



Rochford District Council

**SCHEDULE OF PLANNING APPLICATIONS TO BE CONSIDERED BY  
PLANNING SERVICES COMMITTEE 26th January 2006**

All planning applications are considered against the background of current Town and Country Planning legislation, rules, orders and circulars, and any development, structure and locals plans issued or made thereunder. In addition, account is taken of any guidance notes, advice and relevant policies issued by statutory authorities.

Each planning application included in this Schedule is filed with representations received and consultation replies as a single case file.

The above documents can be made available for inspection as Committee background papers at the office of Planning Services, Acacia House, East Street, Rochford.

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## **PLANNING SERVICES COMMITTEE – 26 January 2006**

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### Ward Members for Committee Items

#### **FOULNESS AND GREAT WAKERING**

Cllr T E Goodwin

Cllr C G Seagers

Cllr Mrs B J Wilkins

#### **HOCKLEY NORTH**

Cllr C A Hungate

#### **ROCHFORD**

Cllr K J Gordon

Cllr Mrs S A Harper

Cllr Mrs M S Vince



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### SCHEDULE ITEMS

- |   |  |                     |         |
|---|--|---------------------|---------|
| 1 | 05/00984/FUL<br>Two Storey Pitched Roofed Side Extension<br>13 Pulpits Close Hockley   | Miss Sophie Weiss   | PAGE 4  |
| 2 | 05/00992/FUL<br>Erect a Pair of 1 x Bed Semi-Detached Bungalows with<br>Off Street Parking<br>Land At East Side Junction Of Twyford Avenue And<br>Mercer Avenue Great Wakering   | Miss Catherine Blow | PAGE 8  |
| 3 | 05/00995/FUL<br>Two Semi Detached Bungalows And Two Storey<br>Building Comprising 6 No. One Bedroomed and 2 No.<br>Two Bedroomed Flats With Parking And Amenity Areas<br>And Revised Neighbourhood Parking.<br>Former Recreation Ground Tylney Avenue Rochford | Mr Michael Stranks  | PAGE 13 |



**TITLE :** 05/00984/FUL  
**TWO STOREY PITCHED ROOFED SIDE EXTENSION**  
**13 PULPITS CLOSE HOCKLEY**

**APPLICANT :** **ROCHFORD DISTRICT COUNCIL**

**ZONING :** **RESIDENTIAL**

**PARISH:** **ASHINGDON**

**WARD:** **HOCKLEY NORTH**

This application would normally be dealt with as a delegated decision but has been referred to Committee as the applicant is Rochford District Council.

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#### **PLANNING APPLICATION DETAILS**

- 1.1 The applicant seeks permission for a two storey pitched roofed side extension to a semi-detached Council house at 13 Pulpits Close, Hockley.
- 1.2 The street scene consists of houses of the same design and style. There are mainly semi-detached properties within the street scene with a four house terrace at the end of the cul-de-sac. The property is situated in a residential area off Greensward Lane, Hockley.

#### **RELEVANT PLANNING HISTORY**

- 1.3 There is no relevant planning history.

#### **CONSULTATIONS AND REPRESENTATIONS**

- 1.4 **County Surveyor (Highways):** De-minimis.
- 1.5 **Ashingdon Parish Council:** no objections to this application provided the residents at 12 Pulpits Close have no objections and that the property will not be used for commercial use.

#### **MATERIAL PLANNING CONSIDERATIONS**

- 1.6 The proposal is a half depth single storey side extension with covered walk way with a first floor extension above. This will enable a utility room accessed by the kitchen and two new bedrooms creating a five bedroom property.



- 1.7 The two-storey side extension will extend the dwelling on the southern side. The area of the proposal is 4.18 metres wide in line with the plans; this allows a one metre separation with the shared boundary with No.12 Pulpits Close. There is also sufficient rear amenity area beyond the 100 square metres.
- 1.8 No.13 Pulpits Close is set back, in comparison to No.12 Pulpits Close, by 4.7 metres. Therefore there is a risk that the two storey side extension would overshadow the nearest habitable window of No.12 Pulpits Close. However, this is unlikely in this case as No.12 has a single storey rear extension close to the shared boundary with No.13. It complies with the 45 degree policy and the development is to the north of No. 12.
- 1.9 The design of the proposal is in line with the original dwelling and therefore considered to have a minimal visual impact on the street scene.
- 1.10 The proposal includes new first floor windows on the front and rear elevation of the proposed extension. It is considered that these first floor windows will not detrimentally increase the amount of overlooking beyond the overlooking caused by the existing first floor windows. However, it is necessary to prevent first floor windows on the side elevation, as these would overlook the private amenity space of No.12 Pulpits Close.
- 1.11 The creation of extra bedrooms can give rise to concerns about the lack of off-street car parking. In this case a communal parking area is grouped around the turning head at the end of Pulpits Close and the dwellings are situated significantly back from this area in a spacious setting. It is felt that to require off street provision to the site frontage would detract from this particular setting. Therefore in this case no further parking provision is being recommended although the potential exists for it on site.
- 1.12 The plans also propose to demolish the existing single storey rear addition.

