



Rochford District  
Council

**SCHEDULE OF PLANNING APPLICATIONS TO BE CONSIDERED BY  
PLANNING SERVICES COMMITTEE 29 September 2005**

All planning applications are considered against the background of current Town and Country Planning legislation, rules, orders and circulars, and any development, structure and local 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.

If you require a copy of this document in larger print, please contact the Planning Administration Section on 01702 – 318191.



Ward Members for Committee Items

**ASHINGDON AND CANEWDON**

Cllr Mrs T J Capon

Cllr T G Cutmore

**HAWKWELL WEST**

Cllr J R F Mason

Cllr D G Stansby

**WHITEHOUSE**

Cllr S P Smith

Cllr P F A Webster



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**REFERRED ITEMS**

- |    |   |                 |        |
|----|---|-----------------|--------|
| R1 | 05/00563/COU<br>Change of Use of Existing Warehouse to<br>Manufacturing and Retention of Dust Extraction Unit<br>Auto Plas International Ltd Main Road Hawkwell | Ms Sophie Weiss | PAGE 4 |
| R2 | 05/00527/FUL<br>Single Storey Flat Roofed Rear Extension<br>Broomhills Cricket Ground Stambridge Road<br>Rochford   | Mr Leigh Palmer | PAGE 9 |

**SCHEDULE ITEMS**

- |   |  |                 |         |
|---|--|-----------------|---------|
| 3 | 05/00522/FUL<br>Demolition of Existing Barn and Greenhouses and the<br>Redevelopment into 17 Flats and 4 Cottages with<br>Associated Amenity Space and Car Parking. (Barn<br>Building Re-built to Accommodate 9 Self Contained<br>Flats. Two Storey Building on Eastwood Road<br>Frontage to Accommodate 8 Self Contained Flats.<br>Terrace of 4 Cottages to the Rear of the Site. The<br>Scheme also Includes (Cottage No. 4) to be on land<br>currently the Side Garden of no.19 Nevern Road)<br>Land East Of 154 Eastwood Road Rayleigh | Mr Leigh Palmer | PAGE 13 |
| 4 | 05/00514/FUL<br>Redevelopment of the Site to Provide 7 Detached<br>Two Storey Dwellings, with Access onto Whitehouse<br>Chase<br>154 Eastwood Road Rayleigh  | Mr Leigh Palmer | PAGE 25 |



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**TITLE :** 05/00563/FUL  
CHANGE OF USE OF EXISTING WAREHOUSE TO  
MANUFACTURING AND RETENTION OF DUST  
EXTRACTION UNIT  
AUTO PLAS INTERNATIONAL LTD MAIN ROAD  
HAWKWELL

**APPLICANT :** BENCHMARK DOORS LTD

**ZONING :** EXISTING INDUSTRIAL USE

**PARISH:** HAWKWELL PARISH COUNCIL

**WARD:** HAWKWELL WEST

In accordance with the agreed procedure this item is reported to this meeting for consideration.

This application was included in Weekly List no 794 requiring notification of referrals to the Head of Planning Services by 1.00 pm on 13 September 2005, with any applications being referred to this meeting of the Committee. The item was referred by Cllr D G Stansby.

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

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- 1.1 **Hawkwell Parish Council** No objection provided that no noise, dust, and odour pollution affects the neighbouring properties.

**NOTES**

- 1.2 Permission is sought for the change of use of an existing warehouse unit to manufacturing and the retention of a dust extraction unit.
- 1.3 The existing buildings were consented as warehousing to support the long established industrial uses on the remainder of the site. These are located to the rear of the site adjacent to the site's boundary with the Metropolitan Green Belt. Within the adopted Local Plan the application site specifically and the area used by Auto Plas and Benchmark Doors on the remainder of the site is allocated as an area for industrial use.



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- 1.4 Located between these existing buildings and the physical boundary of the site is a dust extraction unit, at the time of the site visit this was not connected and not therefore operating. It has a steel appearance and height below the ridge of the main building to which it is to be attached.
- 1.5 The applicant has forwarded supplementary information within which they confirm that the manufacturing process is purely the cutting and fixing and the forming of products to produce doors and frames for the building industry. The applicant confirms that the PVC used is similar to that used in the construction of millions of double glazed windows that are produced nationally each year. The PVC is brought to the site in a pellet form and is heated sufficiently to enable the material to be moulded into the required products. The products bought in by the company, specifically plastic and styrenes, are manufactured off site. The applicant reaffirms that within the site there is no production of PVC or styrenes; the main processes involve the cutting, fixing and forming of products. The applicant has confirmed in conversation with the officer that the manufacturing processes involved with the production of the doors will not give rise to harmful pollutants that could result in a loss of residential amenity.
- 1.6 The applicant confirms that the extraction unit is to be sited and of the size proposed in order not to impede the access around and through the site, and at the same time allow for fork lift truck access to remove the dust. The applicant confirms that the site's working hours are:-  
0800 – 1715 Monday to Thursday  
0800 – 1300 Friday  
and no weekend working.
- 1.7 It is considered that as the application buildings are within an area of land identified as/for industrial uses then the change of use of the existing units to manufacturing would be acceptable in principle. In addition, the proposed uses are connected with an expansion/rationalisation of the existing business practices at the site rather than a new independent business and therefore are considered to be appropriate in terms of activity, delivery/dispatch and staff/customer car parking.
- 1.8 The dust extraction equipment is required given the dust created by the cutting and forming of the doors/surrounds. There is no objection to the principle of this equipment, though it is accepted that it is sited on the Green Belt boundary and will be visible through and above the existing hedge line from the Green Belt beyond. However, given the site's allocation within the Local Plan and that it will be viewed against the backdrop of much larger buildings a refusal based upon the loss of amenity through visual impact could not be substantiated.



## PLANNING SERVICES COMMITTEE - 29 September 2005      Item R1 Referred Item

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- 1.9 A planning condition is recommended that requires further details of the housing to be fitted around the motor for the extraction equipment in order to mitigate the noise created.
- 1.10 In conclusion, the application, if consented, would help an existing business expand on an identified industrial site, which will help retain this significant local employer within the district to the benefit of the local economy.
- 1.11 The manufacturing processes involved in the use of the buildings have been carefully examined and will not give rise to a material loss of residential amenity nor would the retention of the dust extraction equipment give rise to any material visual intrusion.
- 1.12 **London Southend Airport:-** No safeguarding objections.
- 1.13 **County Highways Officer:-** No objections.
- 1.14 **County Conservation Officer:-** the nearest listed building lies about 100m NW of the front of the warehouse and I do not consider that it would be affected by the proposals.
- 1.15 **Head of Housing, Health and Community Care:-** No objections, but advises that the applicant be informed that they should contact the Head of Housing, Health and Community Care at the earliest opportunity to discuss the requirements necessary to meet current Pollution Prevention Legislation.
- 1.16 5 letters of objection and a petition signed by the occupiers of 1-5 Thorpe Gardens have been received. These have commented in the main on the following issues:- consultations should have been wider; the use of the buildings and the equipment will give rise to air pollution; the manufacturing processes involved in the construction of these doors is harmful (styrene & carsinogens); prevailing winds will carry dust, dirt, smells and pollution over properties to the NE of the site; the extra comings and goings of large lorries as well as the parking problems in this road is unacceptable - this would be made worse if the development goes ahead; the road is busy enough; the proposal would increase traffic which would affect highway safety; devaluation of property values.



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## PLANNING SERVICES COMMITTEE - 29 September 2005 Item R1 Referred Item

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### APPROVE

- 1 SC4 Time Limits Full - Standard
- 2 The manufacturing use of the buildings hereby permitted shall only be used for uses/activities connected with and in association with the remainder of the application site and shall not become a separate or independent use.
- 3 Within one month from its connection to the building and its operational use commencing, details of an acoustic housing enclosing the motor of the extraction equipment shall be submitted to and approved in writing by the Local Planning Authority. The details shall supply the Council with decibel levels of the equipment operating without any housing and the predicted decibel levels with the housing in place. The housing shall be implemented in full within one month of the Council agreeing to the details as part of this condition.

