

PLANNING SERVICES COMMITTEE - 25 March 2004 Item R4 Referred Item

TITLE : 03/00964/OUT
ERECT 11 TERRACED AND 2 DETACHED HOUSES (3-BEDROOMED). DEMOLISH EXISTING BUILDINGS (OUTLINE APPLICATION)
QUEST END, 37 RAWRETH LANE, RAYLEIGH

APPLICANT: TCM CONSORTIUM

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. 718, requiring notification of referrals to the Head of Planning Services by 1.00 pm on Tuesday, 23 March 2004, with any applications being referred to this meeting of the Committee. The item was referred by Cllrs R A Oatham and C I Black.

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

- 4.1 **Rayleigh Town Council** – Second consultation response - Objection: The land is allocated as light industrial; proliferation of housing in this location will further exacerbate the traffic problems in Rawreth Lane and the surrounding area, no provision has been made for additional numbers of places required by children attending schools in the area. First consultation response - (as above).

NOTES

- 4.2 The proposal seeks outline planning permission for the erection of 13 (no.) 3-bedroom houses (11 terraced and 2 detached properties), following demolition of existing buildings on site. This application seeks means of access, with all other matters reserved. The application includes an 'illustrative' drawing as to how this could be achieved.
- 4.3 The site currently offers a base for light industrial uses to the rear of a residential dwelling. However, the site is designated as part of the wider residential area in the Rochford District Local Plan.

- 4.4 Site history includes numerous commercial applications, outline planning permission (ref: OL/0244/93/ROC) for 5 (no.) 4-bedroom houses with integral garages and an earlier refusal in 1990 for 9 houses.

Residential Density

- 4.5 The site's area, 0.3 of a hectare, gives a proposed density of 43dph (17.5 dpa). Planning Policy Guidance Note 3 (PPG3 Housing) seeks between 30 to 50 dwellings per hectare. Therefore the proposed density is placed comfortably within the Government's target range. Given the Council's policy criteria (see neighbour amenity below) the proposal is acceptable and accords with Central Government policy. The illustrative drawing demonstrates that the proposal relates well to the surrounding area.

Neighbour Amenity

- 4.6 Using the illustrative drawing, the proposal meets the criteria of annex 1 to policy H11 in terms of garden amenity, parking and proximity to neighbouring properties that abut the site. Issues raised by neighbouring properties concerned with loss of light and loss of privacy will be examined closely at any reserved matter stage. The current illustrative plan indicates a reasonable layout, as a continuation of existing rows of properties and with the rear of one group of houses facing the side boundaries of existing properties at 10 to 11 metre spacing.

Highways and Traffic

- 4.7 The requirements of Highways will also be possible to achieve. Concerns have been raised by the Parish Council regarding traffic problems, but the County Surveyor has not identified this to be an issue. There are existing uses operating from the site that generate vehicular movements and could produce many more movements than might be the case with residential units and that mitigate in favour of the proposed residential development.

Protected Trees

- 4.8 The protected trees along the site's western boundary do not form part of the applicant's site. It is generally considered following discussions with local residents that the former house developer reserved this strip of land, not including it as part of the adjoining gardens of that development. The Council's Woodland and Environmental Officer considers all the preserved trees poor and unhealthy specimens, which should be removed and replaced after development of the site.

Schools contribution

- 4.9 A financial contribution is required where more than 12 dwellings are proposed. The schools service has estimated a financial contribution of £51,672. This will be the subject of a legal agreement.

Any Other Matters

- 4.10 Neighbours have queried the presence of asbestos on site. Its handling is controlled under separate health legislation.
- 4.11 The lawful use of the site permits light industrial uses. The site is designated within a residential area and residential development of the site offers a less volatile environment in the long term for surrounding properties.

