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**REFERRED ITEM R4**

**TITLE: 08/00674/FUL  
REVISED APPLICATION EXTENSION TO 21 GLASSEYS  
LANE TO FORM NEW DWELLING (CREATING AN END OF  
TERRACE PROPERTY) AND FRONT PORCH TO NO. 21  
REVISING CONSERVATORY TO FORM KITCHEN AND  
RAISE ROOF HEIGHT BY 0.5 METRE  
LAND ADJACENT TO 21 GLASSEYS LANE RAYLEIGH**

**APPLICANT: MR EDLIN**

**ZONING: RESIDENTIAL**

**PARISH: RAYLEIGH TOWN COUNCIL**

**WARD: WHITEHOUSE**

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

This application was included in Weekly List no. 952 requiring notification of referrals to the Head of Planning and Transportation by 1.00 pm on Tuesday, 14 October 2008, with any applications being referred to this meeting of the Committee. The item was referred by Cllr P F A Webster.

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

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**4.1 Rayleigh Town Council - No objection.**

**NOTES**

- 4.2** This application is a revision of application 07/00808/FUL approved on 4 October 2007 for an extension to 21 Glasseys Lane to form a new dwelling (creating an end of terrace property) and a front porch to the original dwelling. It followed a previous approved application for outline permission (07/00356/OUT) to create an end of terrace property.
- 4.3** The site is at the end of a row of 5 pairs of semi-detached houses; these semi-detached dwellings are unusually dissimilar pairs of houses set at right angles to one another. There is a downward incline in site levels towards the eastern end of the lane where the site is located.

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- 4.4 The application is retrospective. The rear conservatory has been replaced with a brick walled and tiled roof kitchen area. This has a slightly reduced depth to that of the conservatory and is considered to be an acceptable variation from what had previously been approved. The main difference between the approved application and this latest proposal is that the approved plan maintained the ridge height of the existing pair of properties. This proposal has altered the ridge height upwards, by 0.5 metres.
- 4.5 Although it would have been preferable to maintain the ridge height to conform to the existing properties the added height is not considered to be sufficiently disproportionate in its relationship to the original pair of properties as to warrant a refusal. The proposal also features roof lights within the rear pitch. It is not considered that these would lead to undue overlooking of neighbouring properties and note that such roof lights would be allowable as permitted development. Despite a number of objections from neighbouring residents there are insufficient grounds to warrant a decision other than an approval of this latest application.
- 4.6 **Buildings Technical Support:** No observations/objections.
- 4.7 **ECC Highways** - No objection.
- 4.8 **Rayleigh Civic Society:** No comments.
- 4.9 **Woodlands Section:** No comments.
- 4.10 Neighbour Consultation - 7 letters of objection received. New building out of character with the street scene. Roof should be far lower. Not in keeping with existing properties, especially as street has downward gradient.
- 4.11 **RECOMMENDATION**

It is proposed that the Committee **RESOLVES** to **APPROVE** the application, subject to the following conditions:-

- 1 SC4B Time Limits Full – Standard
- 2 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 side elevation of the dwelling hereby permitted, in addition to those shown on the approved drawing.

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- 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) the window marked OBS on the approved drawing hereby submitted, shall be glazed in obscure glass and shall be of a design not capable of being opened below a height of 1.7m above first floor finished floor level. Thereafter, the said windows shall be retained and maintained in the approved form. This condition supersedes Condition 4 of the Outline Planning Permission granted 19 July 2007.
- 4 SC77 Car Parking Provision Details (Single).

**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.

**Relevant Development Plan Policies and Proposals:**

HP6, of the Rochford District Council Adopted Replacement Local Plan



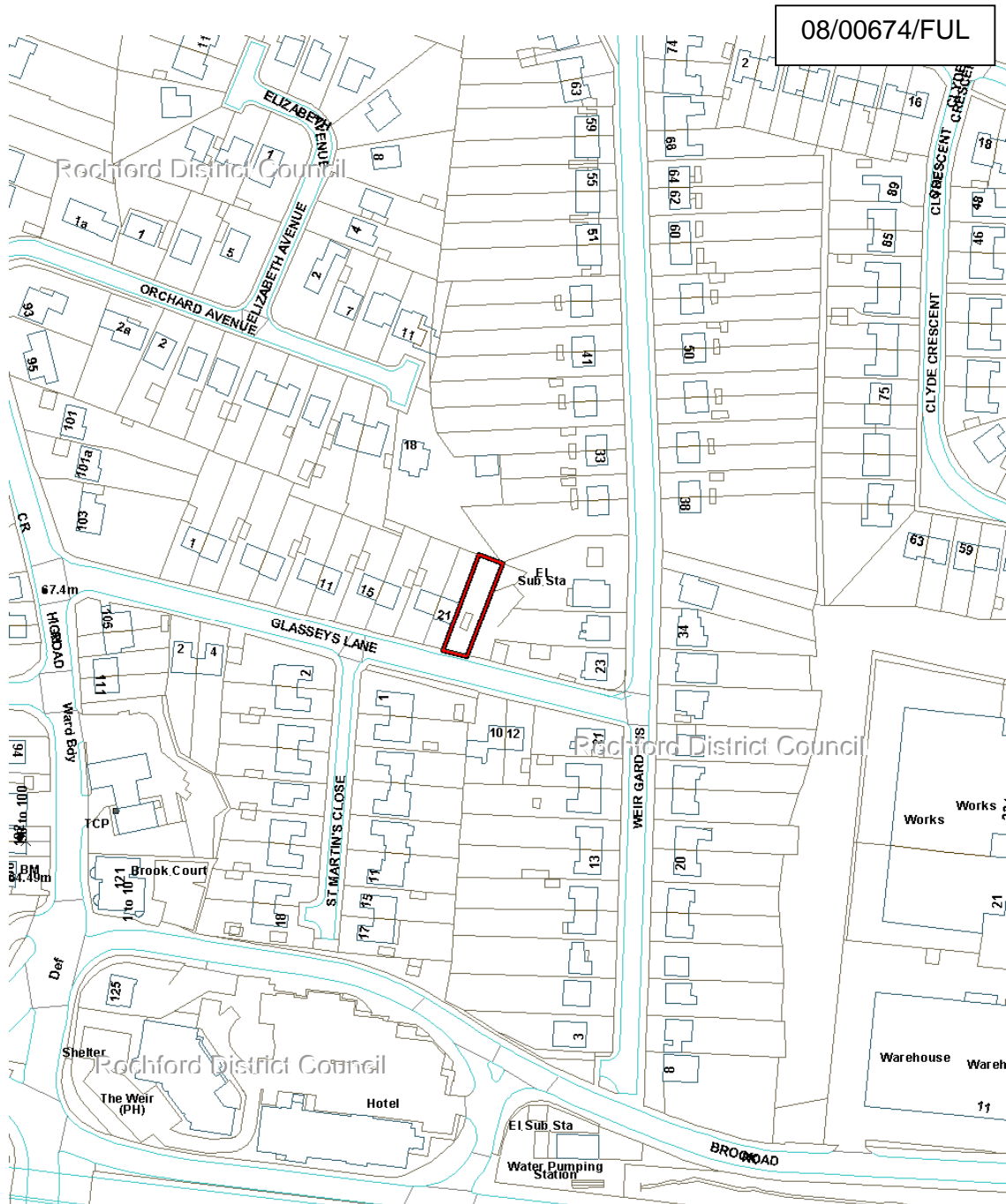
Shaun Scrutton  
Head of Planning and Transportation

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The local Ward Members for the above application are Cllrs S P Smith and P F A Webster.

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

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