**INFORMATIVE** The applicant/developer is advised to make contact with the Council's Health and Community Care Section on 01702 318 047 in order to discuss the requirements necessary to meet the current Pollution Prevention Legislation.

### **REASON FOR DECISION**

The proposal is considered not to cause demonstrable harm to any development plan interests, nor harm to any other material planning considerations, such as the character and appearance of the area or residential amenity such as to justify refusing the application.

### **Relevant Development Plan Policies and Proposals:**

EB1, EB2, of the Rochford District Council Local Plan First Review



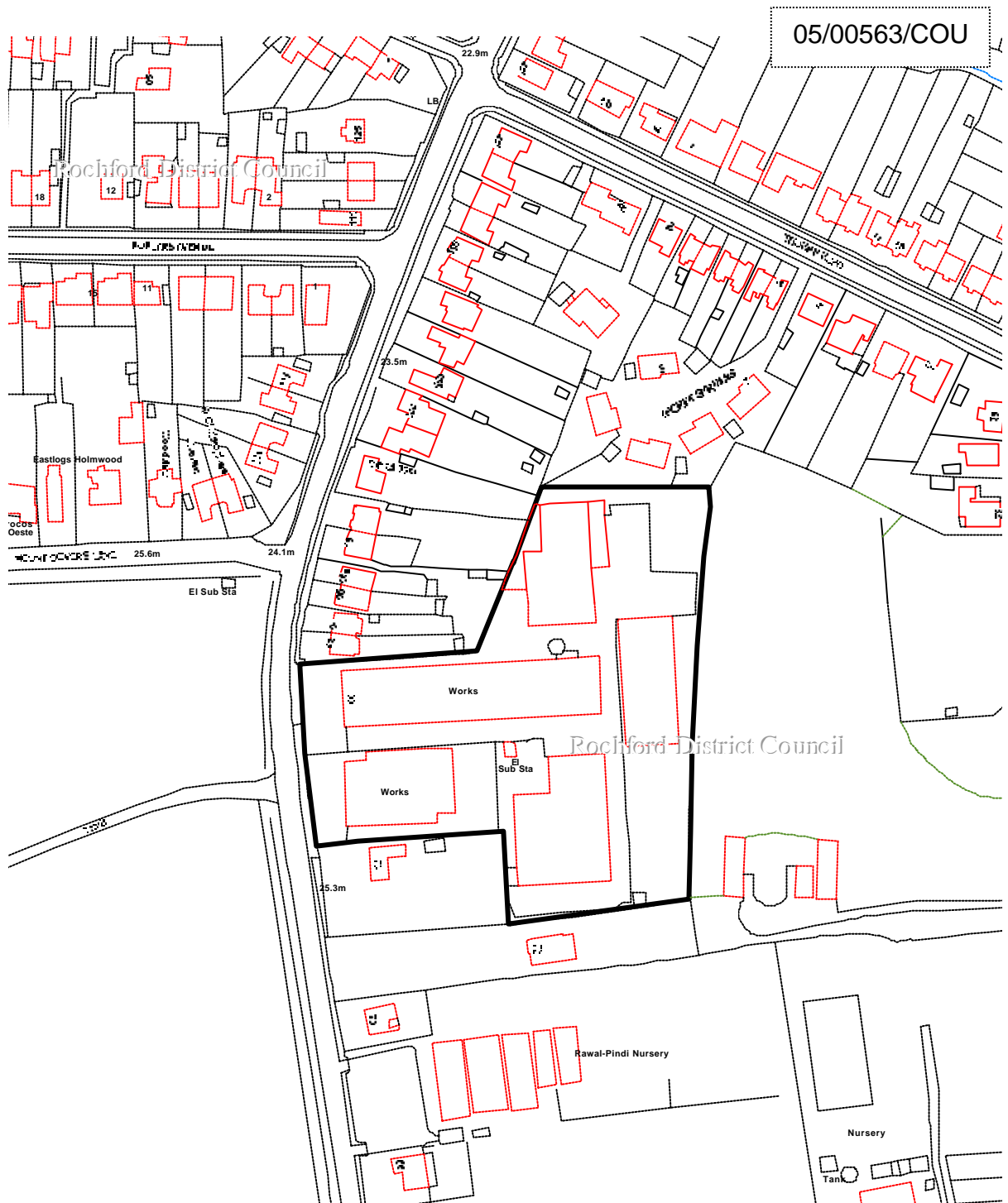
Shaun Scrutton  
Head of Planning Services

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For further information please contact Leigh Palmer on (01702) 546366.



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## **PLANNING SERVICES COMMITTEE - 29 September 2005 Item R2 Referred Item**

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TITLE :                   **05/00527/FUL  
SINGLE STOREY FLAT ROOFED REAR EXTENSION  
BROOMHILLS CRICKET GROUND STAMBRIDGE ROAD  
ROCHFORD**

APPLICANT :           **LITTLE HALL FARMS LTD**

ZONING :               **METROPOLITAN GREEN BELT**

PARISH:               **STAMBRIDGE PARISH COUNCIL**

WARD:                  **ASHINGDON AND CANEWDON**

In accordance with the agreed procedure this item is reported to this meeting for consideration.

This application was included in Weekly List no 793 requiring notification of referrals to the Head of Planning Services by 1.00 pm on Tuesday, 6 September 2005, with any applications being referred to this meeting of the Committee. The item was referred by Cllr P A Capon.

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

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- 2.1 **Stambridge Parish Council** - This is Green Belt and although sports facilities are encouraged, the proposal is excessive and not the minimum required. The extension is for changing rooms and toilet facilities and this area on the plans is much larger than the existing clubhouse, appearing out of proportion.

### NOTES

- 2.2 The applicant seeks approval for a single storey flat roofed rear extension to the existing clubhouse at Broomhills Cricket Ground, Stambridge Road, Stambridge.
- 2.3 The clubhouse is situated to the west of the cricket pitch. The north and west boundary are marked by trees making the properties to the west hardly visible from the site. The Broomhills care home is visible to the south west and river Roach to the south. The site is more open to the east and south making the front of the clubhouse visible.



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- 2.4 The proposal is situated to the rear/west of the clubhouse, and therefore mostly hidden from the open views from the south and east causing minimal visual intrusions to the openness of the Metropolitan Green Belt.
- 2.5 The application intends to demolish the existing detached toilet block to the rear and part of the existing clubhouse to enable this extension. The proposed addition is considered reasonable in size containing facilities expected for a sport related clubhouse, ie, changing rooms, toilets and kitchen.
- 2.6 The proposal is considered to be harmonious in design, style, character and scale with the existing building.
- 2.7 **County Surveyor (Highways):** No objection.
- 2.8 **London Southend Airport:** No safeguarding objections.

**APPROVE**

- 1 SC4 Time Limits Full - Standard
- 2 SC15 Materials to Match (Externally)
- 3 The extension hereby permitted shall be used only for purposes directly associated with or ancillary to the use of the site as a cricket ground.

**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 area or residential amenity such as to justify refusing the application; nor to surrounding occupiers in Mill Lane and Stambridge Road.



