

---

**REFERRED ITEM 3**

**TITLE :** 10/00020/FUL  
**DEMOLISH EXISTING BUILDING AND CONSTRUCT THREE STOREY BUILDING TO PROVIDE FIVE X TWO-BEDROOMED AND ONE X ONE-BEDROOMED FLATS WITH PARKING AND AMENITY AREA, WIDEN EXISTING VEHICLE CROSSOVER.**  
**SITE OF 125A TO 125D HIGH ROAD RAYLEIGH**

**APPLICANT :** SANCTUARY HOUSING

**ZONING :** RESIDENTIAL

**PARISH:** RAYLEIGH TOWN COUNCIL

**WARD:** WHITEHOUSE

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

This application was included in Weekly List no. 1025 requiring notification of referrals to the Head of Planning and Transportation by 1.00 pm on Wednesday, 24 March 2010, with any applications being referred to this meeting of the Committee. The item was referred by Cllr S P Smith.

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

- 
- 3.1 **Rayleigh Town Council** - Objects to the application as it does not reflect the scale, form and character of the neighbouring properties.

NOTES

- 3.2 This application has been made on behalf of Rochford Housing Association for the re-development of a site, known as The Chestnuts, at Rayleigh Weir. The site is occupied by a former house that had been converted into four one-bedroom flats following a planning permission granted in 1977. These flats, owned by the Association, have remained empty for a number of years, attracting squatters, and are considered not to be usable in their present condition.
- 3.3 The Association intends to erect a new building on the site containing flats to be let on assured tenancies to people on the local housing register which would then be directly managed by the association.

---

**REFERRED ITEM 3**

- 3.4 A previous application (09/00298/FUL) was withdrawn following concern over issues relating to the design. Prior to this submission discussion has been undertaken by the applicant with officers, together with County Highway officers and urban design team in order to resolve the issues.

**SITE LOCATION**

- 3.5 The site lies adjacent to the Rayleigh Weir Public House on the corner of High Road and Brook Road. Opposite the site across Brook Road, and at a higher ground level, is a modern two storey flatted development with a large pitched roof. To the north the environment comprises one and two storey residential dwellings. Brook Road industrial estate is situated further to the east. The public house and associated hotel, located to the south and west of the site, are two storey buildings with a large footprint and the Weir Public House having a particularly expansive roof form.
- 3.6 Members may recall the refusal of two applications (07/00976/FUL and 08/00156/FUL) for a nearby scheme at the southern end of Weir Gardens providing 14 flats. These refusals, by reason of height and bulk, were considered to be out of scale with nearby residential development. These decisions were both overturned on appeal and the Inspector considered that the linear form, size, scale and bulk of the proposal would relate well to the general form of development along Brook Road and the A127.
- 3.7 **PROPOSAL**  
The proposal is for 6 flats within a three storey block comprising 5 two-bed flats and 1 one-bed flat. Outside the block there would be amenity space, eight parking spaces, cycle storage and refuse/recycling facilities. The one-bed flat would have an internal floor area of 52m<sup>2</sup> and the two-bed flats between 61 and 67m<sup>2</sup>.
- 3.8 The building would be located parallel to Brook Road to maintain a street frontage, which also enables the principal habitable rooms to benefit from a southerly and westerly aspect. Kitchens and bathrooms, not requiring as much natural light, are located on the northern fringes of the building with smaller windows overlooking Brook Road. The building would have three storeys, however, the building would be no higher than the two storey buildings of the flatted development at Brook Court and the adjacent public house, which have significant additional visual mass encompassed within the pitched roofs. The building has been designed to break up the visual mass of a three-storey building. This is to be achieved by stepping the blocks as they follow the Brook Road boundary, use of white render and brickwork, breaking rendered surfaces into panels and adopting a flat roof with a broken eaves line and part projecting cornice. The building would be effectively split into two parts with a central atrium providing access to the flats. The atrium would have vertical glazed panels to the elevations and contain entrances from the front and rear of the building.

