

15/00703/FUL

11 CROWN HILL, RAYLEIGH

**CONSTRUCT BRICK PIERS, FRONT WALL EXTENSION
AND RAILINGS TO FRONT AND CONSTRUCT NEW
PAVING AND LANDSCAPING TO FRONT GARDEN AREA**

APPLICANT: **Mr JAMIE BURTON**

ZONING: **EXISTING RESIDENTIAL AREA**

PARISH: **RAYLEIGH TOWN COUNCIL**

WARD: **WHEATLEY**

1 PLANNING APPLICATION DETAILS

- 1.1 This application is brought before the Committee because the applicant is an elected Member of the Council.

2 SITE DESCRIPTION

- 2.1 This application is to the site of a semi-detached house located on the southern side of Crown Hill 25m east of the junction made with “The Knoll”. The house dates from the early Edwardian Period (approximately 1903) with a two storey bay feature gabled to the street and finished in a red brick work and slate roofing. The design features many details of interest with decorative ridge tiling and chimney stacks to the roof ends. Open fronted entrance porches exist between the forward projecting bays, which are tiled in brown plain tiles.
- 2.2 The house is not Statutory Listed, nor is it on the Local List, but is situated within the more recently extended part to the Rayleigh Conservation Area.
- 2.3 The existing front garden area has a depth of around 5m and is enclosed to Crown Hill by a low brick wall approximately 0.9m high with capping stepped to follow the slope in the street. A vehicle crossing and concrete hardstanding exist to the western end of the frontage. The front garden area is mostly paved with concrete paving, including a gated pathway to the front door, together with planted beds.

3 THE PROPOSAL

- 3.1 The Rayleigh and most of the other Conservation Areas in the district are the subject of a Direction under Article 4(2) of the Town and Country Planning (General Permitted Development) Order 1995 and as now set out at Article

4(2) to the Town and Country Planning (General Permitted Development) (England) Order 2015. That direction specifically removes previously existing Permitted Development Rights that allowed for gates, fences, walls or other means of enclosure, together with the provision of hard surfacing to now come within planning control and requiring a decision by the Local Planning Authority.

- 3.2 The proposal is to demolish part of the existing front wall onto Crown Hill and construct a new replacement wall incorporating metal railings between new brick piers. The wall would have an average height of some 0.45m. The railings would give the enclosure an overall average height of around 1.05m between piers to an overall height between 1.15m at the eastern end adjoining No. 9 and 1.25m to the eastern side of the vehicle access retained. The wall would be constructed in reclaimed brick work to match the existing dwelling. The existing metal gate would be re-used and hung from the new piers. The brick piers and wall top beneath the railings would feature reclaimed stone capping.
- 3.3 The existing pedestrian gate and metal gate post would be retained.
- 3.4 The proposal also includes the provision of new hard surfacing to comprise the paving of the driveway and much of the front garden area with grey coloured permeable paviors and matching edging. The “T” formed across the front garden area would be adjoined by soft landscaping and shrubs.
- 3.5 The pedestrian path to the front door would be replaced with a mathematical patterned tiled surface of a design appropriate to the Edwardian period.
- 3.6 An Aco type drain would be provided as a grilled trough feature at the edge of the proposed hard standing where it would meet the back edge of the pavement.
- 3.7 No gates are shown proposed to the vehicle parking area.
- 3.8 The application follows pre-application advice with officers.

4 RELEVANT PLANNING HISTORY

- 4.1 Application No. ROC/00728/FUL
Construct vehicular access
Permission Granted 26 September 1980.

5 CONSULTATIONS AND REPRESENTATIONS

Rayleigh Town Council

- 5.1 Advise that, based upon the information provided, the Town Council has no objection to this application.

Essex County Council Historic Buildings and Conservation Advice

- 5.2 The applicant seeks permission to remodel the front boundary of 11 Crown Hill, Rayleigh and to alter the existing hard and soft landscaping at the front of the plot. The site is located towards the top of Crown Hill, and as such forms part of an important entrance into the Rayleigh Conservation Area and contributes to views into and out of the Conservation Area.
- 5.3 I have no objection to the principle of rebuilding the existing wall, or removing the current concrete path from pavement to front door, as the plot as it currently stands looks fairly unkempt and makes a negative contribution to the setting of the Conservation Area. The existing palette of materials used is also not in keeping with the character and appearance of the Conservation Area. As such, the proposed works would improve its appearance, to the benefit of the heritage asset.
- 5.4 I am not wholly in favour of the proposal to completely cover the front of the plot in hardstanding. This being said, the entire row of buildings has hardstanding to the front of differing quality, and as such I do not believe that it can be said that allowing an appropriate form of hardstanding would result in harm to the setting of the heritage asset.
- 5.5 As such, I would recommend approval with the following conditions:-
- 1) Samples of the proposed brick and iron railings are to be submitted and approved prior to the commencement of works.
 - 2) Samples or further details of the proposed hardstanding are to be submitted and approved prior to the commencement of works.

Essex County Council Specialist Archaeological Advice

- 5.6 Advise that the works will not impact upon any known below ground archaeological remains and accordingly there are no recommendations for archaeological works on this application.

