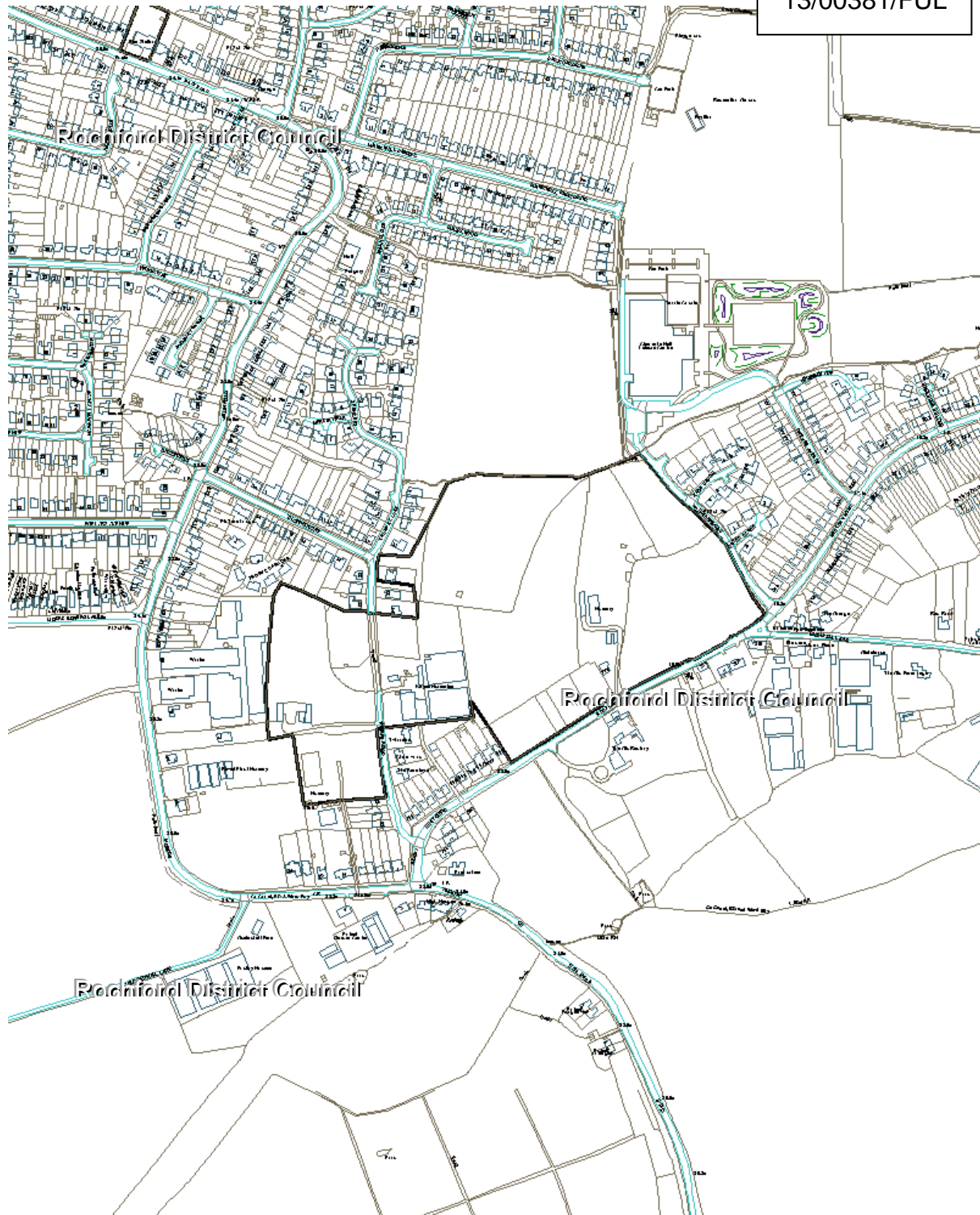
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If you would like this report in large print, Braille or another language please contact 01702 318111.

13/00381/FUL



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