### **CONCLUSION**

- 1.13 The proposal represents a two-storey extension that is acceptable in scale, design and character with the host building. The proposal will also have minimal impacts to the surrounding neighbours, particularly No.12. The parking is provided in a communal parking area and due to the open and spacious nature of this street scene, it is considered that on site parking would detract from this nature.

### **RECOMMENDATION**

- 1.14 It is proposed that this Committee **Resolves** to grant planning permission, subject to the following conditions:



- 1 SC4 Time Limits Full - Standard
- 2 SC15 Materials to Match (Externally)
- 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 window, door or other means of opening shall be inserted above first floor finished floor level on the side elevation of the two-storey side extension hereby permitted.

**REASON FOR DECISION**

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

**Relevant development plan policies and proposals:**

Rochford District Local Plan 1st Review (April 1995): H11

Rochford District Local Plan 2nd Review (May 2004): HP6



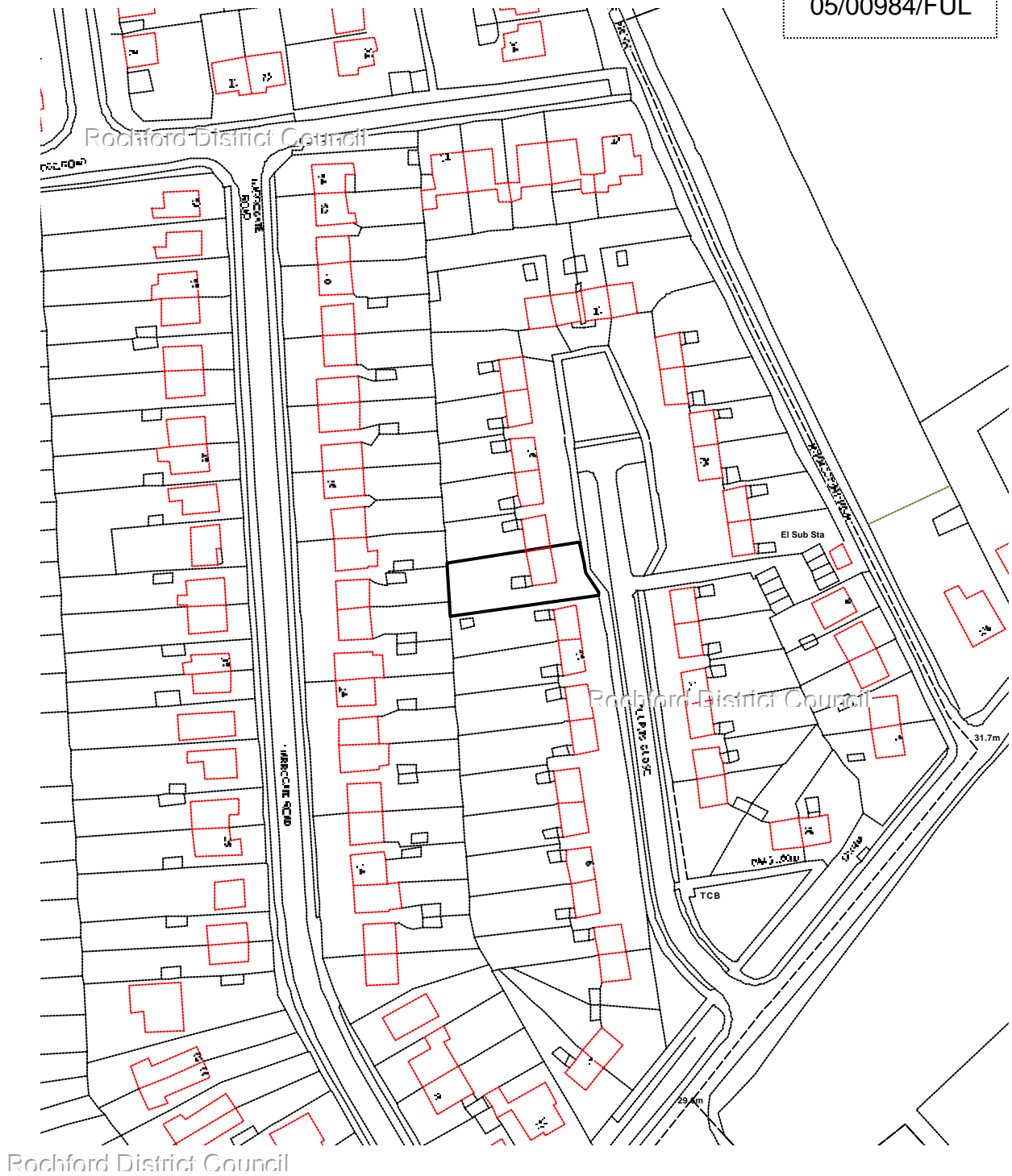
Shaun Scrutton  
Head of Planning Services