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**Relevant Development Plan Policies and Proposals**

GB1, RC7, LT3, of the Rochford District Council Local Plan First Review



Shaun Scrutton  
Head of Planning Services

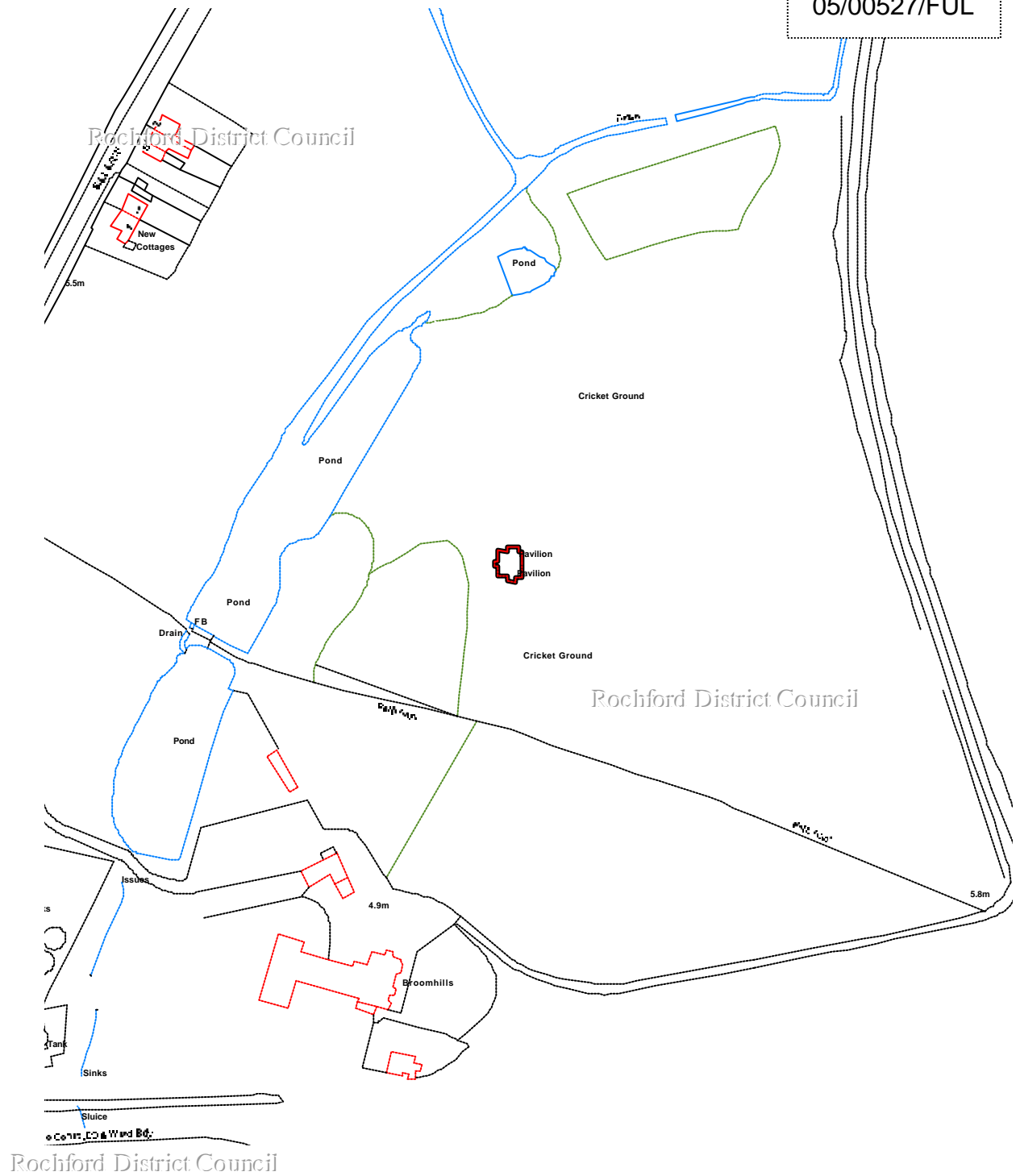
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For further information please contact Sophie Weiss on (01702) 546366.



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05/00527/FUL



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## **PLANNING SERVICES COMMITTEE - 29 September 2005 Item 3**

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**TITLE :** 05/00522/FUL  
DEMOLITION OF EXISTING BARN AND GREENHOUSES  
AND THE REDEVELOPMENT INTO 17 FLATS AND 4  
COTTAGES WITH ASSOCIATED AMENITY SPACE AND CAR  
PARKING. (BARN BUILDING RE-BUILT TO ACCOMMODATE  
9 SELF CONTAINED FLATS. TWO STOREY BUILDING ON  
EASTWOOD ROAD FRONTAGE TO ACCOMMODATE 8  
SELF CONTAINED FLATS. TERRACE OF 4 COTTAGES TO  
THE REAR OF THE SITE. THE SCHEME ALSO INCLUDES  
(COTTAGE NO. 4) TO BE ON LAND CURRENTLY THE SIDE  
GARDEN OF NO.19 NEVERN ROAD)  
LAND EAST OF 154 EASTWOOD ROAD RAYLEIGH

**APPLICANT :** CHURCHGATE HOLDINGS LTD

**ZONING :** RESIDENTIAL

**PARISH:** RAYLEIGH TOWN COUNCIL

**WARD:** WHITEHOUSE

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### **PLANNING APPLICATION DETAILS**

- 3.1 Permission is sought for the demolition of the existing barn and green houses and the redevelopment into 17 flats and 4 cottages (21 units in total) with associated amenity space and car parking.
- 3.2 There are three distinct elements to this application:-
- NEW BARN BUILDING  
BUILDING FACING EASTWOOD ROAD  
TERRACE OF COTTAGES
- BARN BUILDING
- 3.3 Barn building is to be rebuilt to accommodate 9 self contained flats.



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- 3.4 The existing 'Essex Barn' type building runs perpendicular to the main property on the site known as the White House, the new 'barn' type building is to be sited in the same part of the site as the existing and of a very similar appearance and size to the existing barn on the site.
- 3.5 The new barn building will have a maximum depth of 12.5m, a maximum width 32m and an overall height to the top of the ridged roof of 9.3m. The proposed external materials are to be a brick plinth weather boarding to the walls and plain tiles to the roof, this reflects the materials of the existing. This building provides accommodation for nine self contained 2 bedroom flats.
- 3.6 The five ground floor flats have access to private rear gardens in the region of 43 sqm. each, the four first floor flats do not access to any private amenity space. Car parking is to be in a shared car park court opposite this building and provided to a level of 100%.

#### **BUILDING FRONTING EASTWOOD ROAD**

- 3.7 This building is to be sited adjacent to No 168 Eastwood Road, runs parallel with Eastwood Road and respects generally the front and rear building lines of the adjacent property No 168 Eastwood Road, this building proposes a 'H' footprint.
- 3.8 The new building proposes a width of 22.5m, a depth of 13m and an overall height to the top of a ridged roof of 9.8m. The external materials are to be taken from facing brickwork, render, timber cladding to the walls and tiles to the roof.
- 3.9 The new building will accommodate 8 self contained 2 bedroom flats, with two of the flats located within the roof space. These flats have access to communal amenity space in the region of 210sqm. The car parking for this block would be within the car park court to the rear of the building and proved to a level of 100%.

#### **TERRACE OF COTTAGES**

- 3.10 Sited in the south east corner of the application site and adjacent to the rear/side of the existing properties in Nevern Close is proposed a terrace of 4 cottages, these will measure a depth of 6.5m, an overall width of the terrace of 26m and the height to the top of a pitched roof of 7m. These cottages are one and half storey in height with bedroom accommodation within the roof space illuminated by front facing dormer windows. There are no windows within the rear roof slope.
- 3.11 These cottages provide two bedroom accommodation with private gardens that range in size but on average are in the region of 80sqm. The car parking for the cottages is located to the front of the terrace and provided to a level of 100%.



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**CAR PARKING**

- 3.12 The development overall provides car parking to a level of one space per unit with 8 visitor spaces.

