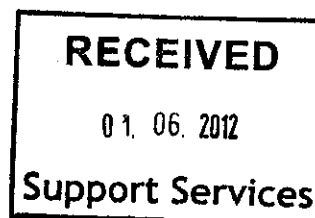


# The Planning and Design Bureau

Land-Use Planning and Architecture

29<sup>th</sup> May 2012

Rochford District Council,  
FAO Ms Claire Robinson, Senior Planning Officer,  
Planning Department,  
Council Offices,  
13-19 South Street,  
Rochford,  
Essex,  
SS4 1BW



**APPLICATION SUBMITTED VIA PLANNING PORTAL**

Dear Ms Robinson,

## **Application for Full Planning Permission**

**Demolish Side Projection, Erect Two-Storey Extension to Form End of Terrace House with Front and Rear Dormer Windows, Alter Existing House, Including Construction of Front and Rear Extensions and Front and Rear Dormer Windows, Form Parking and Amenity Areas, Construct Garden Sheds, Lay Out Landscaping and Amenity Areas and Create New Vehicular and Pedestrian Access onto Burrows Way**

**Land at 3 Burrows Way, Rayleigh, Essex, SS6 7DF**

Further to our meeting some months ago to informally discuss this proposal, please find enclosed an application for full planning permission for the development described above. The application comprises the following documents:

1. Completed application form, including Certificate A and Article 12 Certificate;
2. Application fee: £335.00
3. Drawing PDB/12/16/01 - Site Location Plan, 1:1250 scale;
4. Drawing PDB/12/16/02 - Existing Block and Roof Plan and Site Section, 1:200 scale;
5. Drawing PDB/12/16/03 - Existing Floor Plans and Elevations, 1:100 scale;
6. Drawing PDB/12/16/04 - Proposed Block and Roof Plan and Site Section, 1:200 scale;
7. Drawing PDB/12/16/05 - Proposed Floor Plans, 1:100 scale;
8. Drawing PDB/12/16/06 - Proposed Front and Rear Elevations, 1:100 scale;
9. Drawing PDB/10/16/07 - Proposed Side Elevations, 1:100 scale;
10. Drawing PDB/10/16/08 - Recycling/Cycle Storage Sheds - Plan and Elevations, 1:50 scale;
11. Bat Survey Declaration.

This letter forms a part of the application and in particular forms a combined Design and Access and Planning Statement. I would therefore be grateful if the following comments are taken into account when a decision on the application is reached.

I have referred to adopted planning policies and supplementary documents in this Statement but consider that the proposals also meet the spatial and design stipulations set out in the

emerging LDF documents, particularly the submissions Core Strategy and the draft Development Control Policies Document. I have also had regard to the *National Planning Policy Framework* ('NPPF') in the formulation of this scheme and consider that the proposal is sustainable development that accords with the development plan and, accordingly, that there is a presumption in favour of granting planning permission. I also consider that the proposed development accords with the Government's policies for new housing set out in Section 6 (paragraph 47 -55) of the NPPF and would be grateful if you have regard to this guidance when a decision is reached on the application.

#### Location and Description

The application site is situated on the east side of Burrows Way opposite the junction with Spring Gardens in an entirely residential area. The site comprises a rectangular residential plot measuring approximately 47.6m x 9.1m, and extending to approximately 0.043 hectare. It is occupied by the southern half of a pair of semi-detached Edwardian/1920's two-storey dwelling houses, set about midway along the site's southern boundary. The dwelling contains two bedrooms, is finished externally in painted pebbledash render with plain clay tiles to the gabled roof slopes, and has a single-storey extension on its southern side, which is flat roofed and contains the property's kitchen and bathroom. A single-storey front bay window to the living room faces Burrows Way.

The other half of the semi No.1 Burrows Way, which is also in the ownership of the applicant, is in poor condition and is in the process of being refurbished and extended in accordance with the recent grant of planning permission – see below.

The site is situated on the west side of a hill and ground levels accordingly rise evenly in excess 5 metres along the entire length of the plot from the west towards the east. Ground levels also rise towards both the north and south, although to a much lesser degree in the immediate vicinity of the site. The dwelling is cut into the slope at the rear and rises above it at the front, resulting in a retaining wall to a shallow rear patio area, and a high rendered plinth to the front elevation. Most of the front garden is hardsurfaced in block paving and used for vehicle parking: serviced by a pavement crossing and access off Burrows Way.

Beyond the other half of the semi to the north adjoins a surfaced and lit public footpath leading to Rayleigh High Street and beyond that adjoins pairs of semi-detached houses much more recent in date (1960's/1970's onwards).