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



05/00984/FUL



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**TITLE :** 05/00992/FUL  
**ERECT A PAIR OF 1 X BED SEMI-DETACHED BUNGALOWS  
WITH OFF STREET PARKING  
LAND EAST SIDE JUNCTION OF TWYFORD AVENUE AND  
MERCER AVENUE GREAT WAKERING**

**APPLICANT :** SWAN HOUSING ASSOCIATION

**ZONING :** RESIDENTIAL

**PARISH:** GREAT WAKERING

**WARD:** FOULNESS AND GREAT WAKERING

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### **PLANNING APPLICATION DETAILS**

- 2.1 Planning consent is sought for a pair of semi-detached bungalows to provide some mobility housing. Plot 1 of the proposal fronts onto Mercer Avenue with the access close to the front door and Plot 2 fronts onto Twyford Avenue.
- 2.2 This is a prominent corner plot, which is currently vacant. The site is screened from public view by a hedge on the boundary of the site that is approximately 1.5 metres in height. The surrounding street scene is fairly uniform and consists of gable ended semi-detached pairs of bungalows. The corner opposite the site has already been developed (planning application reference ROC/0608/93/REM), with a two bedroom detached property with a side garden, which also benefits from a side conservatory, close to Twyford Avenue.

### **RELEVANT PLANNING HISTORY**

- 2.3 A previous application was submitted and approved in 1988 for a pair of 1-bedroom bungalows. These were gable-ended properties, both fronting onto Mercer Avenue. The properties were located further west than the current application, with the rear gardens located close to 72 Twyford Avenue, to the east of the site.

### **CONSULTATIONS AND REPRESENTATIONS**

- 2.4 **County Surveyor (Highways):** Recommended several conditions be attached to any consent. These requested that a pedestrian visibility splay be provided, the driveway be made of permanent materials, vehicle visibility splay and all vehicles be parked clear of the highway and properly laid out and paved and left free of obstruction. All works within the highway should be agreed with the Area Manager South prior to the commencement of works on site.





- 2.5 **Head of Housing, Health and Community Care:** No adverse comments regarding the application but SI 16 should be attached to any consent
- 2.6 **Woodlands:** No comments
- 2.7 **Engineers:** No objection
- 2.8 **Environment Agency:** Possible landfill gas site. Standard Informative SI30 should be attached.

