

12/00349/FUL**DEMOLISH EXISTING GARAGE BLOCKS AND
CONSTRUCT 2 No. FOUR BEDROOMED HOUSES****AT GARAGE BLOCKS NORTH AND SOUTH SIDE SOUTH
SIDE OF THE BOULEVARD, ROCHFORD**

APPLICANT: ROCHFORD HOUSING ASSOCIATION

ZONING: EXISTING RESIDENTIAL DEVELOPMENT

PARISH: ROCHFORD

WARD: ROCHFORD

1 PLANNING APPLICATION DETAILS

- 1.1 Permission is sought to demolish the garage block on the northern side of the Boulevard (Plot 1) and construct a two and a half storey four-bedroomed house with two off-street car parking spaces. The new dwelling would front onto the Boulevard with the plot providing a side garden with the parking spaces located at the eastern end. The proposed house would have a hipped roofed design to an overall ridge height of 9.45m and a height of walling to eaves of 5.9m. The design would feature a pitched roofed front dormer facing onto the Boulevard. The ground floor plan would extend deeper into the side garden featuring a single storey sloped roofed element to the building.
- 1.2 The proposal would be repeated to the opposite southern side of the Boulevard (Plot 2) but where the former garages were previously removed some time ago.
- 1.3 Both houses would be finished in red brickwork with the forward projecting element finished in a cream coloured render. The roofs would be finished in clay roof tiles. The windows would comprise aluminium and timber composite.
- 1.4 The shallow front garden areas to both houses would be enclosed with 1m high railing fences. The side gardens would be enclosed by 1.8m high brick walls. The car parking area would be enclosed by 1.5m high close boarded fencing with trellis over to allow for natural surveillance of the parking areas from the upper floor of the houses proposed.
- 1.5 The accompanying design and access statement shows the retention of the vehicle crossings required to serve the car parking areas but the remainder of the extensive crossings would be removed and the grass verge re-instated.

- 1.6 The application is accompanied by an ecological assessment based upon a desk top study and phase I habitat survey of the site to establish the presence of protected species and as undertaken in April 2012. The results show the site to be of low ecological value and not to contain any habitat for protected species other than the hedging and trees around the site being important for nesting birds.
- 1.7 The application is also accompanied by an arboricultural report. No trees are present on the application site but the report concludes that all the trees surrounding the site can be retained and protected throughout the development works. The more substantial trees to the rear boundary of plot 2 and along the side garden boundary to 76 The Drive can be trimmed back to the fence line without leaving these trees misshapen.
- 1.8 The application is brought to the Committee because the District Council formerly owned the site.

2 THE SITE

- 2.1 This application is to a site of an existing garage block on the northern side and a concrete surface area to a former garage block on the southern side of The Boulevard east of the junction made with The Drive. Both sites are rectangular in shape. Plot 1 to the north has a depth of 10m and width to the boulevard of 31.7m whilst plot 2 to the south is slightly deeper at 10.4m and having a width to The Boulevard of 30.7m.
- 2.2 Plot 1 adjoins to the east the entrance to the Waterman Primary School and backs onto a semi-detached house, No. 78 The Drive. This neighbouring house has been extended further to the rear by a conservatory to part of the rear elevation. The existing garages are currently contained by a hoarding erected around the site.
- 2.3 Plot 2 adjoins to the east pedestrian links with residential development at St. Clare Meadow and backs onto a semi-detached house, No. 76 The Drive. A row of leylandi trees approximately 7.5m tall exist to the rear boundary of plot 2 and to what is the side boundary to No. 76 The Drive. The existing concrete hardstanding is contained by a hoarding erected around the site.
- 2.4 Generally the street scene to the Boulevard is featureless, having been formerly a secluded car parking area and access to the Waterman Primary School. A detached house set by itself exists at the eastern end of the street and appears to have been constructed as the school caretaker's house. The nearby housing to The Drive takes a municipal design with a deep red brick finish and brown clay roof tiles to a dominant hipped roof design. These houses, however, feature a flat roofed projecting single-storey element linking each dwelling on the detached side. Both neighbouring houses, Nos. 76 and 78 The Drive, have side gardens enclosed by substantial hedging alongside the application site abutting the curve of the junction before reaching the site.

3 RELEVANT PLANNING HISTORY

- 3.1 There is no relevant planning history for this site.

4 CONSULTATIONS AND REPRESENTATIONS**Rochford Parish Council**

- 4.1 Express concerns that there appears to be an insufficient number of houses for the plot size.

