

13/00035/FUL

**LAND BETWEEN MAIN ROAD AND RECTORY ROAD AND
CLEMENTS HALL WAY, HAWKWELL**

**APPLICATION TO VARY CONDITION NO. 4 TO APPLICATION NO.
12/00381/FUL FOR DEVELOPMENT OF 176 DWELLINGS
APPROVED ON 17 DECEMBER 2012.**

FROM EXISTING CONDITION 4 WHICH STATES:-

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) ALL FIRST FLOOR SIDE WINDOWS 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 AND NO ALTERATION IS TO BE MADE TO THAT ARRANGEMENT THEREAFTER. THE EXCEPTION SHALL BE WINDOWS TO THE OUTWARD FACING ELEVATIONS OF DWELLINGS NOT FACING THE ELEVATIONS OF NEIGHBOURING HOUSING TO PLOTS 1, 10, 12, 14, 16, 17, 23, 29, 30, 36, 43, 46, 47, 52, 54, 60, 61, 62, 73, 75, 77, 81, 102, 103, 104, 107, 111, 112, 117, 121, 128, 153, 155, 159, 160, 161, 165, 168, 172 AND 175, WHICH CAN BE CLEAR GLAZED.

TO PROPOSED CONDITION 4 TO STATE: -

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) ALL FIRST FLOOR WINDOWS FACING BACK GARDENS AND ADJOINING DWELLINGS AT PLOTS 8, 10, 12, 19, 25, 37, 53, 57, 59, 65, 70, 110, 111, 114, 115 AND 166, 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 AND NO ALTERATION IS TO BE MADE TO THAT ARRANGEMENT THEREAFTER, UNLESS OTHERWISE AGREED IN WRITING BY THE

LOCAL PLANNING AUTHORITY. ON THE ATTACHED PLAN THESE ARE SHADED IN RED.

AND ADD FURTHER CONDITION 4A TO STATE:-

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) ALL FIRST FLOOR SIDE WINDOWS TO PLOTS 25, 66, 67, 68, 69, 75, 89, 90, 100, 105 AND 174 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 AND NO ALTERATION IS TO BE MADE TO THAT ARRANGEMENT THEREAFTER, UNLESS OTHERWISE AGREED IN WRITING BY THE LOCAL PLANNING AUTHORITY - ON THE ATTACHED PLAN THESE ARE SHADED IN BLUE.

APPLICANT: DAVID WILSON HOMES

ZONING: METROPOLITAN GREEN BELT

PARISH: HAWKWELL

WARD: HAWKWELL WEST

1 PLANNING APPLICATION DETAILS

- 1.1 This application is to 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 site and continuing towards the rear of frontage development to Main Road and behind the made-up section of Thorpe Road. The site is irregular in shape and divided into various parcels of land, formerly in use for horticultural nurseries, commercial uses and grazing.
- 1.2 To the larger eastern part of the site exists a tree nursery and open land in use for grazing. The central part of the site is the subject of a woodland Tree Preservation Order TPO/00021/07 containing hawthorn, field maple, ash and oak.
- 1.3 To the Rectory Road frontage seven individual trees and one group of trees comprising oak, field maple and sycamore situated in the hedgerow to the

existing paddocks and front garden area west of No. 352 Rectory Road are the subject of TPO/24/85. This part of the site also includes a detached dwelling, No. 352 Rectory Road set in large grounds extending the depth of the site.

- 1.4 Planning permission has been granted on 17 December 2012 under application reference 12/00381/FUL for a development of 176 dwellings (175 dwellings net) over the site, including the retention of areas for grazing and the provision of open space between. The site is currently being cleared and prepared for the implementation of the development approved.

