

13/00347/FUL**111 GRAVEL ROAD, EASTWOOD ROAD, LEIGH-ON- SEA
SS9 5AT****DEMOLISH EXISTING AND CONSTRUCT NEW PORCH**

APPLICANT: MRS CARRIE COX
ZONING: RESIDENTIAL
PARISH: RAYLEIGH TOWN COUNCIL
WARD: LODGE

1 PLANNING APPLICATION DETAILS

- 1.1 This application is to be heard by the Development Committee as the applicant is an employee of Rochford District Council.
- 1.2 The applicant proposes to refurbish the external areas of a dwelling and replace an existing porch. The replacement porch requires planning approval.
- 1.3 The existing porch is set towards the centre of the southern and principal elevation of the dwelling, which faces Gravel Road. It has a width of 2.74m, depth of 1.06m, a height of 2.8m and covers an area of approximately 2.9m².
- 1.4 The proposed porch would be marginally larger with a width of 3.04m, depth of 1.5m, a height of 3.38m and covers an area of 4.55m². The porch would have a gabled roof with a central ridge line. The front elevation would feature a pair of solid oak doors and the side elevations would each feature a white UPVC window to match the windows in the remainder of the dwelling. The remaining external areas of the porch would consist of a brick base, weather boarding above and a tiled roof.
- 1.5 The porch would be set back 3.2m from the Gravel Road boundary.

2 THE SITE

- 2.1 The site is within a residential area in the southern part of the district adjacent to the boundary with Southend Borough Council.
- 2.2 The dwelling is a detached house occupying a plot on the corner of Rayleigh Avenue and Gravel Road.

3 RELEVANT PLANNING HISTORY**3.1 RAY/428/73**

Detached house and garage. Approved. 10 October 1973.

3.2 09/00244/FUL

Remove existing brick and wood boundaries and erect part 1.2m high and part 1.8m high close boarded fencing with concrete gravel boards. Approved 1 July 2009.

4 CONSULTATIONS AND REPRESENTATIONS**Rayleigh Town Council****4.1** No objection.**ECC Highways****4.2** De minimis.**5 MATERIAL PLANNING CONSIDERATIONS****Design and Layout****5.1** Policy HP6 requires alterations/extensions to existing housing to be of a high standard of layout and design.**5.2** The proposed porch would be only moderately larger than the existing porch and would be commensurate in size and design with the character of the dwelling and similar other developments in the area.**5.3** It is not considered that there would be any impact on neighbouring amenity.**5.4** The proposal is considered to meet all the requirements of policy HP6.**6 CONCLUSION****6.1** The development would of a design and scale, appropriate for the dwelling and the area. It is not considered that there is any material planning consideration to justify a refusal of the application.**7 RECOMMENDATION****7.1** That the Committee resolves to **APPROVE** planning permission, subject to the following conditions:-

- (1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

- (2) The external paving materials to be used in the construction of the development hereby permitted shall be those materials specified on the application form date stamped 10 June 2013 submitted in relation to the development hereby permitted and as indicated on drawing number Grav111-02-a, unless alternative materials are proposed. Where alternative materials are to be used, no development shall commence before details of those alternative materials to be used in the development have been submitted to and approved in writing by the Local Planning Authority. Where alternative materials are agreed in writing by the Local Planning Authority the materials agreed shall be those used in the development hereby permitted.



Shaun Scrutton

Head of Planning and Transportation

Relevant Development Plan Policies and Proposals

Rochford District Replacement Local Plan – Policy HP6

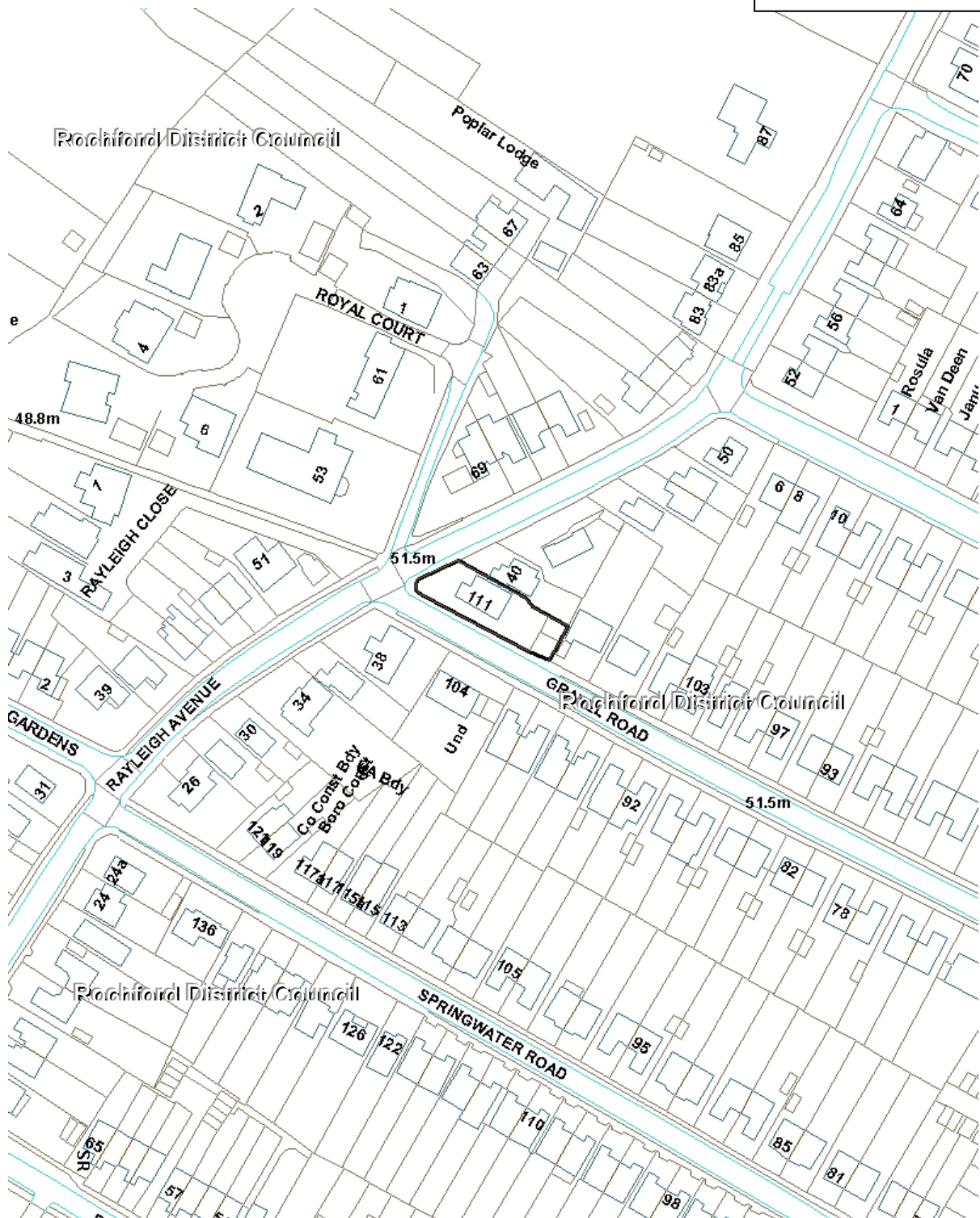
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If you would like this report in large print, Braille or another language please contact 01702 318111.

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