### **MATERIAL PLANNING CONSIDERATIONS**

- 2.9 The main issues regarding this application are the impact of design of the proposed dwellings on the street scene and the location of the proposal within the site and location of the private amenity space close to the corner of the site.
- 2.10 The design of the proposed pair of semi-detached properties is considered to be at variance with the existing street scene in that the rest of the properties within the street have gable ends. However, the hip roof design of the proposal does reduce the building's bulk and given its square rather than rectangular footprint this minimises the detrimental impacts upon the residents of the adjacent properties and the street scene of larger gable roofed elements.
- 2.11 The proposed dwellings are no further forward than the original property at 54 Mercer Avenue (to the south) and 71 Mercer Avenue (to the west) and so are no more prominent in the street scene than the aforementioned properties. The location of the gardens is also a similar situation to the opposite corner, in that the private amenity zone is located to the side, with a shallow section to the rear of the property.
- 2.12 The proposal is located very close to the south eastern boundary of the site, close to the property at 72 Twyford Avenue and 54 Mercer Avenue. Therefore the impacts upon residential amenity of the adjacent neighbours is considered greater than the impacts upon the neighbouring properties to the similar development on the opposite corner, known as 71 Mercer Avenue. Nonetheless, the development is single storey, with a fully hipped roof and orientated to the north of the adjacent neighbours. The main part of the dwelling is set between 3.7m to 4.5m from the shared boundaries with a subservient element closer at between 1.1m and 1.5m; this section is part hipped and part gabled. There have been no representations from neighbours.
- 2.13 It is unusual but not unknown for the private amenity zone to be located at the front of the site. The reason for this arrangement is to minimise the visual impact of the proposed properties within the street. In order to maintain the privacy for the private gardens the boundary treatment proposed will be slightly higher at 1.8 metres. The type of boundary treatment is fairly important in this location to minimise the impacts upon the street scene. A planning condition can be applied to any permission to ensure that a softer boundary treatment than a close-boarded fence is used.



**CONCLUSION**

- 2.14 On balance, this proposal is considered to be an appropriate development in this location. The design is not identical to the existing properties within the street scene but does seek to minimise the visual impact upon residential amenity and the street scene.
- 2.15 The boundary treatment can be controlled by condition so as to prevent a hard edged boundary treatment being implemented.

**RECOMMENDATION**

- 2.16 It is proposed that this Committee **RESOLVES to APPROVE** the application, subject to the following conditions:-
- 1 SC4 Implementation within 5 years
  - 2 SC14 Material to be used
  - 3 SC17 PD Restricted – Extensions
  - 4 SC20 PD Restricted Dormers
  - 5 SC22A PD Restricted - Insertion of windows in flank and roof
  - 6 Notwithstanding the details shown on the approved drawings, no development shall commence before the details of a boundary hedge of a suitable maturity and species to be planted between points A and B marked on the approved drawing date stamped 6th December 2005 returned herewith, shall be submitted to and agreed in writing by the Local Planning Authority. Thereafter, the said hedge shall be retained and maintained in their approved form, notwithstanding the provisions of Article 3, Schedule 2, Part 2, 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).
  - 7 SC67 Pedestrian Visibility splays
  - 8 SC69 Details of accesses to be laid out
  - 9 SC75 Surface finish details
  - 10 SC90 Surface Water
  - 11 SC91 Foul Water



**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 or residential amenity such as to justify refusing the application; nor to surrounding occupiers in Twyford Avenue and Mercer Avenue.

**Relevant Development Plan Policies and Proposals**

H11, H24 of the Rochford District Local Plan First Review

HP6, HP18 of the Second Deposit Draft of the Replacement Local Plan

T8 of the Southend and Essex Replacement Structure Plan



Shaun Scrutton  
Head of Planning Services

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For further information please contact Catherine Blow on (01702) 546366.



05/00992/FUL

Rochford District Council

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**TITLE :** 05/00995/FUL  
**TWO SEMI DETACHED BUNGALOWS AND TWO STOREY  
BUILDING COMPRISING 6 No. ONE AND TWO  
BEDROOMED FLATS WITH PARKING AND AMENITY  
AREAS AND REVISED NEIGHBOURHOOD PARKING.  
FORMER RECREATION GROUND TYLNEY AVENUE  
ROCHFORD**

**APPLICANT :** SWAN HOUSING ASSOCIATION

**ZONING :** RESIDENTIAL

**PARISH:** ROCHFORD

**WARD:** ROCHFORD

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### **Introduction**

- 3.1 Members should note that the Council owns this application site.
- 3.2 This application is to a site on the southern end of Tylney Avenue formerly used as a recreation ground with play equipment. The site is enclosed by a 3m high chain link fence secured shut with padlocked gates with some incomplete play apparatus in place. The site is in use for grazing. Tylney Avenue is a cul-de-sac.
- 3.3 The site is broadly square in shape having an overall width of 36.5m and depth of 45.5m. The site includes the grass verge area located at the end of the turning head. The site has an area of 0.17ha (0.42 acres).
- 3.4 The site is located within a large estate predominantly of semi detached houses adjoining and backing onto the site. The northern boundary of the site adjoins a footpath which is immediately fronted by a row of four terraced bungalows.
- 3.5 The street comprises irregular shaped plots onto a relatively narrow street. A number of the properties are bounded by domestic hedging onto the pavement. Properties have varying forms of off street parking within the curtilage to each dwelling but not all dwellings have off street parking provision.