The Proposal

- 1.5 The proposal is to replace condition 4 to the permission by two alternative conditions 4 and 4A, as set out in the application description above. The Council can choose to approve or refuse this application or vary the existing condition by a further revised wording or improvement to the condition at issue.
- 1.6 The existing condition 4 to the consent currently requires all first floor side windows to be glazed in obscure glass and fixed shut below 1.7m from first floor finished floor level throughout the site. There are, however, 40 plot exceptions listed by plot number within the condition to which that requirement does not apply and which relate to the outward facing side elevations of those dwellings overlooking public streets and open spaces. This approach reflected concerns raised by the County Council's urban design specialist to allow for natural surveillance of the public realm and in response to the same reservations raised by the applicant prior to final drafting of the decision notice.
- 1.7 The condition is required for the following reason.
- REASON: To enable The Local Planning Authority to retain adequate control over such details, in the interests of privacy between adjoining occupiers.
- 1.8 The applicant is now proposing to replace condition 4 with a new condition 4 and to add an additional condition 4A.
- 1.9 Proposed condition 4 would require for 16 specified plots that windows facing back gardens be obscure glazed and fixed shut below 1.7m in height from the first floor finished floor level. This alternative condition 4 would only relate to plots 10, 12 and 111 of the exceptions identified in the existing condition.
- 1.10 Proposed condition 4A would require first floor side windows to be obscure glazed and for those same windows to be fixed shut below 1.7m in height from the first floor finished floor level. This alternative condition would only relate to plot 75 of the exceptions identified in the existing condition.

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- 1.11 In the application as currently approved, all first floor side windows must be obscure glazed and fixed shut below 1.7m from first floor finished floor level. The existing condition makes 40 exceptions for plots with outward facing side elevations.
- 1.12 It is worth noting also that condition 5 of the permission does not allow for any enlargement of existing windows to the side or rear elevations or the provision of additional windows, doors or openings to those same elevations.
- 1.13 Proposed condition 4A would only require protection for 16 plots and condition 4A a further 11 plots. Because both proposed alternative conditions relate to plot 25, the proposed conditions reduce the number of plots affected to 26. This reduced number does not either relate to all of the same plots currently identified.
- 1.14 The applicant has put forward in their submissions that the existing condition is very broad and general and covering many properties, which in their view do not necessarily need to be included. In the applicant's view the condition should not apply to those plots currently specified.
- 1.15 The submitted plan refers to house type designs by names whereas those to the approved application are identified by a numeric system. The applicant has confirmed that the design of the house types has not changed and that the designs have been given names for sales purposes and to make identification of houses easier.

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 set out below.

- 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 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 refused 10 January 2012. Appeal allowed 30 August 2012 subject to the following condition:-

Condition 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) all first floor side windows 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 and no alteration is to be made to that arrangement thereafter.

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 and to which the current application relates.

2.5 Application No.13/00109/FUL. Demolish existing dwelling and construct single storey pitched roofed part flat roofed sales building and car parking area.

Application pending consideration at the time of writing.

3 CONSULTATIONS AND REPRESENTATIONS

Hawkwell Parish Council

- 3.1 Object to varying condition 4 where it relates to plots 57 and 65-70. These plots overlook "Twin Oaks" (Thorpe Road) house and garden and the condition should therefore remain in place.

4 MATERIAL PLANNING CONSIDERATIONS

- 4.1 The proposed variation to condition 4 affects a single issue regarding the privacy between future occupiers of the development both within the layout and with occupiers to dwellings neighbouring the site. Part (viii) to Policy HP 6 to the saved Rochford District Replacement Local Plan (2006) requires consideration be given to overlooking and privacy.
- 4.2 Pages 69-75 to the Essex Design Guide (2005) provide further guidance with regard to the higher expectation residents can reasonably expect for privacy to the private garden side of the dwelling and the avoidance of overlooking between living room windows and also to private sitting out areas within at

least the first 3m from the rear walls of dwellings. Normally a distance between rear facing habitable rooms of a minimum of 25m may be acceptable in achieving privacy between rear facing windows. Where the backs of houses are at more than 30 degrees to each other this separation may be reduced to 15m from the nearest corner and reduce further in proportion to the increase in angle down to 1m from the plot boundary.

- 4.3 The existing condition 4 requires all first floor side windows to be obscure glazed and for night vents to open only above 1.7m from the internal finished floor level so that reasonable privacy is maintained between future occupiers. Existing condition 4 currently makes forty exceptions to plots with a design and orientation with a side elevation facing open space or the public realm. Apart from these exceptions, all other first floor side facing windows would be obscure glazed.
- 4.4 The applicant has drawn attention to the need to comply with building regulations, issues for future sales arising from the amount of obscure glazing to homes, and the need for natural surveillance of the public realm in design terms.
- 4.5 Proposed condition 4A merely repeats the same requirements as the existing condition but only to eleven plots. Proposed condition 4 is less precise and identifies sixteen plots, which the applicant considers face back gardens and those first floor windows to be obscure glazed and fixed shut below 1.7m from first floor finished floor level. The effect of allowing the proposed variation would be that all other plots, amounting to 150 houses, would have no requirement to obscure glaze the remaining side windows.

