

TITLE : 05/00452/FUL
DEMOLISH EXISTING DWELLING AND CONSTRUCT TWO
DETACHED 4 BEDROOMED HOUSES WITH SEMI -
INTEGRAL GARAGES
18 TRINITY CLOSE RAYLEIGH

APPLICANT : TRINITY VIEW HOMES LTD

ZONING : RESIDENTIAL

PARISH: RAYLEIGH TOWN COUNCIL

WARD: RAYLEIGH CENTRAL

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

This application was included in Weekly List no 790 requiring notification of referrals to the Head of Planning Services by 1.00 pm on Tuesday, 16 August 2005, with any applications being referred to this meeting of the Committee. The item was referred by Cllr A J Humphries.

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

4.1 Rayleigh Town Council: No objections.

NOTES

- 4.2 This application seeks approval to demolish the existing dwelling and construct two detached 4 bedroomed houses with semi-integral garages.
- 4.3 Currently the site is occupied by a bungalow and detached garage. The plot is triangular in shape, graduating from approximately 4m at the front to 32m wide at the rear boundary.
- 4.4 Trinity Close consists mostly of two storey semi-detached properties with a few detached properties. Consequently the two proposed dwellings will be generally in keeping with the character of the street scene.
- 4.5 The proposed two storey dwellings comply with Policy H11 and the additional guidelines given in Appendix One of the Rochford District Local Plan in terms of garden sizes and car parking provision. A 1m gap between the proposed dwellings and the side boundaries is also maintained.

- 4.6 The application proposals generally respect the front and rear building lines of no.19 and is set such that the "45 degree rule" is not breached. The property at no.17 is at 90 degrees to the application site and will overlook public space (front gardens/driveways) and as such any loss of amenity through direct overlooking could not be substantiated. Also, they are offset from the boundary and set within plots similar to other properties and of a design, scale and character in keeping with the street scene, and it is considered, therefore, that a refusal based on the built form could not be justified.
- 4.8 Local residents have raised issues regarding access and car parking; this scheme proposes two off-street spaces per dwelling which complies with Local Plan Standards. In addition, the County Highways Officer has been consulted and has no objections to the proposal. Given these comments and without the support of a refusal from our specialist adviser, it is therefore considered that a refusal based on access/car parking problems could not be supported.
- 4.9 **County Surveyor (Highways):** De minimis. Comments re vision splays and hardstanding.
- 4.10 **Rayleigh Civic Suite:** Size and shape of site is inadequate for 2 properties of the size proposed and will aggravate parking problems.
- 4.11 **Woodlands Manager:** Recommends bat survey is carried out.
- 4.12 **English Nature:** Will not affect SSSI. Comments re bats and protected species.
- 4.13 **Housing, Health & Community Care:** No comments.
- 4.14 Neighbours: Comments were received from 10 neighbours:
- Parking problems will be aggravated;
 - Proposals will be out of proportion with properties in vicinity - overdevelopment of site;
 - Access for emergency vehicles will be difficult;
 - Possible loss of mature trees;
 - Pollution
 - Loss of light;
 - Asbestos removal
 - Overloading of drainage systems;
 - Properties are forward of existing building line of adjacent properties;
 - Threat to wildlife that may inhabit site;
 - Contrary to objectives T8 and T9 of Local Plan;

APPROVE

- 1 SC4 Time Limits Full - Standard
- 2 SC14 Materials to be Used (Externally)
- 3 SC23 PD Restricted - OBS

- 4 SC22A PD Restricted
- 5 SC67 Pedestrian Visibility Splays
- 6 SC59 Landscape Design - Details (Full)
- 7 No development shall commence before an ecological impact assessment (including bat roosts) of the site has been undertaken and submitted to and agreed in writing by the Local Planning Authority in consultation with English Nature. The assessment shall include appropriate mitigation measures for any protected species which may be found on the site. Furthermore, before any development shall commence, all reasonable steps necessary shall be taken to implement the identified mitigation measures for all protected animal species on the site. No translocation of these species, should it prove necessary, shall commence until written details of receptor sites, together with a management plan including monitoring, have been submitted to the Local Planning Authority and approved in writing.

Relevant Development Plan Policies and Proposals

H11, of the Rochford District Council Local Plan First Review



Shaun Scrutton
Head of Planning Services

For further information please contact on Monica Palmer (01702) 546366.

The local Ward Members for the above application are Cllrs R G S Choppen and A J Humphries.

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Rochford District Council

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