**GENERAL AMENITY SPACE**

- 3.13 In addition to the areas of amenity space referred to above, there is one further area of communal open/amenity space that is proposed to be created in and around the existing pond that will be 500sqm in area.

**SUPPORTING INFORMATION**

- 3.14 The application is accompanied by a range of supporting statements:-
- 3.15 A bat survey has been carried out and concluded that the development of this site will not have a detrimental effect on the local bat population.
- 3.16 A structural survey has been submitted that looks at the existing barn at the site and concludes that for structural reasons the existing barn does not lend itself to conversion into residential units, and in its present situation offers little practical use other than workshops or low grade storage.
- 3.17 An archaeological survey of the site has been carried out in connection/association with the County Council and has concluded that, despite the archaeological potential of the site, given the location of the development site within the historic settlement of Rayleigh, archaeological remains were sparse and relatively recent in date.
- 3.18 A preliminary environmental statement has also been supplied and it has concluded that a soft landscape scheme that combines the retention of key existing features with imaginative planting could transform the site into an area that not only benefits its residents, but one in which historic links are retained and opportunities for wildlife created. The report sees the retention of the significant trees and also the retention and enhancement of the existing pond area as positives to be drawn from the proposal.

**RELEVANT PLANNING HISTORY**

- 3.19 04/01033/OUT Redevelopment to comprise of 21 no. apartments and 3 no. cottages. Application was withdrawn prior to any formal recommendation being taken on the application.



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- 3.20 05/00012/FUL Demolish Existing Glasshouse and Barns and The Redevelopment of the Site to Provide One Terrace of Three x 2-Bed Properties (One and Half Storeys) and 21 Self Contained Flats Within a Terrace with a 'U' Shaped Footprint. The Proposed Flats Comprise 15 x 2 Bed and 6 x 1 Bed (2 Storey Plus Accommodation Within Roof Space) . Access Off Eastwood Road and Parking for 25 Vehicles. Application Refused - 6 April 2005.
- 3.21 The application was refused for two reasons; one relating to the access and parking issues and the other relating to the size scale of the development would have resulted in an intrusive and unneighbourly development.
- 3.22 05/00016/LBC Internal and External Alterations to Facilitate the Conversion of an Existing Outbuilding into One Self Contained 2 - Bed Property Grant Listed Building Consent 02.03.2005.
- 3.23 The Whitehouse 05/00228/LBC Works Requiring Listed Building Consent. Modified Cellar. Internal Alterations. Replacement Windows and Doors. New Roof and Replacement Timber Work Where Necessary. Demolition of Modern Conservatories. Grant Listed Building Consent 27 May 2005.

### **CONSULTATIONS AND REPRESENTATIONS**

- 3.24 **Council's Woodlands Officer:-** Acknowledges that there are a number of important townscape trees on the site. These should be retained and protected during the construction period and trees that are removed should be replaced with appropriate species and be focused around the pond area, the hedges to be planted should be native deciduous type. In addition, they suggest that an ecological survey of the site should be undertaken.
- 3.25 **County Urban Designer:-** Concerned over a number of aspects of the proposals:-
- 3.26 Block A has a very deep span, produces a wide flank gable which is disproportionate and overscaled, the front and rear projections are also too wide, the flat roofed area linking the elements of the blocks is incongruous and inappropriate, other comments relating to the specific detailing of the block, and concludes that the building should be significantly reduced in depth to achieve a built form that will be compatible with the other blocks and existing development and that the elevations are simplified and have few projections.
- 3.27 High quality ground surface is used for the car parking area and the car park area could be softened by some planting.



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- 3.28 Block B (the replacement barn building) The fenced walled garden areas will have an impact on the setting of the listed building. The redevelopment of the site should be seen as an opportunity to enhance the setting of the White House. Recommends that open communal space would be more appropriate. In respect of the elevations to Block B the rear gables are too wide and the fenestration pattern unbalanced. Omitting the gables on this elevation would overcome the problem and improve the appearance of the block.
- 3.29 **County Highways Officer:-** Recommends that the application be refused for the following reason:- The scheme appears to have included land that is designated as highway. In addition, the visibility to the west of the site is severely restricted by the cart lodge, being some 15m as against the recommended distance for a 30 MPH speed limit of 90m, at a set back distance of 2.4m.
- 3.30 Officer comments - The land ownership issue has been resolved and the County Urban Designer is very keen that the 'cart lodge' is retained within any future development as it is viewed as an important historic building that adds to the local townscape and character of the area.
- 3.31 **Rayleigh Civic Society:-** Taking note of the reasons for refusal of 05/00012/FUL, we consider that the re-design of the layout for these flats and cottages offers little in the way of improvement. We are concerned about the street scene (Eastwood Road frontage) because of the domination of the flank wall of the Block B flats and its effect on the Grade II farmhouse. The style of the frontage of the Block A flats (east end of the site) is not really in keeping with the dwellings in this part of Eastwood Road.
- 3.32 We are surprised that a Mansard roof style has been chosen for the cottages. This type of roof is acceptable for larger properties but used on small roof spans such as these cottages gives a heavy and overbearing appearance.
- 3.33 We query whether the four parking spaces are in the right place; they appear to be in front of the cottages 1 & 2.
- 3.34 We urge better landscaping; the main car parking area at present is not in keeping with what we hoped was going to be a prestigious development set around a listed building.
- 3.35 **The Environment Agency:-** Advises that the developer looks at a sustainable drainage scheme, and also to be aware of water pollution.
- 3.36 **Essex Police Architectural Liaison Officer:-** No objection to this development, but requests that Cottage No 1 has a gable end window at first floor level included to add natural surveillance over the parking area. The Essex Design Guide and Safer Places (ODPM) support this design. The developer should consider 'secured by design' certification.



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- 3.37 **Essex Archaeological Officer** :- As with application 05/00514, no comments to make on the present knowledge.
- 3.38 **English Nature**:- An ecological survey should be undertaken in order to ascertain the presence or otherwise of protected species on the site and, if present, the appropriate mitigation should be put in place.
- 3.39 **Engineers**:- No objections to the proposal, but comment that sustainable surface water drainage to be provided and petrol interceptors to be used on the car parking areas.
- 3.40 **Rayleigh Town Council**:- No objection.
- 3.41 **County Tree Officer**:- No objections, but requests that conditions are imposed that would prevent damage to the roots, etc, of the preserved trees during the construction period.
- 3.42 **Head of Housing, Health and Community Care**:- No objection, subject to the imposition of Standard Informative SI16 ( Control of Nuisances) upon any decision to approve.
- 3.43 **County Schools Officer**:- Requests that the developer makes a financial contribution of £51,272 towards the provision 4 secondary school places.
- 3.44 8 Letters of objection have been received from the occupiers of nearby properties who in the main have commented on the following issues:-
- Led to believe that the barns are listed and the whole site has considerable historic value
  - Not in keeping
  - Scheme previously refused
  - Access and car parking problems
  - Extra residents will further stretch local services
  - Overlooking, loss of privacy
  - Possible access problems on shared drive 19/21 Nevern Road
  - Loss of light
  - Extra traffic, traffic congestion in the surrounding streets.
  - Plant and machinery accessing the site may affect/damage Whitehouse Chase and also the footpaths
  - Flats are not required in such a pleasant area, neither is the squashing in of the cottages
  - Over development of the site



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**MATERIAL PLANNING CONSIDERATIONS**

