

**APPLICATION NUMBER 21/01251/FUL****7 HAWKWELL PARK DRIVE, HAWKWELL****DEMOLISH EXISTING DWELLING AND GARAGE AND  
ERECT 3No. FOUR-BEDROOM DETACHED CHALET STYLE  
DWELLINGS WITH ASSOCIATED PARKING AND AMENITY.  
CONSTRUCT NEW VEHICULAR CROSSOVERS**

APPLICANT: **MR G WELLS**  
ZONING: **NO ALLOCATION**  
PARISH: **HAWKWELL PARISH COUNCIL**  
WARD: **HAWKWELL WEST**

**1 RECOMMENDATION****1.1 It is proposed that the Committee RESOLVES**

That planning permission be approved, 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.

REASON: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- (2) The development hereby permitted shall be carried out in complete accordance with the following approved plans: SL21.09.361-07; SL21.09.361-05; SL21.09.361-02; SL21.09.361-03; SL21.09.361-01; SL21.09.361-08; SL21.09.361-06; SL21.09.361-04

REASON: For the avoidance of doubt and to ensure that the development is completed out in accordance with the details considered as part of the planning application.

- (3) No development shall commence before details 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.

REASON: To enable the Local Planning Authority to retain adequate control over the appearance of the building in the interests of amenity.

- (4) Prior to first occupation of the development hereby approved, plans and particulars showing precise details of the hard and soft landscaping which shall form part of the development hereby permitted, shall have been submitted to and agreed in writing by the Local Planning Authority. Any scheme of landscaping details as may be agreed in writing by the Local Planning Authority shall show the retention of existing trees, shrubs and hedgerows on the site and include details of:
- schedules of species, size, density and spacing of all trees, shrubs and hedgerows to be planted;
  - existing trees to be retained;
  - areas to be grass seeded or turfed, including cultivation and other operations associated with plant and grass establishment;
  - paved or otherwise hard surfaced areas;
  - existing and finished levels shown as contours with cross-sections, if appropriate;

shall be implemented in its entirety during the first planting season (October to March inclusive) following commencement of the development, or in any other such phased arrangement as may be agreed in writing by the Local Planning Authority. Any tree, shrub or hedge plant (including replacement plants) removed, uprooted, destroyed, or be caused to die, or become seriously damaged or defective within five years of planting shall be replaced by the developer(s) or their successors in title with species of the same type, size and in the same location as those removed, in the first available planting season following removal.

REASON: To enable the Local Planning Authority to retain adequate control over the landscaping of the site in the interests of visual amenity.

- (5) The first floor side windows serving the proposed bathrooms, en-suites and stairways of Plots 1 and 3 and the bathroom and en-suites of Plot 2 shall be obscure glazed and shall be of a design not capable of being opened below a height of 1.7 metres above finished floor level. Thereafter, the said windows shall be retained and maintained in the approved form.

REASON: To enable the Local Planning Authority to retain adequate control over the approved fenestration in the interests of privacy between adjoining occupiers.

- (6) Prior to first occupation of the dwellings hereby approved details of the proposed boundary treatments shall be submitted to and agreed in writing by the Local Planning Authority. Thereafter the agreed details shall be retained.

REASON: To enable the Local Planning Authority to retain adequate control over the boundary treatments in the interests of maintaining privacy to adjoining properties and to promote visual amenity of the street scene.

- (7) Notwithstanding the provisions of Article 3, Schedule 2, Part 2, Class A of the Town and Country Planning (General Permitted Development) Order 2015 (including any Order revoking or re-enacting that Order, with or without modification) no gates, fences, walls or other means of enclosure, other than those previously agreed, shall be erected on any part of the site outlined in red.

REASON: To enable the Local Planning Authority to retain adequate control over such means of enclosure in the interests of highway safety and visual amenity of the street scene.

- (8) Part G (water efficiency) of the Building Regulations (2010) shall be met for each dwelling on the site and be permanently retained thereafter.

REASON: In order that the development achieves compliance with the national water efficiency standard, as set out in the Building Regulations, in light of existing policy ENV9 of the Core Strategy and the advice contained in the Ministerial Statement 2015.