First Consultation

- 4.12 **County Surveyor (Highways)** – Advisory comments concerned with access, visibility, surface dressing, turning head, parking and turning. **Housing, Health and Community Care** – No adverse comments, subject to standard informative SI16 (Control of Nuisances) and SI25 (Contaminated Land) Noise insulation scheme (with respect to road traffic noise), in accordance with Planning Policy Guidance 24 (Planning and Noise) will be required. **Rayleigh Civic Society** – High density, which results in a cramped layout; parking facilities are substandard and inadequate access to all dwellings, with the exception of those facing Rawreth Lane. The width of the access road could become a car park. **Essex Schools Service** – Requests further information. **County Planner (Urban Designer)** – Due to the width of openings beneath the flats for the grouped parking areas there is not much enclosure and continuity of frontage at ground level; parking provision is generous at 200%, but by setting the parking areas so far behind the buildings additional hard-standing is provided.
- 4.13 Caversham Residents Association – Density; style of properties not in keeping with surroundings; flats mean the loss of privacy; trees to be made safe or replaced. In principle agree to a change of use from light industrial to residential.
- 4.14 3 householder letters received concerned about presence of asbestos on site, several mature trees on site that should be retained, loss of privacy, loss of light, density of dwellings.

Second Consultation

- 4.15 **Housing, Health and Community Care** – No adverse comments, subject to standard informative SI16 (Control of Nuisances) and SI25 (Contaminated Land). **County Planner (Urban Design)** – We would prefer that the houses fronting Rawreth Lane form a complete terrace rather than incorporating one detached house. We do not like the parking spaces and garages having such prominence on the access road frontage, especially near the site entrance. The garages and parking spaces would also be better separated into smaller groups. The houses could be closer to the back pavement line along the access road to slightly increase rear gardens. **Essex Schools Service** – A financial contribution is required, estimated to be in the region of £51,672. **County Surveyor (Highways)** – Advisory comments concerned with access width, visibility, turning head, parking and turning.

- 4.16 **Environment Agency** – No objection. **Rayleigh Civic Society** – concerns regarding the narrowness of the entrance to the development, dwellings fronting Rawreth Lane need to be reduced in length to improve sight lines at this 'turn in', there is a lot of wasted space having a service road running along the side of the plot. A more informal layout would be much more attractive than the 'straight line' approach at present offered. **Woodlands Officer** – The protected trees show signs of decay and secondary infection. I would suggest removing all of them and replacing, once construction is finished, with specimens that will provide quality amenity to the site. With regard to the two other feature trees at the site, considers these are unhealthy and should be removed.
- 4.17 The Caversham Residents Association – No objection, provided description reads 2 detached houses and 11 terraced houses. Concerned about the protected trees and responsibility for these.
- 4.18 Two householder letters have been received, concerned with loss of privacy, density of the development, loss of light, proximity of plot 10.

APPROVE subject to the completion of a Legal Agreement requiring the following:-

- i. financial contribution of £51,672
- ii. clearance of buildings
- iii. extinguish uses on site.

and the following conditions:-

- 1 SC1 Reserved Matters - Standard
- 2 SC3 Time Limits Outline - Standard
- 3 SC8 Use and Buildings - Removed
- 4 Pursuant to Condition 1 above and the illustrative drawing date stamped 30/12/2003, the vehicle access is to be constructed with minimum radius kerbs of 7.5m with a suitable splay from the highway boundary to the dropped kerb crossing provided as part of the detailed site layout.
- 5 Pursuant to Condition 1 above and the illustrative drawing date stamped 30/12/2003, the access road is to be a minimum width of 5.5m, a 1.8m wide footway to be provided both sides of the access for the first 15m with the footway on the east side of the access road provided as part of the detailed site layout.
- 6 SC66 Pedestrian Visibility Splays (Single)
- 7 Pursuant to Condition 1 above, a suitable 'size 3' turning head to be provided at part of the detailed site layout, as shown in the Essex Design Guide for Essex.
- 8 SC75 Parking and Turning Space
- 9 SC58 Landscape Design - Details (RM)

- 10 Prior to commencement of development, details of the replacement trees for those that are designated protected trees (TPO's) and are to be removed shall be agreed in writing by the Local Planning Authority. Any trees as may be agreed by the Local Planning Authority shall be planted in the first planting season following occupation of the residential units. Any tree that is damaged or dies during the first 5 years following planting shall be replaced.
- 11 SC88 Soil Decontamination
- 12 SC90 Surface Water Drainage
- 13 SC91 Foul Water Drainage