Essex County Council Highways

- 4.2 No objection to raise, subject to the following heads of conditions:-
- 1) Provision of 1.5m x 1.5m pedestrian visibility splay.
 - 2) Vehicle hardstandings to be 2.9m x 5.5m.
 - 3) Prior to occupation of the development the vehicular hardstandings shall be provided with an appropriate dropped kerb crossing.
 - 4) Existing vehicular crossings shall be suitably closed.
 - 5) No unbound material within 6m of the highway boundary.
 - 6) Submission of details to prevent the discharge of surface water from the development onto the highway.
 - 7) Submission of details for the provision of construction operatives parking and the storage of materials and equipment clear of the highway.
 - 8) No gates to open over the highway.

Natural England

- 4.3 Advises that the site is in close proximity to the Crouch and Roach Estuaries Site of Special Scientific Interest (SSSI). However, given the nature and scale of this proposal, Natural England raises no objection to the proposal.
- 4.4 Advises that the lack of further comment from Natural England should not be interpreted as a statement that there are no impacts on the natural environment. Other bodies and individuals may be able to make comments that will help the Local Planning Authority to fully take account of the environmental value of the site in the decision making process.

Rochford District Council Consultant Arboriculturalist

- 4.5 No comment to make.

Rochford District Council Head of Environmental Services

- 4.6 No adverse comments to make, subject to the following informatives being attached the grant of permission:-
- 4.7 Standard informative SI 16 (Control of nuisances)
- 4.8 Informative: The site is located adjacent to a closed landfill site. With regard to the effect of this landfill site (landfill soil and gas) on any proposed development, it is important that gas protection measures be installed to protect the present and future occupants as well as the building itself. Installation of gas protective membranes that comply with Building Regulations (Approved Document C) should be sufficient for these purposes.

5 MATERIAL PLANNING CONSIDERATIONS

- 5.1 The site is within an area allocated existing residential development in the Council's saved Local Plan (2006). The principle of the further intensification in the use of urban land accords with Policy H1 to the Council's adopted Core Strategy (2011) and HP1 of the saved Local Plan (2006).
- 5.2 Both houses would be sited rearward of the neighbouring dwellings at Nos. 76 and 78 The Drive. The house proposed to Plot 1 would be sited 1.1m to the rear of the main wall to No. 78. The house proposed to Plot 2 would be sited 1.6m. Both dwellings would have a building width of 10.5m but which project beyond the rear wall of each neighbouring dwelling. Whilst ordinarily there would be concern at the consequent relationship at the extent in depth of the proposed building behind the adjoining dwellings, this effect is greatly mitigated by the presence of original single storey out buildings attached to the rear/side of each neighbouring house. These additions screen the development from ground floor rear windows to the existing neighbouring houses to such an extent that that the proposed built form of each house proposed would not impact upon the internal living environment to either of the neighbouring houses. Consequently the proposed houses would have a satisfactory relationship with neighbouring dwellings. It would, however, be necessary to remove permitted development rights for future additions that would increase the size of the buildings, with a resultant negative impact to the neighbouring properties.
- 5.3 The existing houses to each side of the site are of a design type that dominates the street and are of hipped roofed design to an overall ridge height of 8.05m and with walling to an eaves height of 5.05m. The houses proposed would have a ridge 1.4m higher and eaves 0.85m higher than neighbouring houses. Both plots front onto The Boulevard and do not therefore of necessity require a strong adherence to the established regularity of the built form fronting The Drive. The increased height of the buildings proposed would provide desirable focal points to the return frontage from The Drive into The Boulevard. The new houses proposed would add visual interest and a further extension of the built form eastwards to visually connect

both existing residential areas fronting The Drive to the west and St. Clare Meadow further to the east. The proposed houses are therefore of a desirable scale and form helping to link these two existing developed areas.