- (9) Notwithstanding the width details on planning drawing SL21.09.361-04 and prior to first occupation of the development, the new vehicular accesses onto Hawkwell Park Drive and Park Gardens shall be constructed at right angles to the highway boundary and to the existing carriageway. The width of each access at its junction with the highway shall not be less than 3 metres and shall be provided with an appropriate dropped kerb vehicular crossing of the footway and highway verge. Full layout details and final widths shall be submitted to and agreed in writing by the Local Planning Authority and thereafter retained.

REASON: To ensure that vehicles can enter and leave the highway in a controlled manner in the interests of highway safety.

- (10) Prior to first occupation of the development, the existing vehicle access on Park Gardens serving No. 7 Hawkwell Park Drive shall be suitably and permanently closed incorporating the reinstatement to full height of the footway, highway verge and kerbing.

REASON: To ensure the removal of and to preclude the creation of unnecessary points of traffic conflict in the highway in the interests of highway safety.

- (11) Prior to first occupation of the development the integral garages shall be provided with roller shutter doors.

REASON: To ensure that the vehicle to be garaged may be left standing clear of the highway whilst the garage door is opened and closed and to prevent vehicles parking and overhanging the highway, in the interests of highway safety.

- (12) No unbound material shall be used in the surface treatment of the vehicular accesses within 6 metres of the highway boundary.

REASON: To avoid displacement of loose material onto the highway in the interests of highway safety.

## **2 PLANNING APPLICATION DETAILS**

- 2.1 Planning permission is sought for the demolition of the existing bungalow and the erection of three detached chalet style dwellings. The dwellings would each be similar in character, occupying a gable end two-storey front projection with lower eaves to the principal dwelling and pitched roof dormer windows. Two of the proposed dwellings would front Hawkwell Park Drive and the third dwelling would be sited fronting Park Gardens, forming an infill/backland site. The external materials of the dwellings would include brick work and cladding with interlocking roof tiles. The exact colours proposed have not been included within the application but these details could be dealt with by way of a condition to the grant of permission.

Three new vehicular accesses would be constructed to serve the plots. The existing vehicular crossover would be closed up. Parking would be provided to the front of each plot, along with soft landscaping; the details of the soft landscaping have not been provided.

## **3 MATERIAL PLANNING CONSIDERATIONS**

### **Site and Context**

- 3.1 The application site is located on the northern side of Hawkwell Park Drive and on the corner of Park Gardens. The use of both street scenes is residential and a suburban character is therefore apparent by way of well-established frontages and prominent building lines which are set back from the road. There is a predominant character of single storey and chalet style

dwelling along Hawkwell Park Drive, with a more notable introduction of two-storey dwellings within the street scene of Park Gardens.

- 3.2 The application site is currently occupied by a bungalow and comprises a substantial curtilage. The garden area provides a generous introduction of soft landscaping to the street scene of both Hawkwell Park Drive and Park Gardens. There is an existing garage to the north-east of the main dwelling which fronts Park Gardens. The plot width is substantial in comparison to the plot widths along the street.

### **Planning History**

- 3.3 None relevant.

### **Principle of Development**

- 3.4 Paragraph 130 of the NPPF advises that planning decisions for proposed housing development should ensure that developments do not undermine quality of life and are visually attractive with appropriate landscaping and requires that permission should be refused for development of poor design that fails to take opportunities available for improving the character and quality of an area and the way it functions.
- 3.5 Policy H1 of the Core Strategy states that in order to protect the character of existing settlements the Council will resist the intensification of smaller sites within residential areas. Limited infill will be considered acceptable and will continue to contribute towards housing supply, provided it relates well to the existing street patterns, density and character of the locality. The Supplementary Planning Document 2 (SPD2) for housing design states that for infill development site frontages shall ordinarily be a minimum of 9.25 metres for detached properties or 15.25 metres for semi-detached pairs or be of such frontage and form compatible with the existing form and character of the area within which they are to be sited. There should also, in all cases, be a minimum distance of 1 metre between habitable rooms and plot boundary.
- 3.6 Policy CP1 of the Core Strategy and Policy DM1 of the Development Management Plan both seek to promote high quality design in new developments that would promote the character of the locality and enhance the local identity of the area. Policy DM3 of the Development Management Plan seeks demonstration that infill development positively addresses that existing street patterns and density of locality and whether the number and types of dwellings are appropriate to the locality.

