



# PLANNING APPEAL FORM

If you need this document in large print, in audio format or in Braille, please contact our helpline on 0117 372 6372. **To help you fill in this form correctly please refer to the enclosed guidance leaflet "How to complete your planning appeal form".**

**WARNING:** The appeal **and** essential supporting documents **must** reach the Inspectorate within the appeal period. **If your appeal and essential supporting documents are not received in time we will not accept the appeal.**

PLEASE PRINT CLEARLY IN CAPITALS USING **BLACK** INK

## A. APPELLANT DETAILS

See section A of the guidance leaflet. The name of the person(s) making the appeal must appear as an applicant on the planning application form.

Name MS ALISON COPS

Organisation name (if applicable) N/A

Address 19 PERCY COTTIS ROAD ROCHFORD  
ESSEX

Postcode SS4 1QN

Daytime phone 07720 386872

Fax N/A

I prefer to be contacted by Post  Email

\*Email address alicops@hotmail.com

## B. AGENT DETAILS (IF ANY) FOR THE APPEAL

See section B of the guidance leaflet.

Name MR MICHAEL BREBNER

Organisation name (if applicable) MBREBNER ARCHITECTURAL  
DESIGN & BUILDING SURVEYORS

Address ARCHITECTURE AND SURVEYING HOUSE  
28 STEPHENSON ROAD  
LEIGH ON SEA ESSEX

Postcode SS9 7SLY

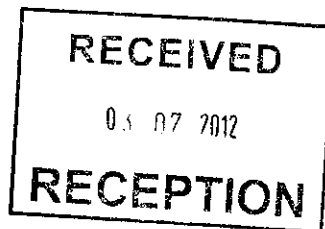
Your reference ALICOPS2012

Daytime phone 01702 513165 or  
0781 799 7389

Fax N/A

I prefer to be contacted by Post  Email

\*Email address sales@mbrebner.com



**C. LOCAL PLANNING AUTHORITY (LPA) DETAILS**

See section C of the guidance leaflet.

Name of the LPA ROCHFORD DISTRICT COUNCIL

LPA's application reference number 11/00640/FUL

Date of the application 17/11/2011

Did the LPA validate and register your application? Yes  No

Date of the LPA's decision notice (if issued)

**D. APPEAL SITE ADDRESS**

See section D of the guidance leaflet.

Address ~~ROCHFORD~~ LAND ADJACENT TO  
19 PERCY COTTIS ROAD ROCHFORD  
ESSEX Postcode SS4 1QN

Note: Failure to provide the full postcode may delay the processing of your appeal.

Please answer the questions below:

- 1 Is the appeal site within a Green Belt? Yes No
- 2 Are there any health and safety issues at, or near, the site which the Inspector would need to take into account when visiting the site? If yes, please describe them on a separate sheet. Yes No

**E. DESCRIPTION OF THE DEVELOPMENT**

See section E of the guidance leaflet.

Has the description of the development changed from that on the application form? Yes No 

Area of the whole appeal site (i.e. the boundary) in hectares 0.02

Area of floor space of proposed development in square metres 47.07M2

**F. REASON FOR THE APPEAL**

See section F of the guidance leaflet.

The reason for this appeal is that the LPA has (please tick which applies):

- 1 Refused planning permission for the development described in Section E. 1
- 2 Granted planning permission for the development subject to conditions to which you object. 2
- 3 Refused approval of the matters reserved under an outline planning permission. 3
- 4 Granted approval of the matters reserved under an outline planning permission subject to conditions to which you object. 4
- 5 Refused to approve any matter required by a condition on a previous planning permission (other than those in 3 or 4 above). 5
- Or
- 6 Failed to give notice of its decision within the appropriate period (usually 8 weeks) on an application for permission or approval. 6

## G. CHOICE OF PROCEDURE

It is important that you read carefully section G of the guidance leaflet before you complete this section.

There are 3 possible procedures:- written representations, hearings and inquiries. You should consider carefully which method suits your circumstances before selecting your preferred option by ticking the box.

### 1 THE WRITTEN REPRESENTATIONS PROCEDURE

W \*

This is normally the simplest, quickest and most straightforward way of making an appeal. The written procedure is particularly suited to small-scale developments (e.g. individual houses or small groups of houses; appeals against conditions and changes of use).

\* Please answer the questions below.

- a) Could the Inspector see the relevant parts of the appeal site sufficiently to judge the proposal from public land? Yes  No
- b) Is it essential for the Inspector to enter the site to check measurements or other relevant facts? If so, please explain below or on a separate sheet. Yes  No

SEE ON SEPERATE SHEET.

### 2 THE HEARING PROCEDURE

H

This procedure is likely to be suited to more complicated cases which require detailed discussion about the merits of a proposal. At the hearing the Inspector will lead a discussion on the matters already presented in the written statements and supporting documents. Although you may indicate a preference for a hearing, the Inspectorate must also consider that your appeal is suitable for this procedure.

Please answer the question below.