- 5.4 The front boundary walls would include a decorative wall top, by way of brick on edge and tile creasing. Otherwise the walling would be continuous. The length of front wall would extend in excess of 13m to each plot and would be without feature. The particular wall design would appear harsh and brick dominant. Whilst the red brick and dwelling form already dominates the locality, there is an opportunity to soften the impact by the use of brick piers or combination of brick and fence panel inserts between piers. Whilst the use of panel fencing should be resisted, an alternative better design for this wall treatment can be addressed by way of the submission of revised designs as a condition to the grant of permission.
- 5.5 The design and layout of both proposed houses omits windows to the upper floor rear elevations so as to prevent overlooking of adjoining houses Nos. 76 and 78 The Drive respectfully. It will be necessary to safeguard against future windows in these upper walls by way of a condition to the grant of permission.
- 5.6 The plots would each have a frontage onto The Boulevard or plot depth in excess of the 9.25m required to accord with the Council's adopted standard for plot widths. Side spaces of 1m or more between the outer walling and the plot boundaries would be achieved for each house proposed and the side garden areas would be 147 square metres for plot 1 and 150 square metres for plot 2, both in excess of the 100 square metres required. Both parking areas to each house are shown to the preferred standard of 2.9m width and 5.5m depth.

6 CONCLUSION

- 6.1 The application site comprises two parcels of land formerly in use for garaging and both fronting the north and south sides of The Boulevard. The proposed house to each plot would form a satisfactory relationship with neighbouring houses and would be of a scale and form desirable to form a focal point to link and integrate adjoining residential development. The layout would achieve suitable garden areas, parking and side isolation spaces. Overall the development would make good use of under developed land in a sustainable location.

7 RECOMMENDATION

- 7.1 It is proposed that the Committee **RESOLVES**

To **APPROVE** planning permission, subject to the following conditions:-

- 1 SC4B – Time limits standard.
- 2 No development shall commence before details, including samples of all external facing (including windows and doors) and roofing materials

to be used in the development, have been submitted to and approved in writing by the Local Planning Authority. Such materials, as may be agreed in writing by the Local Planning Authority, shall be those used in the development hereby permitted.

- 3 Notwithstanding the provisions of Article 3, Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 1995 (including any Order revoking or re-enacting that Order, with or without modification) no extensions shall be erected on any elevations of the dwellings hereby permitted.
- 4 Notwithstanding the provisions of Article 3, Schedule 2, Part 1, Class B and/or Class C, of the Town and Country Planning (General Permitted Development) Order 1995 (including any Order revoking or re-enacting that Order, with or without modification) no dormers or roof openings shall be inserted, or otherwise erected, within the roof area (including roof void) on the rear elevation of the dwellings hereby permitted.
- 5 Notwithstanding the provisions of Article 3, Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 1995 (including any Order revoking or re-enacting that Order, with or without modification) no window, door or other means of opening shall be inserted above first floor finished floor level on the rear; elevation of the dwellings; hereby permitted, in addition to those shown on the approved drawings 1172 / P-04- Rev.A, P-05 Rev. B, P-07 Rev.A and P-08 Rev. A.
- 6 Notwithstanding the plans hereby approved the applicant shall submit to the Local Planning Authority details for an alternative design to provide the means of enclosure to the garden areas to front The Boulevard for each plot. Such details shall be submitted prior to the commencement of the development. The development shall be implemented in accordance with such details as may be agreed.
- 7 Prior to the commencement of the development a 1.5m x 1.5m pedestrian visibility splay, as measured from and along the highway boundary, shall be provided on both sides of the vehicular access. Such visibility splays shall be retained free of any obstruction in perpetuity. These visibility splays must not form part of the vehicular surface of the access.
- 8 The vehicular hardstandings shall be provided for each property having a minimum dimension of 2.9m width x 5.5m depth for each vehicle.
- 9 Prior to occupation of the development the vehicular hardstandings shall be provided with an appropriate dropped kerb vehicular crossing of the footway, which is tight/in line with the parking area immediately the proposed new accesses are brought into use.

- 10 Other than those crossings required to serve the new dwellings proposed the remaining vehicular crossings to the site frontage shall be permanently closed incorporating the reinstatement to full height of the highway footway kerbing immediately the proposed new accesses are brought into use.
- 11 No unbound material shall be used in the surface treatment of the vehicular access within the first 6m of the highway boundary.
- 12 Prior to the commencement of the development details showing the means to prevent the discharge of surface water from the development onto the highway shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in its entirety prior to the access becoming operational and shall be retained at all times.
- 13 No gates shall open over highway maintainable at public expense.



Shaun Scrutton

Head of Planning and Transportation

Relevant Development Plan Policies and Proposals

H1, CP1 of the Rochford District Council Local Development Framework Core Strategy Adopted Version (December 2011)

HP1, HP6 of the Rochford District Replacement Local Plan (2006) as saved by Direction of the Secretary of State for Communities and Local Government and dated 5 June 2009 in exercise of the power conferred by paragraph 1(3) of schedule 8 to the Planning and Compulsory Purchase Act 2004.