### **PLANNING APPLICATION DETAILS**

- 3.6 The proposal is to construct two semi detached two bedroomed bungalows along the northern edge of the site backing onto the footpath which connects the end of Tylney Avenue with Percy Cottis Road. The bungalows would have rear walls fronting onto the adjoining footpath predominantly set 1m from the back edge of the footpath but reducing down to a pinch point immediately onto the back edge of the footpath at the north western end of the building and in front of No 24 Tylney Avenue.



- 3.7 The bungalows would have garden areas of 70 square metres and 50 square metres in front of and to the side of the dwellings. The bungalows would have canopies over the inner car parking spaces, as enveloped by the shape of the building. The bungalows would have an overall height of 5.75m to the ridge to the end wings but to a lower ridge line 4.5m in height to the middle ridge between the gabled projections.
- 3.8 The proposal is also to construct a two storey building on the southern part of the site and backing onto existing houses which front Rochford Garden Way providing 6 one bedroomed and 2 two bedroomed flats. The building would have an overall height of 7.95m.
- 3.9 Both buildings would face onto a parking area and vehicle circulation area leading off the end of the cu-de-sac. The proposal shows provision of 20 No. car parking spaces to serve the dwellings proposed and in addition 6 neighbourhood parking spaces to be provided off the existing turning head at the end of Tylney Avenue and also within the front garden areas to Nos. 45 and 47 Tylney Avenue.

### **RELEVANT PLANNING HISTORY**

- 3.10 There is no relevant application history to this site. However, the proposal is understood to arise from a consultation exercise previously undertaken by the Head of Housing, Health and Community Care.

### **CONSULTATIONS AND REPRESENTATIONS**

- 3.11 **Essex County Council Highways and Transportation** Recommend the following heads of conditions to any approval that might be given:-
- 1) No works shall commence until the access design between the site and the adopted highway has been agreed by the Local Planning Authority in consultation with the Highway Authority.
  - 2) The parking court to be paved in permanent material and suitably signed and marked out
- 3.12 **Environment Agency** No Objections. Give standing advice for residential development such as foul and surface water sewers should discharge to main sewers and consideration to the benefits of a sustainable drainage system, surface water drainage from parking areas should be passed through trapped gullies and principles of sustainable construction and design.
- 3.13 **Essex Police Architectural Liaison Officer** No Objections. Requests the site be subject to secure by design certification.



- 3.14 **Essex County Council Urban Designer** Comments that the site is situated in a quiet residential neighbourhood. The quality of the open space between the two proposed buildings will contribute to the character of the area. However, the high number of car parking spaces compromise the quality of the open space. Advise that a lower car parking ratio and more provision of amenity space could significantly enhance the proposed scheme.
- 3.15 **Buildings /Technical Support (Engineers)** - No Objections. Advise that land ownership may still be with Rochford District Council as originally a play space. Advise also that Public Foul and Surface Water sewers not readily available.
- 3.16 **English Nature** - Do not wish to comment unless protected species are found to be present on the site.
- 3.17 **Woodlands and Environmental Specialist** - Advises that the site has no protected status and has limited wildlife potential. No additional survey work required.
- 3.18 **Head of Housing, Health and Community Care** - No adverse comments to make subject to the standard informative SI16 (Control of nuisances) being added to any consent granted.
- 3.19 Three letters have been received in response to the public notification and which make the following comments and objections:-
- Lack of consultation. Consultation letter does not allow for dialogue.
  - New application seems to be sneaking in through the back door.
  - Many tenants will be unaware of the long term implications of this proposal.
  - Height of proposed building in front of No. 24 Tylney Avenue just under 8 feet from perimeter fence will cause permanent loss of light, air, sky and view. This affects particularly people who can no longer leave their home on a regular basis.
  - Loss of privacy due to the close proximity of the proposed and existing building.
  - Destruction of existing quality of life of residents.
  - The four adjoining bungalows have residents who are elderly and disabled and will, if approved, be living on a building site, giving unacceptable levels of stress and disruption
  - Extent of parking proposed will contribute to pollution.
  - Loss of green space.
  - Close proximity of car parking spaces to footpath/alleyway serving the existing bungalows will cause danger to pedestrians.
  - Lack of amenities could lead to overcrowding and tenure mix problems.
  - The proposal does not reflect the need for provision for more accommodation for the elderly.
  - Congestion problems due to the narrow nature of Tylney Avenue and danger to children playing in the street because of no play space.