### **Impact on the Character of the Area**

- 3.7 The proposed appearance of the detached dwellings would be in keeping with the design that is prevalent within the street scenes of both Hawkwell Park Drive and Park Gardens. The proposed dwellings would emulate the chalet appearance that is apparent within the surrounding area. The two-storey gable end projections would create architectural interest to the façades and

would contribute to the good design of the properties. The eaves height and roof pitches of the projections and dormers are well positioned so as to create a coherent and fluid appearance to the resultant dwellings. The dwellings would be of a similar appearance to No. 2A Hawkwell Park Drive, which was recently approved by the Council (reference 15/00814/FUL). In addition, the dwellings proposed have included characteristics from Nos. 10, 18, 24 and 24A, therefore the design has clearly noted the building typology of the surrounding area. Plot 2 would front both Hawkwell Park Drive and Park Gardens and therefore consideration has been given to both the front and eastern flank elevations providing architectural interest to the street scenes. In addition, the established set back building line of both streets has been considered with the proposed dwellings not projecting beyond these.

- 3.8 SPD2 guidance discusses that site frontages shall ordinarily be a minimum of 9.25 metres for detached properties or be of such frontage and form compatible with the existing form and character of the area within which they are to be sited. Plot 1 would have a frontage of some 10m, Plot 2 a frontage of 9.49m and Plot 3 a frontage of 10.92m, therefore satisfying the requirements of the SPD2 guidance. In addition, the dwellings would maintain a minimum of 1m separation between habitable rooms and plot boundaries, therefore satisfying this part of the SPD2 guidance.
- 3.9 The proposed dwellings would have a greater ridge height than the neighbouring dwellings, No. 5 Hawkwell Park Drive and No. 1 Park Gardens. Based off the submitted street scene drawings it can be approximated that No. 5 has a ridge height of some 6.9m and No. 1 a ridge height of some 7m. Plots 1 and 2 would have a ridge height of 7.8m and plot 3 would have a ridge height of 8.075m. Whilst the ridge height of the proposed dwellings would be between 0.8 -1m greater than those dwellings immediately adjoining the site, the street scene is mixed with no set ridge height that is symmetrically followed. Therefore, whilst the height of the proposed dwellings would be greater than that of the adjoining dwellings, this is not uncommon for the street pattern and typology and the variation in height adds architectural and visual interest.
- 3.10 At present, the site contains substantial soft landscaping which adds to the suburban character of the street scene. The proposed layout plan Drawing No. SL21.09.361-04 has depicted areas of soft landscaping but no details of the exact species or plants have been provided. As such, it is recommended that if approved, a condition should be attached requiring details of the landscaping proposed. Furthermore, it is recommended that a boundary treatment made up of some substantial brick is provided along the eastern side boundary of plot 2, the details of which can be provided by way of condition.
- 3.11 The proposed dwellings would add an overall bulk and scale to the site that is greater than the bungalow that is existing. However, the proposed massing would not be out of character for the area. The dwellings would integrate well within the mixed street scene and would be proportionate to the site. The

proposal would therefore be compliant with Policy DM1 and DM3 of the Development Management Plan.