- 3.45 **PRINCIPLE:-** The application site is located within the residential part of Rayleigh and as such the redevelopment of the site to provide residential accommodation would be in accordance with Government advice and also the Development Plan that seeks to maximise the development potential on suitable sites, as this would make the best use of developable land at the same time as assisting in relieving the pressure for residential development within the District's Green Belt.
- 3.46 The structural report that accompanies the application has been noted and it is considered that the design principles of trying to recreate the 'Essex Barn' type building adjacent to the White House are also acceptable in principle.
- 3.47 There are no objections in principle to the provision of flatted accommodation or terraced accommodation of this scale, on this site and in this location.
- 3.48 **ACCESS/CAR PARKING:-** The scheme proposes to utilise the existing access onto Eastwood Road that served the previous nursery use. This access is to be modified to comply as much as possible with the requirements of the County Highways Officer; his concern as to lack of visibility is balanced against the desire in townscape and heritage terms for the retention of the existing cart lodge that is located to the west of this access and runs parallel to Eastwood Road. There are no engineering problems with the access road or the car park arrangement.
- 3.49 There has been concern raised by local residents over the increase in traffic as a result of this development and how this would make an already overly congested area more grid-locked/congested. The County Highways Officer has been consulted on this submission and has no concerns that the vehicle movements connected with this development could readily be absorbed within the capacity of the existing highway network and therefore a refusal based on this issue could not be substantiated.
- 3.50 The scheme proposes one space per unit with eight visitor spaces; this is in excess of the Local Plan standard and is considered to be acceptable.
- 3.51 **DESIGN AND APPEARANCE:-** It is considered that the design elements of the proposal, specifically a barn type building to replace the existing barn in this position, development fronting onto Eastwood Road and a terrace of cottages to the rear of the site are well founded and reflect the site's characteristics and the design of neighbouring plots/properties.
- 3.52 The appearance of the Block B closest to the Whitehouse aims to reflect and recreate the 'farmstead' appearance of this part of the site. It is accepted that this new barn building would have more openings and more glazing than the building it replaces. This reflects its residential use rather than its previous agricultural use but does not detract from the architectural integrity of appearance of this building.



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- 3.53 The appearance and siting of Block A has been redesigned since the scheme was initially received. This redesign follows closely the suggested improvements by the County Urban Designer. This block is two and half storey in height and with the projecting gables and dormer windows and fenestration patterns that is domestic in scale.
- 3.54 The appearance of Block C has been designed to reflect its location to the rear of the plot and close to the existing bungalows in Nevern Close. The appearance is one of intimate cottage style properties with repetitious architectural features including chimneys, porches and front facing gabled dormer windows.

#### RELATIONSHIP TO THE MAIN LISTED BUILDING

- 3.55 At pre application stage and also following the previous refusals issued for the proposed redevelopment of this part of the site it has always been a priority to ensure that the integrity and setting of the main listed building on the site, namely the Whitehouse, is not compromised or affected in any significant way.
- 3.56 From this principle the retention of the farmstead feel to the front of the Whitehouse should be integral to any redevelopment. The recreation of the barn style building on the same footprint and of a similar scale to that which it replaces is considered to present an acceptable relationship to the main listed building. The County Urban Designer has commented that the development of this block would be better without private rear gardens and without the fencing/boundary divisions to the rear. Whilst in purist terms this may be a suitable solution, it should be balanced against an existing rear boundary fence between the site and the front garden to the front of the Whitehouse and the desire for the occupiers of the new properties to have defensible space. In addition, there have not been any adverse comments received in relation to this issue from the County Conservation Officer. A planning condition is recommended to require further information regarding the boundary treatment across the site.

#### RESIDENTIAL IMPACT

- 3.57 Block A:- Due to the siting of this block, in that it maintains generally the front and rear building line of the adjacent property No 168 Eastwood Road, and is of a scale/mass and bulk that reflects other properties in the street, there should not be any material loss of residential amenity.
- 3.58 Block B:- It is fair to comment that the relationship and the relative positions of the barn to the Whitehouse follows the historic precedent set by the existing barn building in its location and the desire to replicate it, and as such any adverse impacts that may result from this unusual relationship should be balanced against the desire for the maintenance of and setting of the Whitehouse.



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- 3.59 The residential use of this building would give rise to direct overlooking to the front of the Whitehouse from habitable rooms within the rear elevation of this building. Given that the overlooking is of the front garden and the public space of the Whitehouse, which itself maintains a significant private rear garden a refusal based on the residential impact upon the future occupiers of the Whitehouse could not be substantiated. The views from the upper floor of the Whitehouse would afford views over and into the rear of this barn building. As commented above, given the special nature of the development in this part of the site, the overlooking from the upper floors of the Whitehouse is acceptable in order to obtain the required satisfactory form of development.

- 3.60 Block C:- Given the size, scale, distance to the boundaries of the plot and the relationship to existing and proposed properties, as well as no first floor windows, it is considered that there should not be any material loss of residential amenity.

**AMENITY SPACE:-**

- 3.61 The amenity space provided both in the private and communal form is in excess of the Local Plan standards.

**AFFORDABLE HOUSING:-**

- 3.62 Whilst the size of the application site is not large enough, nor is the unit number high enough for the Council's affordable housing policy to be applicable, it is, however, considered that, given application reference 05/00514/FUL proposes a further 7 units and that both schemes are likely to be built at the same time, it would not be unreasonable for the Council to seek an affordable housing contribution.

- 3.63 To this end the applicant has offered a unilateral undertaking to offer two of the units within this scheme at 10% below market value. This aspect is still being pursued with the applicant with a view to achieving a percentage of affordable housing.

**EDUCATIONAL CONTRIBUTION:-**

- 3.64 The applicant has agreed to make the financial contribution towards the provision of 4 secondary school places. This is combined in connection with application 05/00514/OUT.

**CONCLUSION**

- 3.65 The redevelopment of the site for residential purposes would accord with Government advice and development plan policies (car parking and amenity space).

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- 3.66 The siting and the design and appearance of the proposed buildings would not give rise to a material loss of residential amenity nor would it result in any material visual intrusion into the existing pattern of development. In addition, the improvements to Block A, following the comments from the County Urban Designer, would result in a positive improvement to the site's frontage onto Eastwood.
- 3.67 The retention and enhancement of the existing pond at the site would also be an ecological enhancement to this part of the site.

### **RECOMMENDATION**

- 3.68 It is recommended, subject to the Head of Planning Services being satisfied by the resolution of the affordable housing issue, that a Legal Agreement requiring, once development commences, a financial contribution proportionate to this development to a maximum of £51,272 (combined with the following application) towards the provision of 4 secondary school places, that planning permission be granted, subject to including the following heads of conditions:-
- 1 SC4 Time Limits
  - 2 SC14 Materials to be supplied
  - 3 SC59 Landscaping
  - 4 SC80 Parking
  - 5 No development requisite for the erection of residential units shall commence before plans and particulars showing precise details of a satisfactory means of surface water drainage of the site have been submitted to and approved in writing by the Local Planning Authority. Any scheme submitted shall incorporate 'sustainable drainage' techniques. Any scheme of drainage details, as may be agreed in writing by the Local Planning Authority, shall be implemented commensurate with the development hereby permitted and made available for use upon completion of the development.
  - 6 SC91 Foul water drainage
  - 7 SC60A Tree protection
  - 8 SC55 Hedgerow to be retained
  - 9 No extensions/adaptions/alterations including roof alterations (dormer windows) and also new openings (doors and windows) shall be inserted/attached to any elevation of Blocks A, B and the terrace of cottages hereby approved unless previously agreed in writing by the Local Planning Authority.
  - 10 Notwithstanding the details shown on the plans hereby approved and notwithstanding the provisions of Article 3, Schedule 2, Part 2 Class A, and Part 1 Class E there shall be no fences, boundary treatment or other means of enclosures, or incidental outbuildings be erected or retained anywhere on the site unless previously agreed in writing by the Local Planning Authority.



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**REASON FOR DECISION**

The proposal is considered not to cause significant demonstrable harm to any development plan interests nor harm to any other material planning consideration, including residential amenity, character of the area and impact upon the sites listed/historic buildings.