- Proposal will destroy the quiet of the cul-de-sac.
- Congestion will cause bad feeling in the local community and long term problems.
- Concern at the siting of the refuse bins and potential for bad smells if the building does not have a roof.
- Concern that the cycle shed will not be locked causing a meeting place and nuisance.

**MATERIAL PLANNING CONSIDERATIONS**

- 3.20 The site is allocated on the Rochford District Local Plan First Review for residential purposes, and the emerging Rochford District Replacement Local Plan.
- 3.21 The site is disused other than for grazing and is secured without any public access. The Council as owner took conscious management decisions to temporarily cease the recreational use of the land in 1994 and to permanently do so in 1996.
- 3.22 The provision of flats reflects the demand for smaller households. The Inspector in reviewing the Second Deposit Draft Local Plan recommended no further changes to Policy HP11. This revised policy is consistent with Policy H16 to the Council's adopted Local Plan (1995).
- 3.23 Policy for flats assesses schemes against criteria concerning the effect of traffic upon amenities of surrounding dwellings, the relationship of storage and communal areas to surrounding dwellings and private garden areas, the compatibility of the proposed scheme with its surroundings and assessment against the Council's supplementary detailed guidance.

**Traffic Considerations**

- 3.24 The proposed layout is grouped around an area of 20 car parking spaces, including circulation and manoeuvring area. The proposal would result in a significant amount of hard surfaced area identified in concerns within the policy and by the County Council's Urban Designer.
- 3.25 Tylney Avenue is dominated by parking problems with cars parked in the street and within front garden areas. The unusual alignment of the road and the relatively narrow carriageway make access difficult at times. It is understood that the previous consultation exercised by the Head of Housing, Health and Community Care identified car parking concerns. The submitted scheme makes provision at 200% in order to overcome concerns for traffic and the need to ensure adequate off street parking is achieved to complement the scheme. It is not considered that parking provision should be reduced. However, it is considered that the final surface treatment of the parking areas should be varied to break up the overall extent. This matter can be the subject of a condition to any approval that might be given and will mitigate to some degree concerns about the visual impact of the extent of the car parking area.





- 3.26 The County Highway Authority expresses concern at the detailed layout of the entrance to the site off the existing turning head. As originally submitted, the proposed layout of this part of the site is unacceptable because no distinctive limit would exist between the adoptable extent of the highway and the absence of a footway. The Highway Authority considers it necessary to improve the turning head and to create a crossing access into the site that will slow vehicles down on entering the development. These concerns can be overcome by way of amended design to this part of the site achieving an improved turning head to the end of Tylney Avenue. This amendment will be likely to result in the loss of two of the neighbourhood parking areas shown to be provided to help improve existing on street parking difficulties. The Highway Authority considers this matter can be addressed through a condition requiring the submission of details prior to the commencement of the development.

### **Storage and Communal Areas**

- 3.27 The submitted layout provides amenity space serving the flats to the rear of the building and backing onto back gardens to houses fronting Rochford Garden Way. This area shows outside drying areas and cycle storage for 10 cycles. The arrangement shown would be conventional and would not conflict with provisions of Council policy for flats.
- 3.28 The amenity space to the two bungalows would be located to the front and side with respect to plot 1 and to the side with respect to plot 2. This arrangement is unusual and would adjoin the parking areas proposed within the layout. The proposed amenity areas to the two bungalows would not adversely affect adjoining dwellings contrary to Council policy.

### **Compatibility of the Proposed Scheme with its Surroundings**

- 3.29 The building proposed for flats would be modest in scale and to an overall height and mass comparable with the semi detached housing that predominates in the locality and, with porch entrance details, would give the appearance of terraced like dwellings. The building would be finished in facing brickwork with brick sills and soldier courses and brick ribbon courses. The windows would be in PVCU with the roof finished in concrete interlocking tiles.
- 3.30 The overall density of the development for the whole site would equate to 58 dwellings per hectare (24 dwellings per acre). The proposed density slightly exceeds the Government advice contained within PPG 3 at 30–50 dwellings per hectare, but is considered acceptable given the drive to make best use of urban land and that it involves smaller household flats and bungalows.