---

**REFERRED ITEM 3**

- 3.9 The design creates a street elevation to both the High Road and Brook Road frontages and the views from these streets.
- 3.10 The upper floor flats have balconies and the ground floor flats have patio areas. In addition there would be 167m<sup>2</sup> of additional shared amenity space to the south and east of the building. All balconies face south overlooking the amenity areas such that residential developments to the north would not be affected by overlooking. The balconies are to be of stained timber decking on a galvanised steel frame with balustrades and white column supports. The combination of private and communal amenity areas is in accordance with the Council's standards.
- 3.11 A concealed secure cycle parking area would be positioned to the south of the building adjacent to the boundary with the public house, together with a refuse/recycling area. Footpaths connecting the building to the car park and the ancillary storage areas would have a tar paved finish. Soft landscaping would rely on areas of ground planting, areas of easy to maintain grassed areas and smaller areas adjacent to patio doors and under balconies with a crushed aggregate gravel finish.
- 3.12 A 1.8 metre high close boarded fencing would replace the existing fencing alongside the boundary with the public house. An additional section of this fencing is also proposed for the western boundary on the Brook Road/High Road corner. This would have a hedge behind it which would be continued alongside the Brook Road frontage between the pedestrian and vehicle entrance to the property. The existing grass highway verge is outside the site.
- 3.13 Pre application discussions on the design of the scheme have occurred with both officers and with the Essex County Council Urban Design Team who are satisfied with the proposal. The only comment from Urban Design is regarding the fence on the Brook Road/High Road corner, which they would prefer to be lower and screened by the hedge on the outside.
- 3.14 It is considered that the scale and mass of the proposed development is appropriate for the site reflecting the scale of the surrounding developments. The design of the scheme is considered to be relatively pleasing with a modern appearance yet without the visually striking contemporary features that would appear out of context with the more traditional designs within the nearby residential areas.
- 3.15 **TREES**  
A Tree Preservation Order TPO 00039/09 was served on a group of horse chestnut trees within the site on the 9 July 2009. These trees are located along the boundary of the eastern part of the site and are away from the proposed building.

---

**REFERRED ITEM 3**

There is also a group of mixed specimen trees subject to TPO/00004/95 located within the grounds of the public house by the boundary to the south of the proposed building except for one small specimen located on the site south west of the proposal.

- 3.16 The proposed development has been designed to avoid impact on these trees and their root protection areas. An arboricultural survey and implications assessment has been supplied, however the Woodlands Officer recommends that a more detailed tree protection plan and construction method statement is provided to and approved by Rochford District Council prior to the development. If Members were minded to approve the application then this could be provided by conditions.
- 3.17 **PARKING**  
Individual secure cycle storage would be provided for cyclists adjacent to the south boundary with a total of 10 spaces. There is vehicle parking and one way restrictions on the section of Brook Road outside of the site. The Council's car parking standard has a minimum requirement of 1 space for each one-bed flat and 2 spaces for each two-bed flat plus visitor spaces at 0.25 spaces per dwelling rounded to the nearest whole number. This would equate to a total of 13 spaces for the six flats, however the constraints of the site have resulted in only 8 proposed spaces, 2 being provided in a tandem form behind the others, 3 of which are accessible for disabled users with access aisles. The bay sizes meet the latest required minimum standards. Although deficient by 5 spaces the car parking standard does advise that provision can be relaxed within main urban areas defined as those having frequent and extensive public transport/cycling/walking links, accessing education, healthcare, food shopping and employment. It is noted that Essex County Council has no objection to the proposed number of spaces although they have recommended conditions requiring minimum bay sizes and detail on the cycle storage. Nevertheless the shortfall in car parking spaces is considered to be a reasonable ground for refusal as, although there is a bus stop opposite, service is infrequent and there is sufficient distance to the rail station, schools, and other services such that car access would likely be the preferred transport option for residents.
- 3.18 **Environment Agency** - Outside of remit.
- 3.19 **Essex County Council Highways** - No objection. Eight recommended conditions.
- 3.20 **Essex County Council Planning and Admissions (Education Contributions)** - Development below the number of units to consider S106 contribution.

---

**REFERRED ITEM 3**

- 3.21 **Essex County Council Urban Design** - Satisfied with the building design, which has evolved through discussion at pre-application stage. Only comment is regarding the 1.5m close boarded fence in front of the main elevation of the building shown on the landscape drawing. The design and access statement states that hedgerow planting is to be used here. If a fence is used it would be better lower and concealed from the street behind the hedge planting. Would also like to see the boundary treatment continued and/or tree planting along Brook Road to conceal the parking spaces.
- 3.22 **RDC Woodlands** - Tree assessment satisfactory but more information regarding tree protection plan and arboricultural method statement necessary. This information is required so conditions of planning consent can be provided that ensure tree protection and tree health during development.

**REFUSE**

- 1 The proposal does not provide the minimum number of vehicle parking spaces required by the Council for this development of six flats. The minimum requirement is for 1 space for each one bed flat and 2 spaces for each two bed flat plus visitor spaces at 0.25 spaces per dwelling rounded to the nearest whole number. The proposal would therefore be contrary to the guidance endorsed by the Local Planning Authority of the document Parking Standards – Design and Good Practice Guide issued by Essex County Council in September 2009. Failure to provide adequate on-site parking is likely to result in the interruption of the free flow of traffic on the highway and/or the displacement of vehicles onto the highway in a particularly busy location, giving rise to on street parking to the detriment of highway and pedestrian safety.