Relevant Development Plan Policies and Proposals:

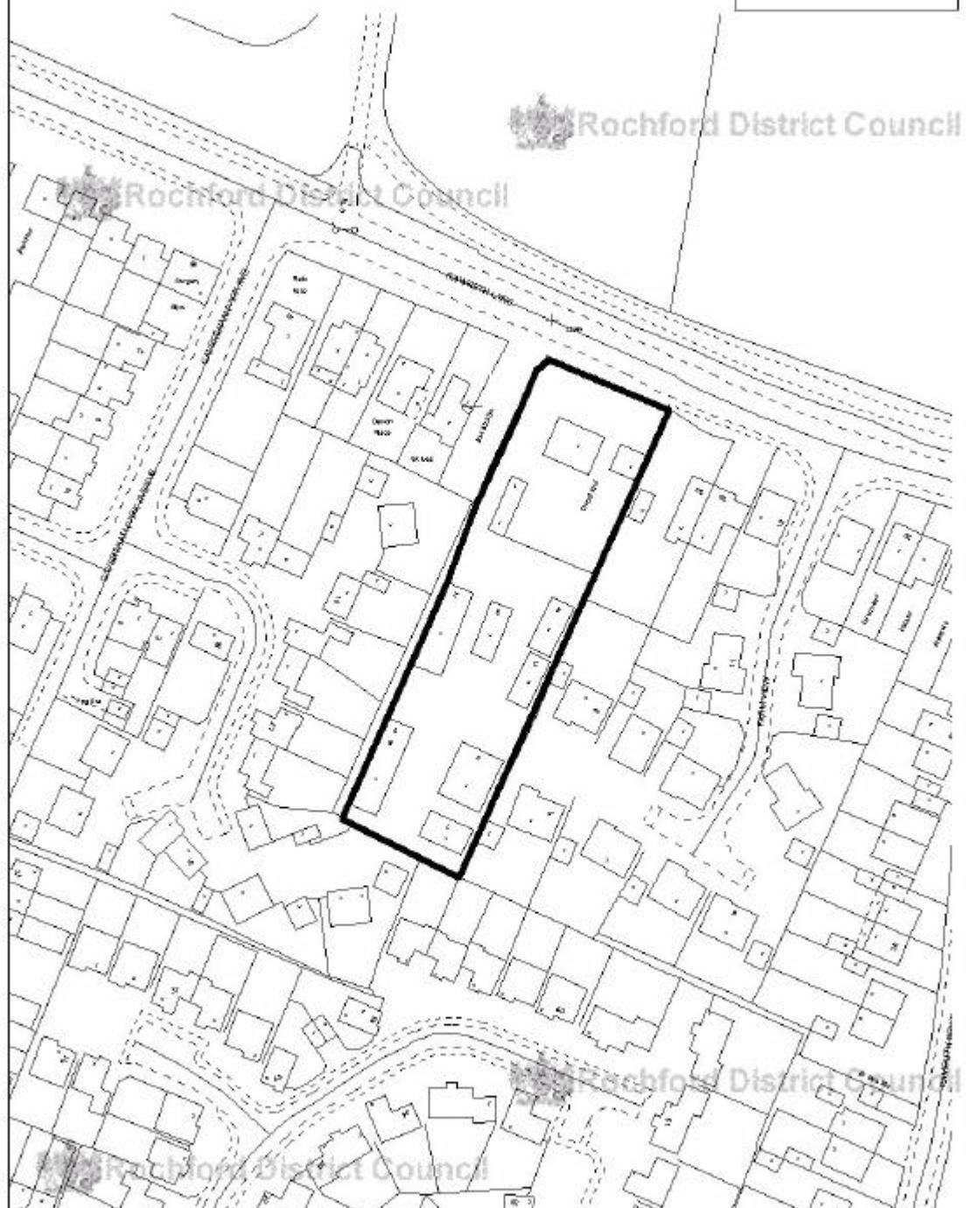
H11, H24, of the Rochford District Council Local Plan First Review



Shaun Scrutton
Head of Planning Services

For further information please contact Lee Walton on (01702) 546366.

03/00964/OUT



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