- 3.31 The building proposed for flats would be located between 4.4m–8.8m from the rear boundary of the site. The proposed building would be located 23m from the nearest part of the houses backing onto the site in Rochford Garden Way and between 27m – 30m from the main first floor rear walls to the houses in Rochford Garden Way. The proposed building would be located 15m from those backing onto the site to the side of the proposed building which fronts Percy Cottis Road.
- 3.32 The Essex Design Guide states that a back to back distance of 25m between houses is normally required to safeguard privacy between occupiers and new houses; in positions such as that proposed should be 15m from the existing garden boundaries. It also states that, given the potential problem for upper storey living rooms, the back to back distance should be increased to 35m in the case of flats. The submitted layout shows bedroom windows to all but three of the first floor rear facing windows which serve kitchens and would be short of the Design Guide requirements by between 6.5m – 4.5m. It is considered in this that the arrangement is acceptable subject to the kitchen windows incorporating obscured glazing as part of a condition to any approval that might be given.

### **Detailed Space Standards**

- 3.33 The proposal would provide an amenity area of only 200 square metres as opposed to the 250 square metres required by the detailed guidance. Public open space exists at Doggetts playing fields and informal Public Open Space at Doggetts Chase within 1 km (0.6miles) from the site. It is considered that the availability of these two open spaces overcomes the shortfall in amenity space provision in this application.
- 3.34 The proposal meets the requirements for a minimum side isolation space of 1m or more.
- 3.35 The application does not include any specific landscaping details. This matter can be the subject of a condition to any approval that might be given.
- 3.36 The layout shows provision for both cycle storage and refuse bin storage but no detailed elevations have been submitted. This matter can be the subject of a condition to any approval that might be given.
- 3.37 The proposed bungalows would be provided with amenity areas compliant with the Council's detailed guidance for two bedroomed bungalows.
- 3.38 The design and form of the bungalows is considered acceptable. The close proximity of the rear walls onto the adjoining footpath whilst unusual in layout terms would compare to the position of front walls of similar dwellings in some urban settings. The predominant ridge line would be to a height of 4.5m and the higher ridge of 5.75m would be to gabled features with lowering roof slopes either side. The development will contrast significantly with the existing views and levels of amenity afforded to the group of bungalows at Nos. 18 – 24 Tylney Avenue but the impact would not be so great that permission could justifiably be refused.



**CONCLUSION**

- 3.39 The proposal would redevelop the site to provide a mixed development of two bungalows and eight flats. The development would be of a scale and form that would not conflict with the surrounding locality which essentially comprises semi detached housing and bungalows. The minor shortfalls with the application can be addressed by detailed conditions or the circumstances of the location of the site. The site is allocated for residential purposes in the current development plan and there is no change to this allocation in the emerging Local Plan. The proposal would make best use of this urban land in meeting acknowledged provision for smaller households.

**RECOMMENDATION**

- 3.40 It is proposed that this Committee **RESOLVES** to grant planning permission for the proposed development, subject to the following heads of conditions:-
- 1 SC4 Time limits full – standard
  - 2 SC14 Materials to be used (Externally)
  - 3 SC17 PD Restrictions - Extensions to the bungalows
  - 4 SC20 PD restrictions – Dormers
  - 5 SC23 PD Restricted – Obscure glazing to first floor flats rear kitchen windows
  - 6 SC59 Landscape Design – Details (Full)
  - 7 No works shall commence on the site until the access design between the site and the adopted highway has been submitted to and agreed in writing by the Local Planning Authority in conjunction with the Highway Authority.
  - 8 No development requisite for the erection of any of the buildings hereby approved shall commence before precise details of the surfacing materials to be used in the construction of the access ways, circulation areas and car parking areas have been submitted to and agreed in writing by the Local Planning Authority.
  - 9 Prior to the first occupation of the development hereby approved a 1.8m high close boarded fence shall be provided between the points F1 – F2, F3 - F4 and F4 – F5 and shall thereafter be retained.
  - 10 Prior to the first occupation of the development details shall be submitted for the design and external appearance of the proposed cycle shed and bin store. The development shall be implemented in accordance with such details as may be agreed by the Local Planning Authority.
  - 11 No occupation of any of the units hereby approved until the access way, car parking space and turning areas is provided on site.