Essex County Council Highways

- 5.7 Advise that from a highway and transportation perspective the impact of the proposal is acceptable to the Highway Authority, subject to the following conditions:-
- 1) No unbound material shall be used in the surface treatment of the vehicular parking area.
 - 2) The surface water drain shall be constructed as shown in planning drawing CH/NAK/001/ 515 to prevent discharge of surface water onto the highway.

6 MATERIAL PLANNING CONSIDERATIONS

- 6.1 The Allocations Plan (2014) forms part of the Development Plan for the Rochford District. The Allocations Plan superseded the proposals map that accompanied the 2006 Replacement Local Plan. The site is without specific allocation as there are no allocation policies for the existing residential area, given that they are already developed. The Allocations Plan therefore carries forward the existing residential area allocation of the previous Local Plan.
- 6.2 There is a duty at paragraph 131 to the National Planning Policy Framework (2012) for local authorities to sustain and enhance the significance of the heritage asset, in this case the Rayleigh Conservation Area. Amongst other things, new development should make a positive contribution to local character and distinctiveness.
- 6.3 The Rayleigh Conservation Area appraisal and management plan (2007) recommended the westward extension of the existing Conservation Area to include those properties fronting Crown Hill, of which the site is part. This group of buildings was brought within the Conservation Area because they have retained so much of their character. Policy CP2 to the Council's adopted Core Strategy requires that the actions and recommendations set out in the Appraisal be implemented. Because the site is within an area previously proposed for inclusion in the Conservation Area by the appraisal, there are no further management plans for that new part of the Conservation Area in which the site is situated. The proposal would not therefore conflict with Policy CP2.
- 6.4 Policy DM8 to the Council's Adopted Development Management Plan primarily concerns the demolition of existing buildings within Conservation Areas seeking to guard against the potential blighting of sites. In the case of the current application, the removal of part of the walling is part of a proposal to replace the existing features to the site frontage with works, surfacing and walling more in character. The County Council's specialist adviser generally supports the application as enhancing the overall heritage asset, which is the Conservation Area as a whole. The proposal would not conflict with Policy DM 8.
- 6.5 Policy CP1 to the Council's Core Strategy encourages a high standard of design to new development. Policy DM1 to the Council's Development Management Plan, amongst other things, requires new development to have a positive relationship with existing and nearby buildings. In support of the application the applicant has provided a number of historic photographs of the property. These are undated, but show horse and cart transport. The source of the photographs has suggested these to date from 1906 and when the house was relatively new. The brick piers are shown higher than currently exist with large stone capping. The piers appear to a height of around 1.8m, including the stone cap. It appears that the existing piers were at some time reduced from their former height and capped with a more simple and less decorative cap. Although the proposed piers would not fully reinstate the overall height of the original enclosure, the architectural detail proposed would

be visually attractive and detailed such as to enhance the appearance of the site frontage in conformity with the original features. There are a number of wall enclosures to the street frontage most notably that to the frontage of Crown Heights nearby, which includes railings between piers. The proposal is to a good design and subject to a condition to ensure the appropriate construction of the wall in Flemish bond as the house and existing wall, the proposal would not conflict with Policy CP1.

- 6.6 The existing front garden area is predominantly hard surfaced in concrete material. The proposed pedestrian pathway finish would introduce an attractive surface in character with the period architecture of the house. The formal planting would complement this arrangement. Given that the site frontage is already predominantly hard surfaced, the proposed dark grey paving would uplift the appearance of the site frontage such as to further enhance the appearance of the Conservation Area.

7 CONCLUSION

- 7.1 Planning permission is sought for the reconstruction of part of the existing front boundary wall onto Crown Hill, together with the hard surfacing and landscaping of the front garden area to a semi-detached house within the Rayleigh Conservation Area. The application is necessary because Permitted Development Rights have been removed for otherwise minor works because of the location of the site within the Rayleigh Conservation Area. The application is brought before Committee because the applicant is an elected Member of the Council.
- 7.2 The application details seek to provide a new surface with formal landscaping and re-instatement of architectural detailing to the wall design and piers to closer reflect the Edwardian origins of the original dwelling. The changes proposed would enhance the setting of the dwelling and the Rayleigh Conservation area and would not conflict with national or local planning policies.

8 RECOMMENDATION

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

That planning permission be granted, subject to the following conditions:-

- (1) SC4B – Time Limit standard 3 years
- (2) The development shall be implemented in accordance with the following plans hereby approved Drawing Nos. CH/NAK/001 and CH/NAK/002.

REASON: In the interests of clarity and to define the scope of the development hereby approved.

- (3) Prior to the commencement of the development the applicant shall submit samples to the Local Planning Authority of the pavior/surface treatment to be used for the hard standing/driveway area. The development shall be implemented in accordance with such details as may be agreed.

REASON: In order to allow the Local Planning Authority to consider the detail and texture of the proposed materials in the interest of the character and appearance of the Rayleigh Conservation Area.

- (4) Prior to the commencement of the development samples of the external brick work and written details of the mortar mix and its colour shall be submitted to the Local Planning Authority. The development shall be implemented in accordance with such details as may be agreed. The construction of the wall shall be in Flemish bond or such other bonding pattern as may be agreed.