### **Impact on Residential Amenity**

- 3.12 The application site is adjoined by No. 3 Hawkwell Park Drive to the west and No. 1 Park Gardens to the north. Plot 1 adjacent to No. 3 Hawkwell Park Drive would have a maximum height of 7.8m, a width of 10.27m and a depth of 10.67m. Plot 2 to the corner position to both streets, would have a maximum height of 7.8m, a width of 8.75m and a depth of 12.595m. Plot 3 to the back of the site adjacent to No. 1 Park Gardens would have a maximum height of 8.075m, a width of 8.75m and a depth of 11.795m.
- 3.13 The occupants of No. 1 Park Gardens have appointed a Right of Light surveyor who has raised an objection to the proposal on their behalf, details of which can be found in the representations section of this report below. Reference has been made to the need for a daylight and sunlight survey to be undertaken by the applicant and for the proposal to comply with the nationally recognised Building Research Establishment (BRE) guidelines before the planning application can be determined.
- 3.14 The submission of such a survey and for evidence of compliance of the proposal with the aforementioned guidelines is not a requirement of a minor planning application. Minor planning applications at this Council are determined without reference to these specific guidelines and without reference to details of a daylight and sunlight survey. Whether a proposed development would give rise to an unacceptable impact on residential amenity by way of overshadowing and loss of sunlight or loss of daylight is a matter of judgment and fact and degree, taking account of the specific proposal and relationship with neighbouring properties, with considerations to relevant planning policy and additional policy guidance. The relevant policies are DM1 and DM3 of the Development Management Plan and the Supplementary Planning Document (SPD2).
- 3.15 Supplementary Planning Document 2 does contain guidance in relation to the specific impact of first floor domestic extensions to guard against excessive overshadowing of neighbouring properties. This guidance requires that a 45 degree angle taken from the nearest rear facing ground floor habitable rooms on neighbouring properties is assessed across the application site and any first floor projection that breaches this could be considered to be excessive in depth. The existing dwelling does not currently extend beyond No. 3. Proposed Plots 1 and 3 would be adjacent to the existing residential properties and neither would project beyond the rear elevations of these neighbouring dwellings. The proposed dwellings would comply with the 45-degree test relative to Nos. 3 Hawkwell Park Drive and No. 1 Park Gardens. On this basis it is difficult to conclude that the proposal would result in significant loss of light to the rear or front windows of No. 3 Hawkwell Park Drive or No. 1 Park Gardens. The BRE guidelines would be a higher test than usually applied. The Council's guidance does not rely upon specific BRE

criteria and instead relies upon a more general and subjective approach. It is acknowledged that the side windows of No. 1 would face a greater degree of overshadowing. Two of the four affected windows serve a bathroom and dressing room. The remaining two windows provide a kitchen door and kitchen window that also give borrowed light to the adjoining lounge. Both the kitchen and lounge are understood to have an additional light source to the rear elevation as opposed to the sole windows serving the room facing the development proposed. As such, the proposal would not be considered to result in demonstrable overshadowing that would be detrimental to the residential amenity of neighbouring occupiers contrary to any of the Council's policies.

- 3.16 Plot 1 would maintain a separation of 3.24m with No. 3 Hawkwell Park Drive and Plot 3 would maintain a separation of some 2.1m. The proposed dwellings would be of sufficient distance so as to not have a significant overbearing impact upon neighbouring properties. The main bulk of the dwellings would be concentrated along the flank elevation of the neighbouring properties. As such, the proposed dwellings would not dominate the outlook from the front or rear facing windows. Given that the proposed dwellings would not project past the rear elevations of No. 3 Hawkwell Park Drive or No. 1 Park Gardens, the dwellings would achieve a good relationship with these existing buildings, avoiding an unreasonable sense of enclosure or over dominance.
- 3.17 The proposed dwellings would not be considered to result in an overlooking impact that would be intrusive given the context of the application site within a built-up residential area. The rear facing windows of plots 1 and 2 would face onto plot 3 and the rear facing windows of plot 3 would look onto part of the rear garden of No. 3 Hawkwell Park Drive. No. 3 has an uncommonly large garden and plot 3 would look onto only part of this garden. A large substantial part of the garden would remain not overlooked. The proposed first-floor side windows would give rise to an overlooking impact because of the proximity to existing residential dwellings. Therefore it is recommended that a condition be imposed for all first floor side windows to be obscure glazed, with the exception of the eastern side windows of plot 2, if the application were approved. It would be possible for ground floor side windows to be obscured by the boundary treatments. It is recommended that all boundary treatments measure a height of 1.8m whereby they are of a distance greater than 2m from the highway and a condition can be imposed requiring this.
- 3.18 The proposal is not considered to have a significant detrimental impact upon the amenity of the neighbouring occupiers in terms of overlooking, overshadowing and over dominance. The proposal is compliant with Policy DM1 and DM3 of the Development Management Plan.