**Relevant Development Plan policies and proposals:**

Essex and Southend-on-Sea Structure plan:

POLICY CS1	Achieving Sustainable Urban Regeneration
POLICY BE1	Urban Intensification
POLICY H1	Distribution of Housing Provision
POLICY H2	Housing Development - The Sequential Approach
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Rochford District Local Plan:- Adopted 1995

POLICY H1	Housing Numbers
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POLICY H11	Housing Development – Design and Layout
POLICY H20	Backland Development

Rochford District Local Plan Second Deposit Draft 2005.

POLICY HP3	Density of Development
POLICY HP6	Design and Layout
POLICY H12	Flatted Development
POLICY H18	Safeguarding Amenities



Shaun Scrutton  
Head of Planning Services

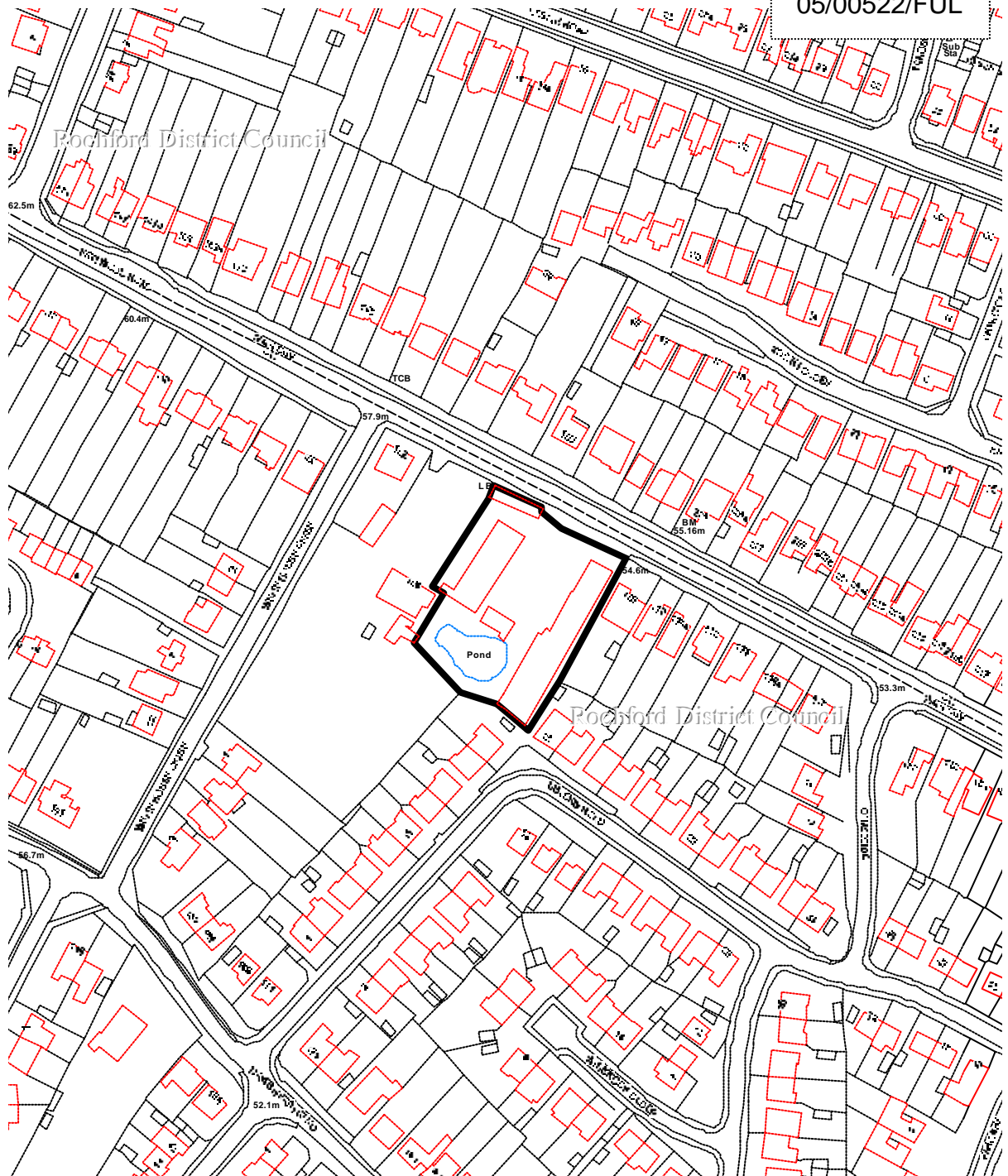
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For further information please contact Leigh Palmer on (01702) 546366.



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05/00522/FUL



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**TITLE :**                    **05/00514/FUL**  
**REDEVELOPMENT OF THE SITE TO PROVIDE 7 DETACHED**  
**TWO STOREY DWELLINGS, WITH ACCESS ONTO**  
**WHITEHOUSE CHASE**  
**154 EASTWOOD ROAD RAYLEIGH**

**APPLICANT :**            **CHURCHGATE HOLDINGS LTD**

**ZONING :**                **RESIDENTIAL**

**PARISH:**                **RAYLEIGH TOWN COUNCIL**

**WARD:**                  **WHITEHOUSE**

**PLANNING APPLICATION DETAILS**

- 4.1    Permission is sought for the erection of seven two storey 4 bedroom detached properties. The scheme proposes three units fronting Whitehouse Chase and a new access road off Whitehouse Chase to the rear of the plot that provides access to a further four units.
- 4.2    The properties fronting Whitehouse Chase propose three car parking spaces (including one integral garage) per unit and private rear amenity space in excess of 100sqm. These units have repetitious architectural features including projecting front gables, bay windows and rear conservatories.
- 4.3    The properties to the rear that are to be accessed from the new access road propose similar architectural features to those used on the frontage units. These units have a less regular setting out and are clustered around the turning head of the access road to create the feeling of a mews court with shared footpath and carriageway. Each of these units has off street parking for three vehicles and rear private amenity space in excess of 100sqm.
- 4.4    The dwellings in this part of the plot are all two storey and are sited so as to present flank elevations onto the properties/plots to the east in Nevern Road.
- 4.5    The application is accompanied by supporting information:-



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- 4.6 An archaeological survey of the site has been carried out in connection/association with Essex County Council and it has concluded that despite the archaeological potential of the site, given the location of the development site within the historic settlement of Rayleigh, archaeological remains were sparse and relatively recent in date.
- 4.7 A preliminary environmental statement has also been supplied and it has concluded that a soft landscape scheme that combines the retention of key existing features with imaginative planting could transform the site into an area that not only benefits its residents, but one in which historic links are retained and opportunities for wildlife created. The report sees the retention of the significant trees and also the retention and enhancement of the existing pond area as positives to be drawn from the proposal.

### **RELEVANT PLANNING HISTORY**

- 4.8 04/01033/OUT Redevelopment to Comprise of 21 no. Apartments and 3 no. Cottages. Application was withdrawn prior to any formal recommendation being taken on the application.
- 4.9 05/00012/FUL Demolish Existing Glasshouse and Barns and The Redevelopment of the Site to Provide One Terrace of Three x 2-Bed Properties (One and Half Storeys) and 21 Self Contained Flats Within a Terrace with a 'U' Shaped Footprint. The Proposed Flats Comprise 15 x 2 Bed and 6 x 1 Bed (2 Storey Plus Accommodation Within Roof Space) . Access Off Eastwood Road and Parking for 25 Vehicles. Application Refused 6 April 2005.
- 4.10 The application was refused for two reasons: one relating to the access and parking issues and the other relating to the size and scale of the development would have resulted in an intrusive and unneighbourly development.
- 4.11 05/00016/LBC Internal and External Alterations to Facilitate the Conversion of an Existing Outbuilding into One Self Contained 2-Bed Property Grant Listed Building Consent 02.03.2005.
- 4.12 The Whitehouse 05/00228/LBC Works Requiring Listed Building Consent. Modified Cellar. Internal Alterations. Replacement Windows and Doors. New Roof and Replacement Timber Work Where Necessary. Demolition of Modern Conservatories. Grant Listed Building Consent 27 May 2005.