To the south a detached bungalow exists, which is built about 1 metre off the common boundary and has no main habitable room windows in its north (side) flank wall. Two-storey houses are found further to the south further up the hill in Burrows Way.

To the west of the site, across the road and fronting Spring Gardens are bungalows and two-storey houses, including a two-storey terrace of houses close to the junction of the two roads. To the rear (east of the site) is a pair of detached garages in the rear garden of a dwelling fronting High Street.

The immediate streetscene contains a mixture of styles and sizes of dwellings: principally two-storey and mainly dating from the 1970's/1980's, with gables to roofs and a variety of external materials, including brick and render.

The site is situated a few hundred metres from Rayleigh High Street: one of the three principal centres in the District. Rayleigh contains shopping, leisure, employment, community and education facilities and good bus and train routes to other destinations. The High Street and rail station are a comfortable walk and an easy cycle away from the application site, which can be considered to be in a very sustainable and accessible location.

#### Relevant Planning History

Planning permission was granted in July 2011 for the erection of a new dwelling on land to the north of No.1 Burrows Way (to create a terrace of 3 units) and for the extension of No.1 at the front and in the roof, including the construction of dormer windows (LPA application reference 11/00250/FUL).

In November 2011 planning permission was granted for amendments to the earlier development, including the erection of a single-storey rear extension across the new dwelling and No.1, in addition to the other already approved alterations and additions (LPA application reference 11/00560/FUL). The planning permission will be implemented in the near future when conditions precedent have been discharged.

A parallel application for alterations and extensions to No.3, made during the purchase of that dwelling by the applicant, was also approved in November 2011. This was partly intended to ensure that reciprocal extensions to the front and rear of the existing properties and the new dwelling were proposed so that a harmonious and homogenous development resulted (LPA application reference 11/00583/FUL). This permission at No.3 also grants permission for a part single-part two-storey side extension, which enables the formation of four bedrooms in the property, a generous kitchen/diner, study and family bathroom at first floor.

#### The Proposal

Following the November 2011 grant of permission the applicant has discussed the development with local estate agents and has concluded that the market for a large four-bedroom end of terrace house in the area is limited and the cost of constructing the approved extensions to No.3 expensive in the light of the potential return on investment.

Accordingly, consideration has been given to alternative uses of the space created through the approved extensions and the attractiveness to the market and relative cost efficiency taken into account.

Full planning permission is now sought for the erection of a two-storey dwellinghouse attached to the southern elevation of the existing property No.3 - replicating almost exactly the extensions already approved in this location. This would require the demolition of the southern extension to No.3 and the creation of a new residential curtilage: splitting the existing one longitudinally. The new dwelling would be contained in a part single, part two-storey side extension and a single storey rear extension. The new dwelling would have two bedrooms and a loft room/study/storage area (not large enough to be considered a third bedroom but useful 'bonus' space nonetheless) as well as a kitchen dining room, living room and ground floor bathroom.

Single-storey extensions are proposed to run across the front and rear of the existing dwelling, with an opening to provide a front entrance door (moved from the side), and a replacement bathroom and kitchen. In addition, a third bedroom would be formed in the roof space, with dormer windows to the front and the rear. The front dormer windows would each have inward opening French doors with 'Juliet' style balustrade and a shallow (inaccessible) patio area in front of them.

At the rear, both existing and new dwellings would have sliding doors at ground floor level opening onto a patio (enlarged at No.1) with a retaining wall and steps leading to rear gardens formed by a longitudinal split of the existing garden.

**The only external differences between the approved extensions to No.3 and these current proposals are the addition of a small first floor rear projection to the approved extension and the substitution of sliding patio doors in lieu of the approved single**

**door and sidelight on the rear elevation of the rear extension.**

To the front of the property, a parking area for the existing and proposed dwelling would be formed by modification and **reduction in extent** of the existing parking area. This would be large enough to accommodate two vehicles for each property in accordance with the Highway Authority's latest space standards and would also incorporate pedestrian paths and a bin storage area. Steps would lead to the new front door to the existing property (exactly as has already been approved). The existing pedestrian and vehicular access onto Burrows Way would be altered to, in effect, widen the pavement crossing and access to the highway.