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**Garden Size**

- 3.19 The NPPF seeks the creation of places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users.
- 3.20 SPD2 – Housing Design requires a minimum 100m<sup>2</sup> garden area for all new dwellings with two bedrooms or more. The proposed development provides substantial rear private amenity space for each dwelling in excess of the Council's requirements. Plot 1 would have a garden area of 125.6m<sup>2</sup>, plot 2 would have a garden area of 167.2m<sup>2</sup> and plot 3 would have a garden area of 123m<sup>2</sup>.

**Highways and Parking**

- 3.21 The Parking Standards: Design and Good Practice Supplementary Planning Document adopted in December 2010 requires dwellings with one bedroom to provide a minimum of one off street parking space and dwellings with two bedrooms or more should have a minimum of two off street parking spaces. These spaces would serve the residents of the dwellings.
- 3.22 The proposal includes the construction of three new vehicle accesses and an existing access shall be closed up. The proposed dwellings would each include four bedrooms, requiring two off street parking spaces measuring 2.9m x 5.5m. All of the properties proposed would be provided with a minimum of two parking spaces at the preferred dimensions. The dwellings have each been provided with integral garages that measure some 6m x 3m and would be considered to provide an additional space if required by the occupants. Essex County Council Highways Authority has not objected to the application, subject to conditions being imposed which are detailed in the consultations section below.
- 3.23 No visitor parking is proposed but on a small scale development this is normally acceptable if adequate parking is provided per unit for the intended residents.

**Sustainability**

- 3.24 The Ministerial Statement of 25 March 2015 announced changes to the government's policy relating to technical housing standards. The changes sought to rationalise the many differing existing standards into a simpler, streamlined system and introduced new additional optional Building Regulations on water and access and a new national space standard.
- 3.25 Rochford District Council has existing policies relating to all of the above, namely access (Policy H6 of the Core Strategy), internal space (Policy DM4 of the Development Management Plan) and water efficiency (Policy ENV9 of the Core Strategy) and can therefore require compliance with the new national technical standards, as advised by the Ministerial Statement.

- 3.26 Until such a time as existing Policy DM4 is revised, this policy must be applied in light of the Ministerial Statement. All new dwellings are therefore required to comply with the new national space standard, as set out in the DCLG Technical Housing Standards – Nationally Described Space Standard March 2015.
- 3.27 The proposed dwellings are 4-bed 7 person two storey dwellings, therefore requiring an internal floor area of 115m<sup>2</sup> and built in storage area of 3m<sup>2</sup>. Plot 1 would have an internal floor area of 165.19m<sup>2</sup> including 0.75m<sup>2</sup> of built in storage. Plot 2 would have an internal floor area of 168m<sup>2</sup> and built in storage of 0.75m<sup>2</sup>. Plot 3 would have an internal floor area of 165.87m<sup>2</sup> and built in storage of 0.5m<sup>2</sup>. As each plot would exceed the internal floor area requirements for a 4b7p dwelling, the lack of built in storage would be considered acceptable in this circumstance, therefore meeting the requirements of the technical housing standard.
- 3.28 Until such a time as existing Policy ENV9 is revised, this policy must be applied in light of the Ministerial Statement (2015) which introduced a new technical housing standard relating to water efficiency. Consequently, all new dwellings are required to comply with the national water efficiency standard as set out in part G of the Building Regulations (2010) as amended. A condition is recommended to ensure compliance with this Building Regulation requirement.
- 3.29 In light of the Ministerial Statement which advises that planning permissions should not be granted subject to any technical housing standards other than those relating to internal space, water efficiency and access, the requirement in Policy ENV9 that a specific Code for Sustainable Homes level be achieved and the requirement in Policy H6 that the Lifetime Homes standard be met are now no longer sought.

### **Refuse and Recycling Storage**

- 3.30 There is considered to be sufficient space within the plots of all dwellings to adequately store the 3-bin system implemented by the Council.

### **Trees and Ecology**

- 3.31 The bat survey declaration form submitted indicates that there is not likely to be harm to bats or their habitat as a result of the proposed works.
- 3.32 Given the residential dwelling and garden characteristics of the site, the proposal would not likely impact on any protected species on site that would be likely to continue foraging after the implementation of the development.
- 3.33 There are no mature trees within the application site. Whilst some trees and shrubs would be removed to accommodate the proposal, the aforementioned landscaping condition would ensure that the development could provide a landscaping scheme that contributes well to visual amenity. The removal of vegetation in this instance would not be harmful.