Analysis for Proposed Condition 4 (Red on Submitted Plan)

Plot 8

- 4.6 The house approved to plot 8 features a first floor side window to a bathroom but which would overlook rear gardens to plots 20 and 21. Both the existing condition 4 and condition 4 proposed would meet the requirements to maintain privacy between future occupiers.

Plot 10

- 4.7 The house approved to plot 10 is of a design to which a rear projection features a first floor side facing bedroom window that would otherwise look directly across the rear elevation and immediate area behind the adjoining house to plot 11 and within a distance between the window and area of just 9m. Both the existing condition 4 and condition 4 proposed would meet the requirements to maintain privacy between future occupiers.

Plot 12

- 4.8 The house approved to plot 12 is of the same design characteristics to plot 10 and also would closely overlook the area immediately behind the house to plot 11 within 9m. Both the existing condition 4 and condition 4 proposed would meet the requirements to maintain privacy between future occupiers.

Plot 19

- 4.9 The house approved to plot 19 is of a design without first floor windows to either side elevation. The rear elevation windows overlook the gardens to the houses approved to plots 10 and 11 but at a distance between windows of 24m between windows directly opposed and reducing down to 20m to the ground floor rear lounge window to plot 10. The existing condition 4 does not operate for the approved house to plot 19 because there are no side windows approved. Further side windows would require planning permission because of condition 5, which requires consideration of those changes.
- 4.10 The rear windows to plot 19 face back gardens relevant to the scope of proposed condition 4 but in an acceptable relationship and distance safeguarding reasonable privacy between occupiers. Instead, proposed condition 4 would appear to seek to obscure glaze those rear facing windows to the house to plot 19 unreasonably.

Plot 25

- 4.11 The situation for plot 25 is unusual in that the applicant envisages that both proposed conditions 4 and 4A are considered to apply. The house type to plot 25 is an end terraced unit without windows facing the adjoining gardens to plots 28 and 29. Existing condition 5 would bring future provision of first floor windows within control. There are no first floor side windows approved to which proposed condition 4 would apply

Plot 37

- 4.12 The house type to Plot 37 features a first floor toilet window in the side elevation facing the back gardens to the houses approved to plots 34 and 35 and over a distance of 15m. Both the existing condition 4 and proposed condition 4 would achieve the necessary obscure glazing of this window.
- 4.13 To the other side elevation is a landing window which would face the side elevation to the house approved to plot 38. This neighbouring house has no side windows at either ground or first floor level in that opposing elevation. Despite that, oblique views of the garden area to plot 38 would still be possible from this landing window unless obscure glazed. Proposed condition 4 would not require the obscure glazing of this window as it does not directly face the rear garden to plot 38. In this case the existing condition 4 would more adequately maintain privacy.

Plot 53

- 4.14 The house type to plot 53 apart from directly facing the side elevation to the house to plot 52, which has no side windows would, however, directly view the opposing bedroom window to the projection to the house to plot 52 and the immediate area behind the rear elevation of that neighbouring house within a distance of 6m. To the opposite elevation the window would directly view the area immediately behind the house to plot 54 within 11m. The windows requiring obscure glazing are in side elevations facing those back gardens. Both the existing condition 4 and the proposed condition 4 would achieve the necessary privacy between occupiers.

Plot 57

- 4.15 The house type approved to plot 57 features a rear two storey rear projection with a window overlooking within 8m the immediate rear area of the house approved to plot 58. To the opposite side elevation a bedroom and landing window would overlook the side of the existing house neighbouring the site at "Twin Oaks" fronting Thorpe Road. A garage to the side of the house approved to Plot 57 gives a generous side space and possible oblique views to the rear garden and side of this neighbouring house. The scope of the existing condition 4 better achieves the privacy required as the windows might otherwise be argued not to face these back gardens to adjoining houses.