### **CONSULTATIONS AND REPRESENTATIONS**

- 4.13 **Essex Police Architectural Liaison Officer:-** No objections to the development, requests that the development is subject to 'Secured by Design' principles.



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- 4.14 **County Highways Officer:-** Recommends that the development should be refused as the garages to plots 1, 2 and 3 are too close to the highway. Lack of vision splays.
- 4.15 **Environment Agency:-** Recommend that the development should incorporate suitable drainage systems and also advises on the pollution of the existing water courses.
- 4.16 **Rayleigh Civic Society:-** the appearance of the three dwellings that front White House Chase are too obtrusive as they form a somewhat overpowering presence in the street scene.
- 4.17 **Essex County Council Archaeological officer:-** The records show that the proposed development lies within an area known to contain Roman deposits. An archaeological evaluation by trial trenches has been undertaken across the site and found no evidence of surviving important archaeological deposits. Therefore on our present knowledge no archaeological recommendations are being made on this application.
- 4.18 **Engineers:-** No objections
- 4.19 **English Nature:-** The development will not affect a SSSI. However an ecological survey should be undertaken in order to ascertain the presence or otherwise of protected species at the site. If protected species are found, appropriate mitigation should be put in place.
- 4.20 **Essex County Council Schools Service:-** request an educational contribution of £51,272 towards the provision of 4 secondary school places.
- 4.21 **Head of Housing, Health and Community Care:-** Recommends that the standard informative Si16 (Control of Nuisances) be attached to any consent.
- 4.22 **Woodlands & Environmental Officer:-** Requests that an ecological survey of the site be undertaken.
- 4.23 **Rayleigh Town Council:-** No objections
- 4.24 **County Tree Officer:-** No objections, subject to the imposition of conditions to ensure the protection of the tree roots, etc, during the construction times.
- 4.25 **County Conservation Officer:-** expresses concern about the effect some of these new dwellings would have on the listed building. The new buildings to the south and west of the listed building, and particularly that on plot 7 would crowd the rear of the listed building and have a detrimental impact on its setting and appearance because of the proximity, size and unsympathetic appearance.



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- 4.26 **County Urban Designer:-** Scheme unacceptable, most of the detached units have much deeper plan form than the adjacent properties and have large span roofs uncharacteristic of traditional Essex buildings. On the frontage to Whitehouse Chase the units are only 1.6m apart and should have a greater degree of separation. In addition, the integral garages will be a dominant feature in the elevations and the car parking spaces in front are of insufficient depth; a minimum depth of 6m is required in front of garage doors unless a car parking space is provided alongside the garage.
- 4.27 The arrangement of the units to the rear creates a large area of vehicle dominated frontage with little scope for greening the frontages. The units are so large and in such close proximity they will compete against each other and the site will appear overdeveloped.
- 4.28 3 letters of objection have been received which in the main have commented on the following issues:-
- Over development
  - Character of the area (listed Building) would be lost
  - Loss of privacy
  - Disruption to home life
  - Breaches the building line and overshadowing
  - Loss of light
  - Access road is unacceptable
  - Traffic in the area has worsened
  - Insufficient off street car parking
  - Aged infrastructure in Whitehouse Chase, this development may make it worse.
  - Lack of street lighting
  - Lack of local services
  - Whitehouse Chase is used as a 'rat run'
  - Redevelopment of the site has previously been refused for being out of scale and character with the area.
  - The boundary and incidental works to No 19 Nevern Close should be carried out prior to work commencing on the redevelopment of the site
  - There shall be no use of Nevern Road for construction access/traffic
  - Localised flooding
  - Hedges between the site and Nevern Close should be retained
  - No further windows/doors shall be inserted as this may increase the overlooking



**MATERIAL PLANNING CONSIDERATIONS****PRINCIPLE:-**

- 4.29 There is no objection to the principle of the residential development of this part of the site as it accords with Government advice, as well as development plan policies, that aim to steer development to sustainable locations as well as seeking to maximise their development potential.

**CAR PARKING AND ACCESS:-**

- 4.30 There are seven detached units within this scheme, all of them are proposed to have three off street car parking spaces. This is in excess of the Local Plan Standards.
- 4.31 There are no engineering problems with the siting, layout or size of the proposed access road.
- 4.32 The County Highways Officers have been consulted and they have made no comment in terms of local highway capacity/congestion.
- 4.33 Given the above, it is considered that a refusal based on the lack of off street car parking, poor detailing to the access road and / or that the development would adversely affect the traffic flow and therefore add to localised congestion could not be substantiated.

**APPEARANCE OF THE DWELLINGS:-**

- 4.34 The development concept for this part of the site as highlighted in the planning statement that supports the application is one of ensuring that the development is of a scale, design and external appearance that is reflective of the existing building and architectural styles of the properties in White House Chase. As a consequence the proposed buildings are two storey detached dwellings, incorporating projecting gable features, mock Tudor boarding, bay windows and a palette of materials including facing brickwork, render and tiles to the roof.
- 4.35 It is considered that the design and appearance of the buildings, and especially those that command a high public presence onto White House Chase are acceptable and appropriate to the site and its setting. As such a refusal based on the principle of size scale, design and appearance of the proposed dwellings could not be justified.



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**RESIDENTIAL AMENITY:-**

- 4.36 Given that plots 1-3 reflect generally the front and rear building lines of the neighbouring properties in White House Chase and also that they are orientated to face the street there should not be any material loss of residential amenity. The rear of these plots will overlook the property and garden of plot 4; it is considered that, given the depth of the gardens to these plots (1-3) are in excess of 10m, there is sufficient separation to mitigate loss of amenity to an acceptable level.
- 4.37 The existing properties in Nevern Road are predominantly semi detached bungalows on similar depth plots. The proposed dwellings on 5 & 6 are the closest to these existing properties. These proposed dwellings are oriented so that their flank walls face directly to the plots/properties in Nevern Road. There are no windows sited within these flank walls and as such there should not be any material loss of residential amenity through direct overlooking.
- 4.38 It is accepted that the proposed properties on plots 5 & 6 are to be two storey dwelling houses. It is considered that the separation provided by the rear gardens of the properties in Nevern Road are sufficient in order not to result in an overbearing relationship.
- 4.39 LISTED BUILDING:- The Whitehouse is the main listed building on the site and is currently undergoing refurbishment to create a single family dwelling house. This property retains its significant front garden and with the new barn building proposed under application 05/00522/FUL it will retain its visual presence and grandeur onto Eastwood Road. The property also commands views from White House Chase. These are considered to be of less importance than the front of the building. Notwithstanding this, it remains important that a building of this grandeur retains a suitable setting. To this end a rear garden has been established of a depth of 27m and an area in the region of 900sqm. This extent of garden is considered to be sufficient in order to retain the views from White House Chase and also to retain the building's setting.
- 4.40 Having established plot to the Whitehouse sufficient to retain its suitable setting it is important that the development to the rear should not significantly compromise this listed building or its setting. Of the seven units proposed within the scheme it is only Plot No 7 that has any impact upon the main listed building. The County Conservation Officer comments that plot 7 would crowd the rear of the listed building and have a detrimental impact on its setting and appearance because of the proximity, size and unsympathetic appearance.
- 4.41 It is considered that, given the distances involved, 17m back to back and that there are no residential amenity issues, a refusal based on the impact upon the listed building may be difficult to substantiate when the scheme is acceptable in all other respects.