REASON: In order to allow the Local Planning Authority to consider the detail and texture of the proposed materials and in the interest of the character and appearance of the Rayleigh Conservation Area.

- (5) The metal railings shall be of a hand painted finish.

REASON: In order to maintain a traditional detail and texture to the proposed means of enclosure in the interest of the character and appearance of the Rayleigh Conservation Area.

- (6) The surface water drain shall be constructed as shown in planning drawing CH/NAK/001/ 515 to prevent discharge of surface water onto the Highway.

REASON: To prevent hazards caused by water flowing onto the highway and to avoid the formation of ice on the highway in the interest of highway safety to ensure accordance with policy DM1.



Shaun Scrutton

Director

Relevant Development Plan Policies and Proposals

Rochford District Council Local Development Framework Allocations Plan Adopted February 2014

Rochford District Council Local Development Framework Core Strategy Adopted Version (December 2011)

CP1, CP2

Rochford District Council Local Development Framework Development Management Plan adopted 16 December 2014.

DM8, DM30

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

C3

Rochford District Council Local Development Framework Supplementary Planning Document 2 Housing Design (January 2007)

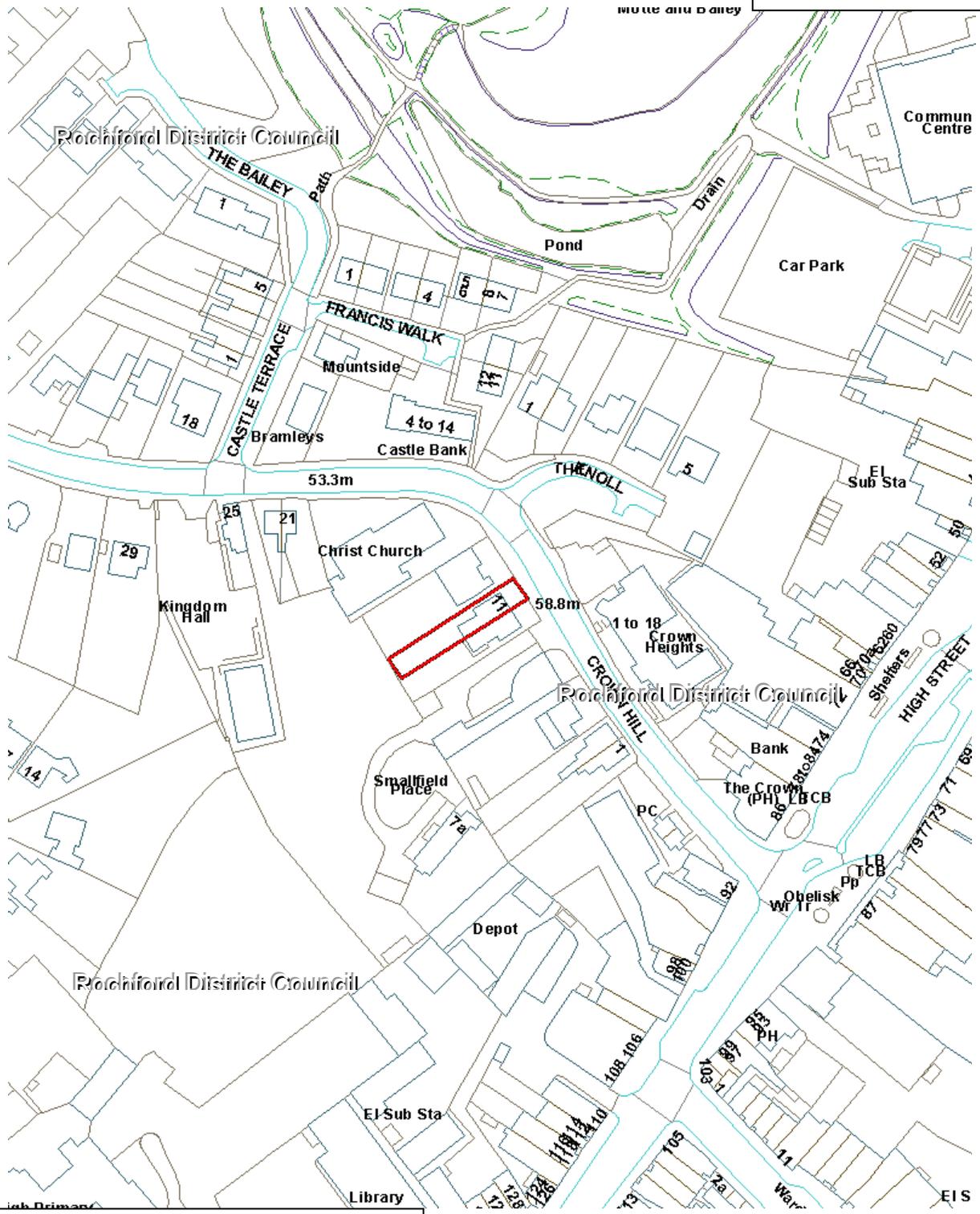
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