Plot 59

- 4.16 The house type to plot 59 also features a two storey rear projection firstly overlooking within 9m the area behind the house approved to plot 60. On the opposite elevation bedroom and landing windows would be offset in alignment but within 7m distance apart to a bathroom window to the side elevation of the house approved to plot 58. This latter relationship does not directly face the garden area of the houses involved. If the proposed condition 4 were approved, the windows between plots 58 and 59 would be allowed to be clear glazed without safeguarding privacy between these houses.

Plots 65 and 70

- 4.17 The houses approved to these plots do not feature any first floor side windows overlooking the gardens of adjoining plots. Condition 5 would require the submission of any future windows. The proposed Condition 4 would not therefore be applicable to these plots. The existing condition 4 is unaffected by this arrangement.

Plots 110 and 111

- 4.18 The house type to plots 110 and 111 feature two storey rear projections with bedroom and landing windows looking across each of these plots over a distance of 16m but to the respective areas behind both houses at a distance

of 10m. In this case proposed condition 4 would achieve the same privacy as the existing condition 4. However, the house to plot 109 has a first floor bathroom window only 6m from the opposite side bedroom window to plot 110. This window is required to be obscure glazed by the existing condition 4 but the side elevation to Plot 109 does not face a garden and would not fall within the scope of proposed condition 4. If allowed as proposed there would therefore be an increased loss of privacy between these houses.

Plots 114 and 115

- 4.19 The house type to plots 114 and 115 feature two storey rear projections with bedroom and landing windows looking across each of these plots over a distance of 17m but to the respective areas behind both houses at a distance of 10m. In this case proposed condition 4 would achieve the same privacy as the existing condition 4. No side windows feature to the side elevations of the houses approved to Plots 113 and 116 but the houses approved to plots 114 and 115 would both feature those side bedroom windows at first floor, which would be placed some 9m from the areas immediately behind plots 113 and 116 respectfully. The drafting of proposed condition 4 relies upon these windows being considered to face the back gardens of adjacent dwellings and in this case it could be argued that these windows face the neighbouring houses rather than the gardens. The existing condition 4 achieves the privacy required with much more clarity.

Plot 166

- 4.20 The house type approved to plot 166 also features the two storey rear projection with bedroom and landing windows viewing to within 10m the area to the rear elevation of the adjoining dwelling to plot 167.
- 4.21 To the opposite side elevation the approved design feature three bedroom windows 22m from the side elevation and side garden to the house approved to plot 171. That house type has a first floor side window to a bathroom. That plot does not feature in the proposed condition 4 and if allowed could otherwise be clear glazed. The arrangement to plot 171 also has a side garden immediately adjoining Plot 166 and there could be ambiguity that the scope and drafting of proposed condition 4 would not require these windows to be obscure glazed as they could be considered not to face the back garden to plot 171. Existing condition 4 is more precise and would clearly achieve the privacy between occupiers required.

Analysis for Proposed Condition 4A (Blue on Submitted Plan)

- 4.22 Proposed condition 4A is essentially the same as existing condition 4 in that it requires all first floor side windows to be obscure glazed to the same limitations. The chief difference is that it would, if allowed, relate to far fewer plots.

Plot 25

- 4.23 The situation for plot 25 is unusual in that the applicant envisages that both proposed conditions 4 and 4A are considered to apply. The house type to plot 25 is an end terraced unit without windows facing the adjoining gardens to plots 28 and 29. Existing condition 5 would bring future provision of first floor windows within control. There are no first floor side windows approved to which proposed condition 4A would apply.

Plots 66 and 69

- 4.24 The house types approved to plots 66 and 69 feature a first floor side window to a bedroom that would be able to access oblique views of the rear garden area to the adjoining plots 67 and 68. The proposed condition 4A would achieve the privacy required the same as existing condition 4.

Plots 67 and 68

- 4.25 The house types approved to these plots do not feature any first floor side windows. Condition 5 would require the submission of any future windows. The proposed condition 4A would not therefore be applicable to these plots. The existing condition 4 is unaffected by this arrangement.

Plots 75 and 89

- 4.26 The house type approved for plots 75 and 89 feature outward facing first floor windows overlooking the open space within the centre of the development site. The two storey rear projection also includes a side window looking over the garage roof to the neighbouring plots but able to view within a distance of 13m the area immediately behind the houses approved to the adjoining plots 74 and 88 respectively. The proposed condition 4A would require the side windows to be obscure glazed to both side elevations, ignoring the desirability of clear glazing those outward looking windows, which otherwise would view across the open space and enhancing natural surveillance and the general quality of urban design. The existing condition 4 achieves the necessary privacy but would allow the outer facing windows to the side of plot 75 to be obscure glazed. The existing condition could be improved to allow this also for the dwelling to plot 89.