### **Ecology Regarding Development Within the Zone of Influence (Zol) for the Essex Coast RAMS (Recreational Disturbance Avoidance Mitigation Strategy)**

- 3.34 The application site falls within the 'Zone of Influence' for one or more of the European designated sites scoped into the emerging Essex Coast Recreational Disturbance Avoidance and Mitigation Strategy (RAMs). This means that residential developments could potentially have a significant effect on the sensitive interest features of these coastal European designated sites, through increased recreational pressures.
- 3.35 As the proposal is for less than 100 dwellings, it falls below the scale at which bespoke advice is given from Natural England. To accord with NE's requirements and standard advice and Essex Coastal Recreational Disturbance Avoidance and Mitigation Strategy (RAMs) a Habitat Regulations Assessment (HRA) record has been completed to assess if the development would constitute a 'Likely Significant Effect' (LSE) to a European Site in terms of increased recreational disturbance. The findings from HRA Stage 1: Screening Assessment are listed below:

#### *HRA Stage 1: Screening Assessment – Test 1 – the significant test*

Is the development within the zone of influence (Zol) for the Essex Cost RAMS? - Yes

Does the planning application fall within the following development types?  
- Yes. The proposal is for 2 additional dwellings

Proceed to HRA Stage 2: Appropriate Assessment - *Test 2 – the integrity test*

Is the proposal for 100 houses + (or equivalent)? - No

Is the proposal within or directly adjacent to one of the above European designated sites? - No

- 3.36 The current proposal has been considered in respect of the Habitat Regulations, taking account of advice submitted by Natural England and the Essex Coast Recreational Disturbance Avoidance and Mitigation Strategy (RAMS) developed by Essex County Council which seeks to address impacts (including cumulative impacts) arising from increased recreational activity. The Essex Coast Recreational Disturbance Avoidance and Mitigation Strategy (RAMS) Supplementary Planning Document (SPD) was adopted by Rochford District Council on 20 October 2020. Advice from Natural England in August 2018 has been followed and the HRA record template completed.
- 3.37 The conclusion of the HRA is that, subject to securing appropriate mitigation, the proposed development would not likely result in significant adverse effects on the integrity of the European site along the Essex coastline.

- 3.38 The applicant has paid the suggested financial contribution to contribute towards longer term monitoring and mitigation along the coastline to mitigate adverse impact from the proposed development on the European designated sites by way of increased recreational disturbance.

#### **4 CONSULTATIONS AND REPRESENTATIONS**

##### **Hockley Parish Council**

- 4.1 No comments received.

##### **Essex County Council Highways Authority**

- 4.2 From a highway and transportation perspective the impact of the proposal is acceptable to the Highways Authority, subject to the following conditions:<sup>1</sup>

1. No development shall take place, including any ground works or demolition, until a Construction Management Plan has been submitted to, and approved in writing by, the Local Planning Authority. The approved plan shall be adhered to throughout the construction period. The Plan shall provide for: i. the parking of vehicles of site operatives and visitors ii. loading and unloading of plant and materials iii. storage of plant and materials used in constructing the development iv. wheel and underbody washing facilities

Reason: To ensure that the construction traffic is managed and to ensure that on street parking of these vehicles in the adjoining streets does not occur and to ensure that loose materials and spoil are not brought out onto the highway in the interests of highway safety and Policy DM1.

2. Notwithstanding the width details on planning drawing SL21.09.361-04 and prior to first occupation of the development, the new vehicular accesses on Hawkwell Park Drive and Park Gardens shall be constructed at right angles to the highway boundary and to the existing carriageway. The width of each access at its junction with the highway shall not be less than 3 metres and shall be provided with an appropriate dropped kerb vehicular crossing of the footway and highway verge. Full layout details and final widths to be agreed with the Highway Authority.

Reason: To ensure that vehicles can enter and leave the highway in a controlled manner in the interests of highway safety in accordance with policy DM1.

3. Prior to first occupation of the development, the existing vehicle access on Park Gardens shall be suitably and permanently closed incorporating the reinstatement to full height of the footway, highway verge and kerbing.