#### Use

The surrounding area is entirely residential in character and residential use would not therefore result in an awkward juxtaposition of land uses. Furthermore, Policy HP1 of the adopted Rochford District Replacement Local Plan 2006 ('RDLP') stipulates that, in seeking to meet the identified housing needs of the District *"residential development will be permitted within the settlements shown on the Proposals Map. Within these settlements encouragement will be given to residential intensification, sub-division of dwellings, the re-use of vacant, redundant or underused land"*. The application site falls within the identified settlement of Rayleigh (as shown on the RDLP Proposals Map) and is very close to the town centre with its range of shopping, leisure, employment, education and community facilities and services and a mainline railway station.

The principle of a residential redevelopment in the street is not therefore objectionable; indeed it is supported by a raft of relevant national, regional and local planning policies, including RDLP Policies HP1, CS1 and TP1, and Government guidance that encourage making the best use of land and locating new dwellings in sustainable and accessible locations in existing residential areas.

#### Scale

Adopted RDLP Policy HP3 requires that development achieves a density of at least 30 dwellings per hectare, with best use of land being achieved in the density range of 30-50 dwellings per hectare. The proposal would result in a development density of 46 dwellings per hectare: within the proscribed range. The density of development would therefore accord with Policy HP3 and with the over-arching policy aspirations set out in Policy CS4.

In addition, it will be demonstrated in later Sections of this Statement that the development can be accommodated in such a manner that the impacts on the amenities of neighbours would be acceptable. In addition, the new dwelling and altered dwellings would be appropriate in the street scene, have sufficient car parking, and private amenity space can be provided to meet the needs of their occupiers, together with cycle and refuse storage. In these circumstances the scale of the development: two dwellings is acceptable.

In an architectural sense, the scale of the new dwelling, generated by its footprint, and heights to eaves and ridge, replicates exactly that already found to be acceptable by the LPA and so the architectural scale of the development must also be acceptable.

#### Layout

The proposed layout is logical in the context of the shape of the site and the location of the existing dwelling on the land. The new house would be situated facing the road in an existing two-storey streetscape. Parking would be located at the front, on a new parking area, which would be similar in size to the forecourt parking area approved at No.1 and found elsewhere in the immediate street scene. Vehicular and pedestrian access off Burrows Way is similarly appropriate and private gardens would abut existing ones and so would not result in an awkward juxtaposition of uses.

This disposition of land uses meets the stipulations of RDLP Policy HP6.

#### Siting, Design and Appearance

The detailed design of the new dwelling has been directly inspired by the existing one and has already been found to be acceptable. Its principal massing and bulk: a product of its width, depth and height, was designed to be subordinate to the massing of the main terrace of three dwellings, but incorporates common materials and features (roof pitch, window arrangement and proportions etc.) to ensure that it is visually read as part of the wider development.

The front bay window to the existing house would be replaced with a single-storey projection that enables a better internal layout and room sizes to be created, with the mono-pitched roof carried across the new front door to form an open porch area. Windows are proposed to be replaced with sliding sash units that are vertically emphasised as suggested is appropriate by the Essex Design Guide, and materials – plain/interlocking tiles/slates, smooth render and stock brickwork (red or pale yellow) would be appropriate to the area. The dormer windows have already been approved at the rear and at the front would be minor incidences in the roof plane. They would be surrounded by generous roof margins, are well-designed, and are desirable in order to provide light, outlook, improved headroom and means of escape to the principal bedroom and to a 'bonus' space (a home office/study, or storage room in the roof space of the new dwelling).

Traditionally designed front steps are proposed with brick flanks and painted metal handrails. Relocation of the main entrance of No.3 to the front of the building is desirable in urban design and architectural terms.

There is a variety of dwelling types and ages in the vicinity: those at that application site pre-dating them all. The creation of a terrace has already been approved and has precedent in the street: one already existing on the junction of Spring Gardens and Burrows Way to the west. The appearance and design of the terrace is considered to be acceptable and to accord with the requirements of RDLP Policy HP6.

Private gardens considerably in excess of the LPA's 2.5 X width of the house/50 sq.m minimum standards are proposed. This meets the adopted SPD2 paragraph 3.2 requirement for a two and three-bedroom terraced property.

There are no minimum plot widths for terraced dwellings: such should however be compatible with the character of the area. In this case, the resulting dwellings will not appear cramped or out of place and would be similar in plot width to the terraced houses to the west in Spring Gardens. Furthermore, the principle and detail of a terrace of the same characteristics has already been approved at the application site recently.

The two-storey element of the proposed dwelling would have isolation to the side (north) boundary, at its closest, of 1.084m, i.e. in excess of the 1 metre minimum set out in SPD2 paragraph 7.2 and, due to the existence of the public footpath, considerably more than the 2 metres between dwellings proscribed in the same paragraph.