Plot 90

- 4.27 The house type to plot 90 features a side facing landing window a distance of 11.5m from the rear of the house approved to plot 89. A first floor bathroom window would face the front of the adjoining house approved to plot 91 in a skewed alignment over a distance of 6m-10m. The proposed condition 4A would achieve the necessary privacy to this adjoining dwelling but which would equally be achieved by existing condition 4.

Plot 100

- 4.28 The house type approved to plot 100 features first floor bedroom and bathroom windows to the side elevation that almost directly oppose the rear windows to the houses approved to plots 98 and 99 at acute angles over distances of between 15m-20m. Whilst proposed condition 4A would achieve the desired privacy, this is equally achieved by the existing condition 4.

Plot 105

- 4.29 The house type approved to this plot does not feature any first floor side windows. Condition 5 would require the submission of any future windows. The proposed condition 4A would not therefore be applicable to these plots. The existing condition 4 is unaffected by this arrangement.

Plot 174

- 4.30 The house type approved to plot 174 features first floor bedroom and bathroom windows to the side elevation directly opposite the rear windows to the house approved to plot 173 and over a distance of just 16.5m to the area immediately behind the house approved to this neighbouring plot. An oblique angle over a distance of 17m would give views to the immediate rear of the house approved to plot 160. Whilst proposed condition 4A would achieve the desired privacy, this is equally achieved by the existing condition 4.

5 CONCLUSION

- 5.1 It is necessary that reasonable conditions of privacy are safeguarded for both future occupiers within the development and between those future occupiers and occupiers of existing dwellings neighbouring the site. In the previous appeal to application 11/00259/FUL and for a similar development, in allowing the appeal the inspector noted the discussion regarding conditions put forward by the Council and that included the removal of permitted development rights for flank openings to which the inspector concluded that approach was justified.
- 5.2 With regard to the proposed condition 4, there are a number of failings and a reduction in clarity that would, if approved, result in increased overlooking between dwellings and with dwellings neighbouring the site.
- 5.3 With regard to proposed condition 4A this condition merely duplicates the requirement to obscure glaze side windows already addressed in the existing condition 4 but which ignores the outer facing elevations on some plots addressed in the existing condition and would, if allowed, undermine some of the features to achieve natural surveillance of the public realm important to the quality of the development in design terms and the obscure glazing of some windows without good reason.

- 5.4 The existing condition 4 is therefore most suitable to achieve the desired privacy but also provide a desirable overlooking of public areas important to the townscape of the development and general feeling of being safe.
- 5.5 The further examination of the application has revealed that the existing condition 4 can be improved by adding further plots with outward facing side elevations that can be exempted from obscure glazing. These additions are Plots 13, 44, 78, 86, 89, 91, 94, 98, 99, 106, 111, 129, 132, 136, 150, 163, 169, 173 and 176. The inclusion of these additional plots into a revised condition 4R would further enhance the appearance of the development in urban design terms and would go some way to overcoming the applicant's concerns at the amount of obscure glazing throughout the development. If approved, this revised condition would increase the number of plots with less restrictive obscure glazing requirements to 59 within the overall development of 176 dwellings.

6 RECOMMENDATION

- 6.1 It is proposed that the Committee **RESOLVES** not to accept the proposed condition 4 and proposed condition 4A, but to instead **APPROVE A REVISED CONDITION 4R to include additional outward facing elevations to an increased number of plots as follows:-**

4R 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) all first floor side windows 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 and no alteration is to be made to that arrangements thereafter. The exception shall be windows to the outward facing elevations of dwellings not facing the elevations of neighbouring housing to plots 1, 10, 12, 13, 14, 16, 17, 23, 29, 30, 36, 43,44, 46, 47, 52, 54, 60, 61, 62, 73, 75, 77, 78, 81, 86, 89, 91, 94, 98, 99, 102, 103, 104, 106, 107, 111, 112, 117, 121, 128, 129, 132, 136, 150, 153, 155, 159, 160, 161, 163, 165, 168, 169, 172, 173, 175 and 176, which can be clear glazed.