---

**REFERRED ITEM 3**

**Relevant Development Plan Policies and Proposals**

HP11, of the Rochford District Council Adopted Replacement Local Plan  
As saved by Direction of the Secretary of State for Communities and Local  
Government in exercise of the power conferred by paragraph 1(3) of schedule 8 to  
the Planning and Compulsory Purchase Act 2004. (5<sup>th</sup> June 2009)

The local Ward Member(s) for the above application are Cllr. S P Smith Cllr. P F A  
Webster

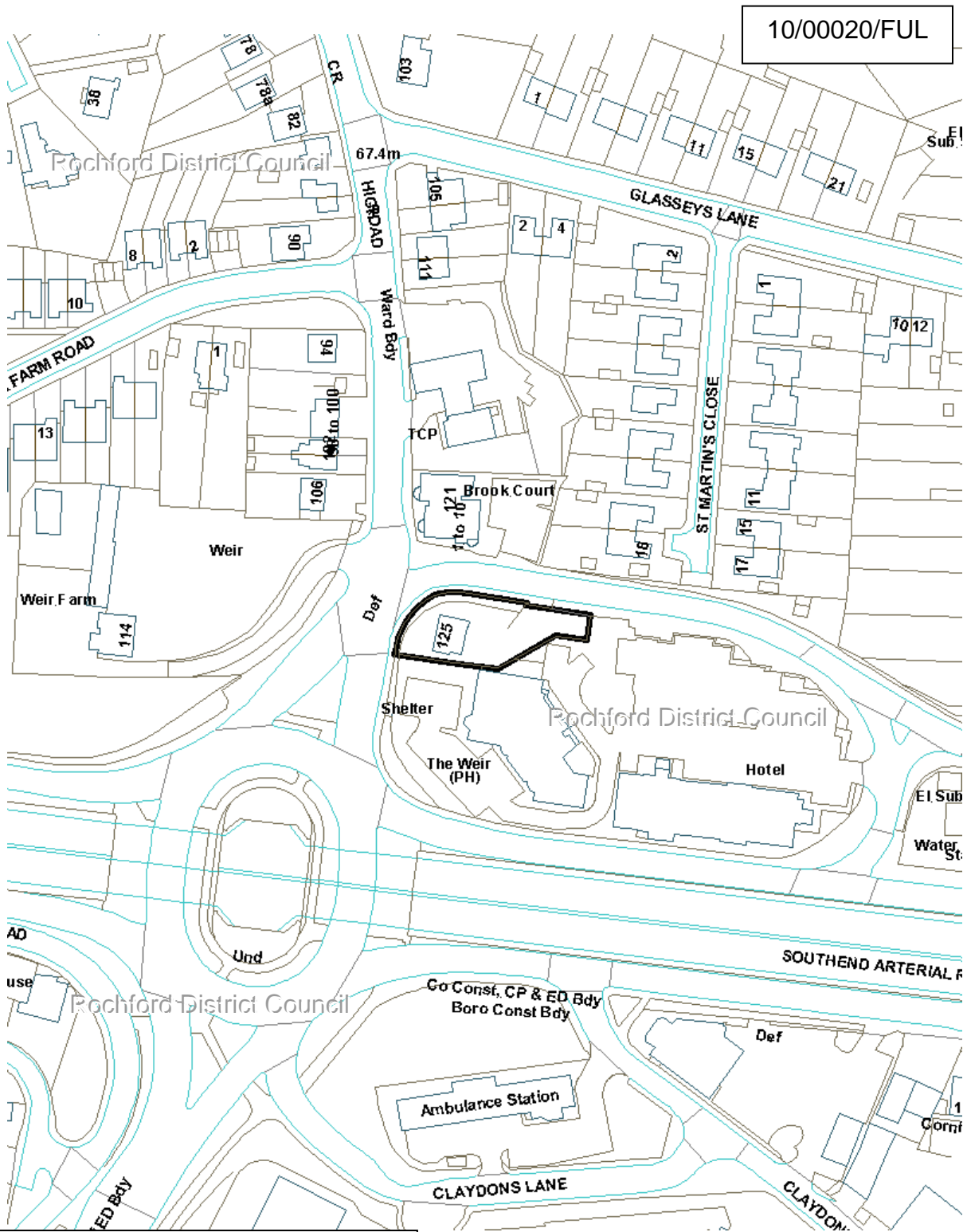


Shaun Scrutton  
Head of Planning and Transportation

---

For further information please contact Robert Davis on (01702) 318095.

REFERRED ITEM 3



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