Reason: To ensure the removal of and to preclude the creation of unnecessary points of traffic conflict in the highway in the interests of highway safety in accordance with policy DM1.

4. Prior to first occupation of the development, each dwelling shall be provided with two external parking spaces within each curtilage, as shown on planning drawing SL21.09.361-04. Each parking space shall have dimensions in accordance with current parking standards and shall be retained in the agreed form at all times.

Reason: To ensure adequate space for parking off the highway is provided in the interests of highway safety in accordance with Policy DM8.

5. Prior to first occupation of the development, the integral garages shall be provided with roller shutter doors.

Reason: To ensure that the vehicle to be garaged may be left standing clear of the highway whilst the garage door is opened and closed and to prevent vehicles parking and overhanging the highway, in the interests of highway safety and in accordance with Policy DM8.

6. No unbound material shall be used in the surface treatment of the vehicular accesses within 6 metres of the highway boundary.

Reason: To avoid displacement of loose material onto the highway in the interests of highway safety in accordance with policy DM1.

7. Prior to first occupation, the cycle parking shall be provided in accordance with the EPOA Parking Standards. The approved facility shall be secure, convenient, covered and retained at all times.

Reason: To ensure appropriate cycle parking is provided in the interests of highway safety and amenity in accordance with Policy DM8.

8. Prior to first occupation of the proposed development, the developer shall be responsible for the provision, implementation and distribution of a Residential Travel Information Pack for sustainable transport, approved by Essex County Council, to include six one day travel vouchers for use with the relevant local public transport operator. These packs (including tickets) are to be provided by the developer to each dwelling free of charge.

Reason: In the interests of reducing the need to travel by car and promoting sustainable development and transport in accordance with policies DM9 and DM10.

### **Neighbour Representations**

- 4.3 Three neighbour representations have been received from the following addresses:

Park Gardens: Nos. 1 (2 letters received), 11.

In the main the comments can be summarised as follows:

- Design looks good, in keeping with the area
- Haven't tried to cram on lots of properties
- Construction of dwelling would be in close proximity to No. 1 and could result in damage to foundations and fabric of the structure
- Loss of light to No. 1, namely to the south side
- Noise pollution to No. 1 due to close proximity of plot 3
- Loss of privacy due to low 1.2m fence on the boundary
- Effects from electricity pole to the front of plot 3 being moved
- No indication of where mains sewage will be connected
- Plot 3 is far too large
- Plot 2 access would cause conflict with parked cars on Hawkwell Park Drive
- A natural light assessment is needed in order to properly consider the impact on three separate material planning considerations – namely daylight, sunlight and overshadowing
- Two of the side windows of No. 1 serve a bathroom and a dressing room; care should be taken not to detrimentally affect the daylight and sunlight received by these windows as good levels of natural light in these rooms is likely to be more pleasant for the occupants. When the bathroom is not in use, the door is left open to provide more natural light into the house. The two remaining side windows serve a kitchen towards the rear of the property
- Given the proximity and height of plot 3 relative to the boundary of No. 1, daylight and sunlight would be adversely affected with respect to any side windows at the property
- There is also some concern about the impact on the overshadowing to the rear garden of No. 1

## **5 EQUALITY AND DIVERSITY IMPLICATIONS**

- 5.1 An Equality Impact Assessment has been completed and found there to be no impacts (either positive or negative) on protected groups as defined under the Equality Act 2010.

**6 CONCLUSION**

- 6.1 The proposal is considered not to cause undue demonstratable harm to the amenity of neighbouring dwellings or the character of the host dwelling and surrounding area.



Marcus Hotten

Assistant Director, Place and Environment

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**Relevant Development Plan Policies and Proposals**

National Planning Policy Framework 2019

Core Strategy Adopted Version (December 2011) – policies CP1, H1, H6, ENV9

Development Management Plan (December 2014) – policies DM1, DM3, DM4, DM25, DM27, DM30

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

Supplementary Planning Document 2 (January 2007) – Housing Design

The Essex Design Guide (2018)

**Background Papers:-**

Appropriate Assessments.

For further information please contact Katie Fowler on:-

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