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**CONTRIBUTIONS:-**

- 4.42 Combined in connection with application 05/00522/FUL the applicant is content to make a contribution towards the provision of 4 secondary school places.

**AFFORDABLE HOUSING:-**

- 4.43 Whilst the size of the application site is not large enough, nor is the unit number high enough for the Council's affordable housing policy to be applicable, it is, however, considered that given application reference 05/00522/FUL proposes a further 21 units and that both schemes are likely to be built at the same time it would not be unreasonable for the Council to seek an affordable housing contribution.
- 4.44 To this end the applicant has offered a unilateral undertaking to offer two of the units within this scheme at 10% below market value. This aspect is still being explored with the developer.

**CONCLUSION**

- 4.45 The scheme complies with Government advice and Local Plan policies. Overall it has an acceptable visual presence onto White House Chase and does not result in a material loss of residential amenity. Nor is it considered to have an unacceptable impact upon the setting of the main Listed Building on the site.

**RECOMMENDATION**

- 4.46 It is recommended, subject to the Head of Planning Services being satisfied by the resolution of the affordable housing issue, that a Legal Agreement requiring, once development commences, a financial contribution proportionate to this development to a maximum of £51,272 (combined with the previous application) towards the provision of 4 secondary schools places, planning permission be granted, subject to including the following heads of conditions:-

- 1 SC4 Time Limits
- 2 SC14 Materials to be supplied
- 3 SC59 Landscaping
- 4 SC80 Parking
- 5 No development requisite for the erection of residential units shall commence before plans and particulars showing precise details of a satisfactory means of surface water drainage of the site have been submitted to and approved in writing by the Local Planning Authority. Any scheme submitted shall incorporate 'sustainable drainage' techniques. Any scheme of drainage details, as may be agreed in writing by the Local Planning Authority, shall be implemented commensurate with the development hereby permitted and made available for use upon completion of the development.



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## PLANNING SERVICES COMMITTEE - 29 September 2005 Item 4

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- 6 SC91 Foul Water Drainage
- 7 SC60A Tree protection
- 8 SC55 Hedgerow to be retained
- 9 Notwithstanding the provisions of Article 3, Schedule 2, Part 1 Classes A-E there shall be no extensions/adaptions/alterations, including roof alterations (dormer windows), and also new openings (doors and windows) or outbuildings shall be inserted/attached to any elevation or plot of the dwellings hereby approved unless previously agreed in writing by the Local Planning Authority.
- 10 Notwithstanding the details shown on the plans hereby approved and notwithstanding the provisions of Article 3, Schedule 2, Class A Part 2 there shall be no fences, boundary treatment or other means of enclosure erected or retained anywhere on the site unless previously agreed in writing by the Local Planning Authority.

### REASON FOR DECISION

The proposal is considered not to cause significant demonstrable harm to any development plan interests nor harm to any other material planning consideration, including residential amenity, character of the area and impact upon the sites listed/historic buildings.

Relevant development plan policies and proposals:

Essex and Southend-on-sea Replacement Structure Plan

POLICY CS1	Achieving Sustainable Urban Regeneration
POLICY BE1	Urban Intensification
POLICY H1	Distribution of Housing Provision
POLICY H2	Housing Development - The Sequential Approach
POLICY H3	Location of Residential Development
POLICY H4	Development Form of New Residential Developments

Rochford District Local Plan:- Adopted 1995

POLICY H1	Housing Numbers
POLICY H2	Residential Character and Density
POLICY H11	Housing Development – Design and Layout
POLICY H20	Backland Development



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Rochford District Local Plan Second Deposit Draft 2005.

POLICY HP3	Density of Development
POLICY HP6	Design and Layout
POLICY H12	Flatted Development
POLICY H18	Safeguarding Amenities



Shaun Scrutton  
Head of Planning Services

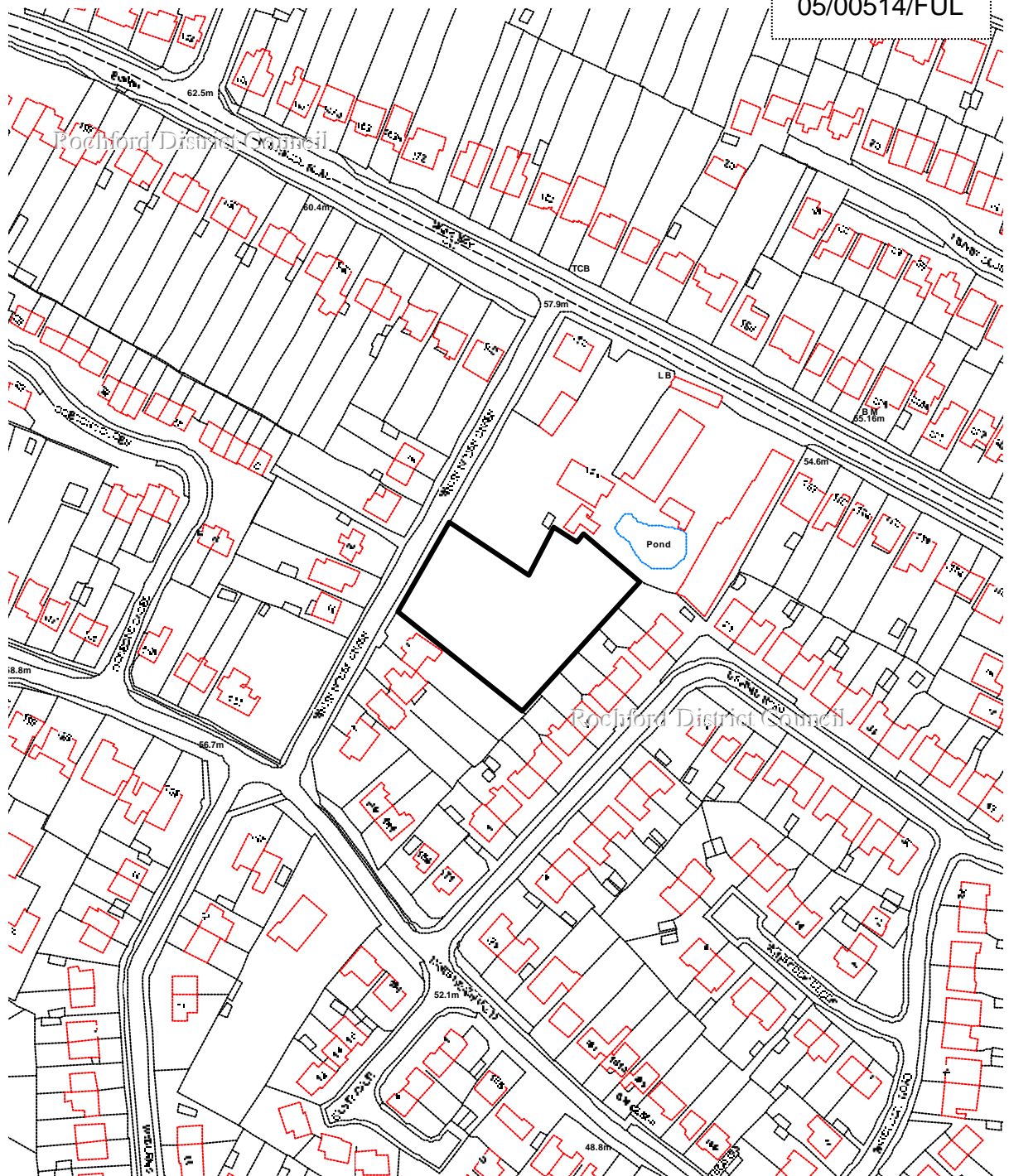
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For further information please contact Leigh Palmer on (01702) 546366.



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05/00514/FUL



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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.**



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