## **PLANNING SERVICES COMMITTEE - 26 January 2006 Item 3**

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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:**

Essex and Southend On sea Replacement Structure Plan (2001)  
T8

Rochford District Local Plan First Review (1995)  
H11, H16

Second Deposit Draft Rochford District Replacement Local Plan (2004)  
HP11, LT6

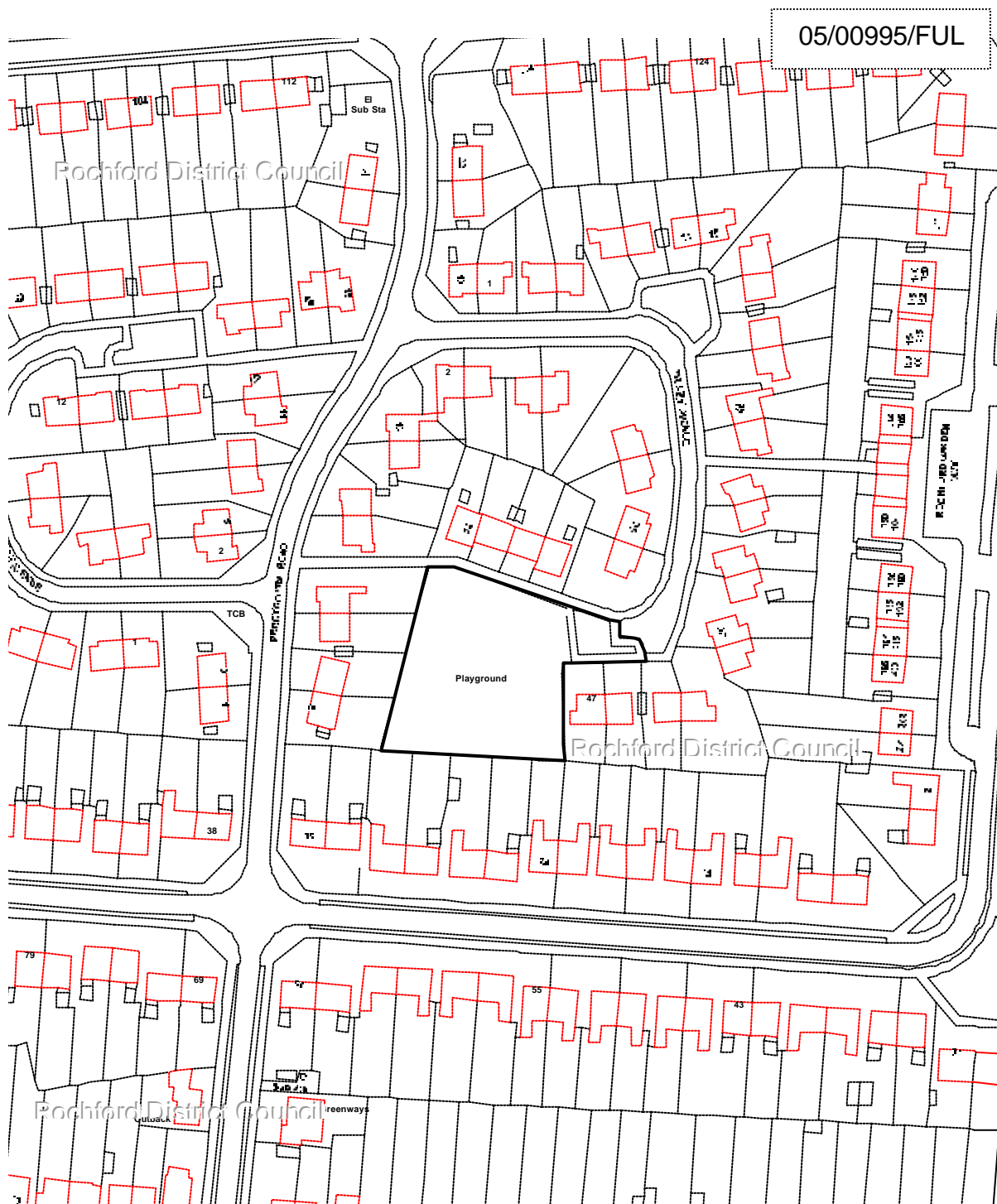


Shaun Scrutton  
Head of Planning Services

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





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## 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.**