45 degree angles from the main corners of the adjacent bungalow to the south, projected across the application site, would also be comfortably met by the two-storey element of the new dwelling. Having regard to orientation, juxtaposition of buildings, and the function of windows at ground floor in the house to the south, the proposed development would not result in material overshadowing, overlooking, loss of light or loss of outlook, or an overly dominant/obtrusive structure when viewed from that house or its garden.

#### Access and Parking

Vehicular and pedestrian access to the site would be via Burrows Way. As a consequence of the sloping nature of the site the inclusion of ramps to the principal doors of the existing dwelling No.3 is not practical, but may be possible to the new dwelling. In any case, the new dwelling would have a ramp to the rear French doors such that it could be accessed by a wheelchair bound visitor or resident from the street. The Building Regulations will be complied with in relation to access for the disabled.

Parking spaces would each measure 2.9 metres x 5.5 metres, meeting the LPA's latest spatial standard adopted in December 2010. The provision of two spaces per dwelling in this accessible and sustainable location would meet the numerical standard of the same recently adopted document. 1.5 metre x 1.5 metre driver-pedestrian visibility splays are proposed to either side of the accesses and driver visibility on exiting the site is good at this point along Burrows Way. The requirements of RDLP Policy TP8 would be met by the development.

Secure cycle storage for each dwelling is proposed in the form of a lockable shed in each rear garden and full details of these are provided in the accompanying drawings.

#### Landscaping

Hard and soft landscaping would be provided in the areas shown on the submitted Block and Roof Plan and Site Section drawing.

Gardens are proposed to be screened with 1.8 metre high timber panel fences. Walls and patios and parking areas would be paved in a material to be agreed: probably flagstones or slabs to the former and coloured concrete block paving to the latter.

In terms of soft landscaping it is proposed to provide lawns at the front and rear with feature planting in the front gardens in accordance with details to be submitted pursuant to a planning condition. Planting will comprise native species and will be designed to soften the appearance of the development, provide habitats insofar as is possible, and to provide interest in the street. In this way, the landscaping proposed would address the associated matters raised in RDLP Policy HP6 and in SPD2.

#### Sustainability Summary

In relation to the requirements of RDLP Policy HP7, the following matters are proposed to assist in the reduction of energy consumption and waste during construction of the proposed dwelling and in its future use and eventual recycling:

- The materials used in the construction of the new dwelling will include recycled aggregate for internal and external sub-bases for floors, driveways and patios;
- The building will be constructed of traditional inert materials such as concrete, blocks, and tiles that can be crushed and re-used as aggregate at the end of their useful life. In addition, timber floor and ceiling joists and rafters/trusses can be de-nailed and re-used or burnt as bio-fuel at the end of the life of the building;
- Sun pipes/solar tubes and roof lights are proposed to provide the maximum amount of natural daylight to rooms and avoid the need to use electric lights during the day;
- All internal and external light fittings will be solely of the 'low-energy' type;

- Solar powered lighting to the rear garden of the new dwelling;
- All electrical goods first installed or provided to the new dwelling will only be of the A rated type;
- Secure cycle storage would be provided in garden sheds;
- Surface water will be disposed of via soakaways (subject to percolation testing);
- Water butts will be provided for garden watering;
- Waste recycling storage facilities will be provided in the new kitchen, with sheds provided to accommodate 'overflow';
- Compost bins will be provided (see submitted Block & Roof Plan drawing);
- Only dual flush toilets, aerated taps and showers will be installed in the new dwelling;
- The details provided as part of the landscaping submission will incorporate only native plants and tree/s that specifically provide habitats for indigenous birds, mammals, insects etc. and help to mitigate climate change;
- A Construction Site Management Plan can be formulated if required so as to minimise waste and pollution derived from the construction of the building and the laying out of the associated facilities.

I would be happy to discuss the LPA's requirements regarding the Code for Sustainable Homes but am mindful that any condition relating to such should not apply to the existing dwelling. Careful phrasing of such a condition is therefore required.

Finally, if you require additional information on any elements of the proposal, or if amendment of the drawings would assist the LPA to support the proposal please let me know. Drawings are produced in this office and amendments can therefore be made promptly and at short notice.

I would be grateful if you would register the application, provide a receipt for the application fee, and advise me of the case officer and timetable for determination in due course. If you have any queries regarding the application please do not hesitate to contact me.

Yours sincerely



**Stewart Rowe** Dip TP MRTPI

Encl. Application as set out  
CC Mr S Staddon