Standard C3 Parking Standards: Design and Good Practice Supplementary Planning Document adopted December 2010

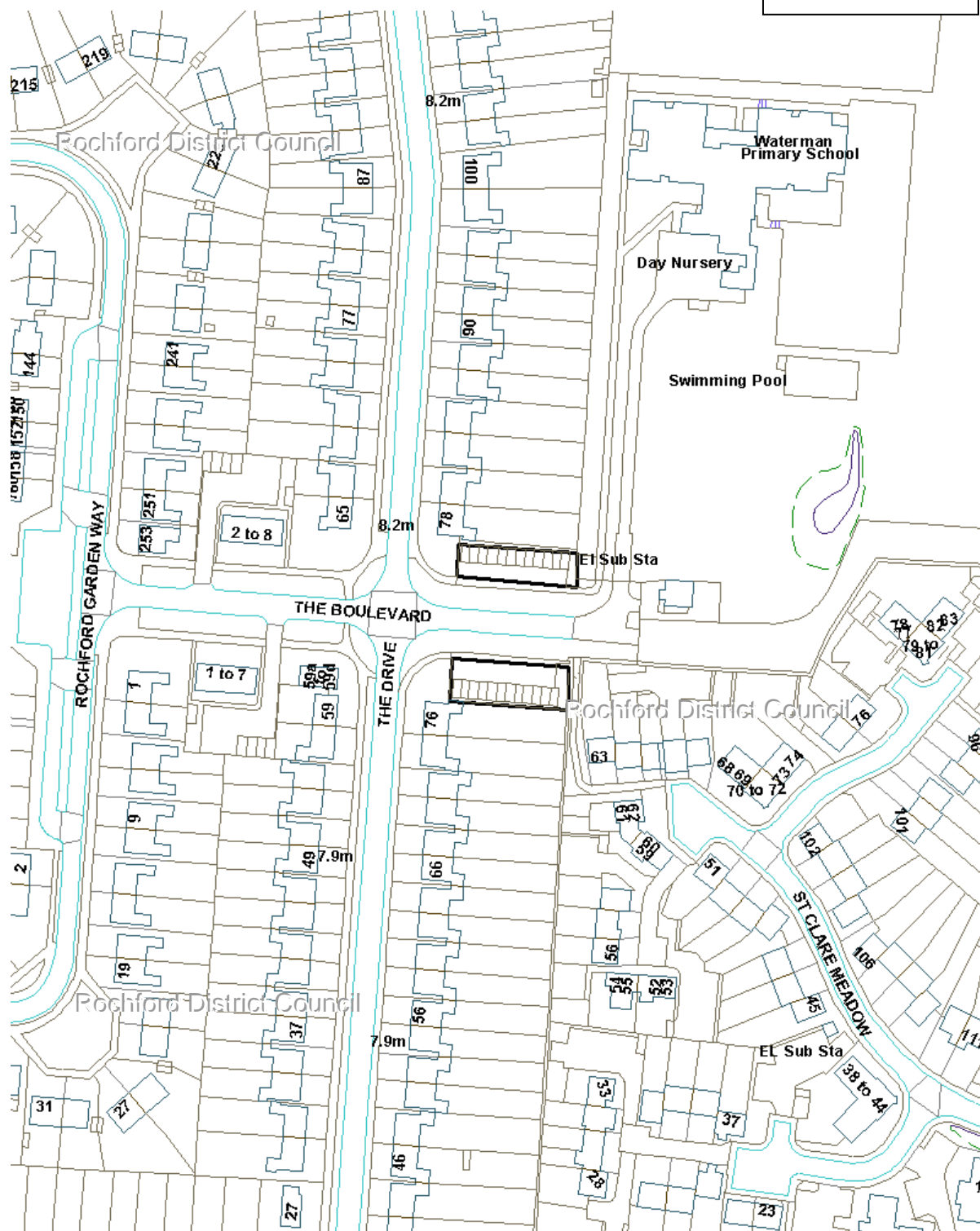
For further information please contact Mike Stranks on:-

Phone: 01702 318092

Email: mike.stranks@rochford.gov.uk

If you would like this report in large print, Braille or another language please contact 01702 318111.

12/00349/FUL



Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office Crown Copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. This copy is believed to be correct.

Nevertheless Rochford District Council can accept no responsibility for any errors or omissions, changes in the details given or for any expense or loss thereby caused.

Rochford District Council, licence No.LA079138

NTS

