

## **EASEMENT - 2 ANCHOR LANE COTTAGES, CANEWDON**

### **1 SUMMARY**

- 1.1 To consider a request for an easement to enable vehicular access to be gained to the rear of 2 Anchor Lane Cottages order to provide off street parking.

### **2 DETAILS**

- 2.1 The owner of 2 Anchor Lane Cottages, Canewdon, which is a former Council house, is seeking consent to gain access to the rear of the property from the parking area in Rowan Way.
- 2.2 There is currently no off street parking and the Owner 's vehicles are parked on the roadway at the front of the property, in Anchor Lane.
- 2.2 The parking area immediately to the rear of the property is owned by the Council and is presently used by tenants of properties in Rowan Way.
- 2.3 A similar request was previously considered and approved by the Council in 1992 but was not proceeded with at the time.
- 2.4 There is no material difference in the present application. The proposed access will allow the applicant to park his vehicles off the road. One parking space will be lost in Rowan Way but there is adequate space remaining for Council tenants to park in this area.
- 2.5 Five other properties back on to the parking area in Rowan Way but a number of these could not easily accommodate a rear access. Any applications received in respect of these properties would need to be considered on their merits.
- 2.6 The Head of Revenue and Housing Management has no objection to the proposal.

### **3 RESOURCE IMPLICATIONS**

- 3.1 The Applicant will be required to pay the Council's costs and consideration for the grant as determined by the District Valuer. Officer

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time will need to be expended in connection with the preparation and completion of the easement.

**4 LEGAL IMPLICATIONS**

4.1 As above

**5 PARISH IMPLICATIONS**

5.1 Anchor Lane is in the Parish of Canewdon.

**6 RECOMMENDATION**

It is proposed that the Sub-Committee **RECOMMENDS**

That the Head of Legal Services completes a Deed of Grant of Easement with the owner of 2 Anchor Lane Cottages, Canewdon, for the purposes of vehicular access and parking for up to three cars within that property, on such terms as are agreed by the District Valuer and on such other terms and conditions as the Head of Legal Services thinks fit. (HLS)

Albert Bugeja  
Head of Legal Services

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**Background Papers:**

None

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