Shaun Scrutton

Head of Planning and Transportation

Relevant Development Plan Policies and Proposals

Rochford District Council Local Development Framework Core Strategy Submission Document (September 2009)

Policy 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.

Policy HP6

Rochford District Council Supplementary Planning Document 2 Housing Design January 2007

Essex Design Guide October 2005

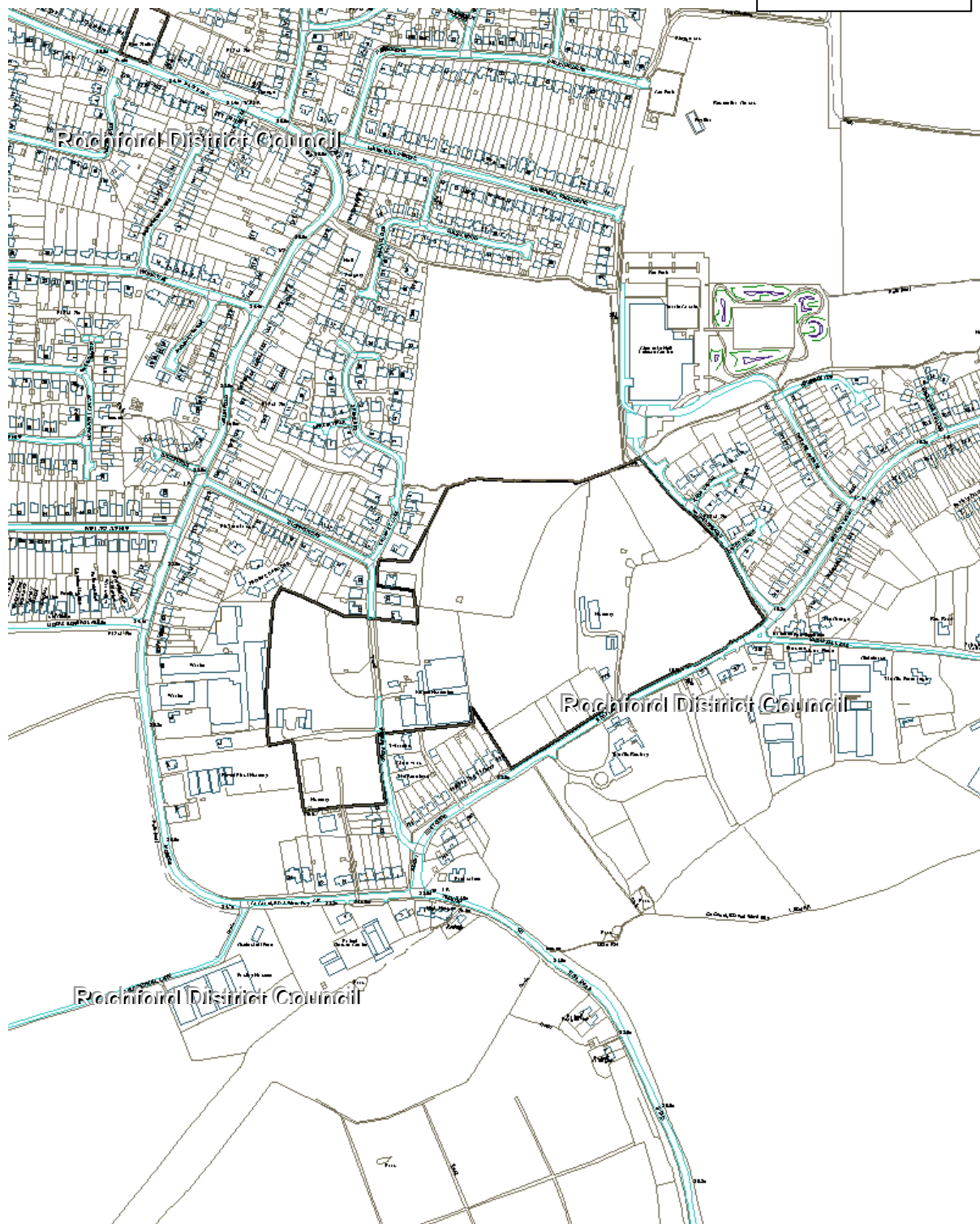
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13/00035/FUL



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