- a) Is there any further information relevant to the hearing which you need to tell us about? If yes please explain below. Yes No

### 3 THE INQUIRY PROCEDURE

I

This is the most formal of procedures. Although it is not a court of law the proceedings will often seem to be quite similar, as the parties to the appeal will usually be legally represented and expert witnesses may be called to give evidence. Although you may indicate a preference for an inquiry the Inspectorate must also consider that your appeal is suitable for this procedure.

Please answer the questions below.

- a) How long do you estimate the inquiry will last? No. of days  
(Note: We will take this into consideration, but please bear in mind that our estimate will also be informed by others' advice and our own assessment.)
- b) How many witnesses do you intend to call? No. of witnesses
- c) Is there any further information relevant to the inquiry which you need to tell us about? If so, please explain below. Yes No

## H. GROUNDS OF APPEAL

See section H of the guidance leaflet to help you decide what to include in your grounds of appeal.

Do you intend to submit a planning obligation (a section 106 agreement or a unilateral undertaking) with this appeal?

Yes

No

SEE SEPERATE SHEET

**H. GROUNDS OF APPEAL** (continued)

SEE SEPERATE SHEET.

Please continue on a separate sheet if necessary.

**I. (part one) APPEAL SITE OWNERSHIP  
DETAILS**

This must be completed for all appeals.  
See section I of the guidance leaflet.

We need to know who owns the appeal site. If you do not own the appeal site or if you own only a part of it, we need to know the name(s) of the owner(s) or part owner(s) and be sure that you have told them that you have made an appeal.

You must tick below which of the "certificates" applies.

Please tick **ONE** box only ✓

If you are the **sole** owner of the **whole** appeal site, certificate A will apply:

**CERTIFICATE A**

A ✓

I certify that, on the day 21 days before the date of this appeal, nobody except the appellant, was the owner of any part of the land to which the appeal relates:

**OR**

**CERTIFICATE B**

B

I certify that the appellant (or the agent) has given the requisite notice to everyone else who, on the day 21 days before the date of this appeal, was the owner of any part of the land to which the appeal relates, as listed below:

Owner's name	Address at which the notice was served	Date the notice was served (this must be within the last 21 days)
--------------	--	---

**OR**

**CERTIFICATES C & D**

If you do not know who owns all or part of the appeal site, complete either Certificate C or Certificate D in the guidance leaflet and attach it to the appeal form. C/D

**I. (part two) AGRICULTURAL HOLDINGS  
CERTIFICATE**

This must be completed for all appeals.  
See section I of the guidance leaflet.

We need to know whether the appeal site forms part of an agricultural holding.  
Please tick either (a) or (b).

Please tick **ONE** box only ✓

a) None of the land to which the appeal relates is, or is part of, an agricultural holding: A ✓

**OR**

b) The appeal site is, or is part of, an agricultural holding and the appellant (or the agent) has given the requisite notice to every person (other than the appellant) who, on the day 21 days before the date of the appeal, was a tenant of an agricultural holding on all or part of the land to which the appeal relates as listed below: B

Please note: If the appellant is the sole agricultural tenant, (b) should be ticked and 'not applicable' should be written under "Tenant's name".

Tenant's name	Address at which the notice was served	Date the notice was served (this must be within the last 21 days)
---------------	--	---

## J. ESSENTIAL SUPPORTING DOCUMENTS

See section J of the guidance leaflet.

If we do not receive ALL your appeal documents by the end of the appeal period we will not accept your appeal.

You **must** send the documents listed 1-7 below with your appeal form. Please tick the boxes to show which documents you are enclosing.

- 1 A copy of the original **planning application** sent to the LPA. 1 ✓
- 2 A copy of the **site ownership certificate** and **agricultural holdings certificate submitted** to the LPA at application stage (these are usually part of the LPA's planning application form). 2 ✓
- 3 A copy of the **LPA's decision notice** (if issued). Or, in the event of the failure of the LPA to give a decision, if possible please enclose a copy of the LPA's letter in which they acknowledged the application. 3 ✓
- 4 A **site plan** (preferably on a copy of an Ordnance Survey map at not less than 10,000 scale) showing the general location of the proposed development and its boundary. This plan should show two named roads so as to assist identifying the location of the appeal site or premises. The application site should be edged or shaded in red and any other adjoining land owned or controlled by the appellant (if any) edged or shaded blue. 4 ✓
- 5 Copies of all **plans, drawings and documents** sent to the LPA as part of the application. The plans and drawings should show all boundaries and coloured markings given on those sent to the LPA. 5 ✓  
Please number them clearly and list the numbers here or on a separate sheet:  

DXA Statement, 1:1250 OS Extract, Oswy 400E, 400G, 500E, 777F,
- 6 Copies of any **additional** plans, drawings and documents sent to the LPA but which did not form part of the original application (e.g. drawings for illustrative purposes). Please number them clearly and list the numbers here or on a separate sheet: 6 ✓  

N/A
- 7 A copy of the **design and access statement** sent to the LPA (if required). 7 ✓

You **must** send copies of the following, if appropriate:

- 8 Additional plans, drawings or documents relating to the application but **not previously seen by the LPA**. Acceptance of these will be at the Inspector's discretion. Please number them clearly and list the numbers here or on a separate sheet: 8 ✓  

Previous Appeal Document (Mr & Mrs) Enclosed
- 9 Any relevant **correspondence** with the LPA. Including any supporting information submitted with your application in accordance with the list of local requirements. 9
- 10 If the appeal is against the LPA's refusal or failure to approve the **matters reserved under an outline permission**, please enclose:
  - a) the relevant outline application; 10a
  - b) all plans sent at outline application stage; 10b
  - c) the original outline planning permission. 10c
- 11 If the appeal is against the LPA's refusal or failure to decide an application which relates to a **condition**, we must have a copy of the original permission with the condition attached. 11
- 12 A copy of any **Environmental Statement** plus certificates and notices relating to publicity (if one was sent with the application, or required by the LPA). 12

## K. OTHER APPEALS

See section K of the guidance leaflet.

If you have sent other appeals for this or nearby sites to us and these have not been decided, please give details and our reference numbers.

N/A

## L. CHECK SIGN AND DATE

See section L of the guidance leaflet.

Please tick the boxes to confirm that the following actions have been carried out.

- 1 I have completed all sections of the form and the details of the ownership (sections I one and two) are correct to the best of my knowledge.
- 2 I have enclosed **all** the essential supporting documents listed in section J.
- 3 I have sent a copy of this appeal form and relevant documents to the LPA (if you do not we will not normally accept your appeal).
- 4 I have signed and dated the form (unsigned forms will be returned to you).

Signature

Date 03 07 12

Name  
(In capitals)

MR MICHAEL BREBNER

On behalf of  
(if applicable)

~~Ms A. Cops.~~ Ms A. Cops.



The gathering and subsequent processing of the personal data supplied by you in this form, is in accordance with the terms of our registration under the Data Protection Act 1998. Further information about our Data Protection policy can be found in the guidance leaflet.

## M. NOW SEND

Remember, it is your responsibility to make sure that we RECEIVE your appeal form and ALL supporting documents within the time limit. See section M of the guidance leaflet

### 1 COPY to us at:

The Planning Inspectorate  
Registry/Scanning Team  
Temple Quay House  
2 The Square  
Temple Quay  
Bristol  
BS1 6PN

Helpline: 0117 372 6372

### 1 COPY to the LPA

Send a copy of the appeal form to the address from which the decision notice was sent (or to the address shown on any letters received from the LPA). There is no need to send them all the documents again; send them any supporting documents not previously sent as part of the application. If you do not send them a copy of this form and documents, we may not accept your appeal.

### 1 COPY for you to keep

**When we receive your appeal form, we will write to you letting you know if your appeal is valid, who is dealing with it and what happens next.**

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2-6 Colegate  
Norwich  
NR3 1BQ

19 PERCY COTTIS ROAD APPEAL

ITEMS REFERRED TO ON FORM AS BEING ON SEPARATE SHEET

**SECTION G (1 (b))**

In our opinion it is essential for the inspector to check dimensions to ensure that the building substantially follows the final stretch of Percy Cottis Road as this was an important feature the previous Planning Inspector Mr Jobs highlighted as required for subsequent proposals to be acceptable.

This point was addressed within the current application which is the subject of this appeal.

**SECTION H (Grounds of appeal)**

The grounds of appeal are as follows :

It could be considered that the application was refused on the basis of the proposed bungalow affecting the amenity of the open feel of the crossroads, by the LPA

However, Mr Jobs Planning inspector for the previous application appeal substantiated and defined the reasons why he felt the open feel of the area was compromised by stating that :

- The front wall of the existing bungalow is not quite parallel to the final stretch of Percy Cottis Road as it enters the junction and the effect of using the building line of the existing bungalow at number 19 due to this would bring the new building progressively closer to the road itself (PI report (Jobs) paragraph 12)

This constitutes the rationale behind the previous dismissal.

The subject application was designed to specifically address these detailed points raised by Mr Jobs following the logic that if specific reasons for dismissal are addressed properly the application could be found to be acceptable.

The application addresses these by :

- Re positioning the bungalow so that it follows the final stretch of the road closely and therefore no longer gets closer to the road along its length as previously was the case.

Mr Jobs report in Para 13, actually found in favour of the appellant in respect of the amenity area forming part of the appeal site.

But goes on to say it does not outweigh the harm to the street scene arising from the bungalows prominent siting.

The application addresses this point by :

- The aforementioned re-positioning of the bungalow

Mr Jobs defined the positional aspect was the reason for his concern as regards street scene harm in

his justifications in Para 12 of his report, which defined the positional aspect as the main concern for dismissal due to the apparent getting closer of the building to the road along its length which is now not the case.

Mr Jobs then goes on to quote the relationship to existing buildings is a key issue to be addressed in the consideration of new housing schemes. This serves to further define that his only reason for dismissal might be construed as the positional aspect (now addressed in this application).

Please also read the design and access statement in full as it explains in detail that this application has been formulated to address Mr Jobs Concerns.

We believe there is a case for appeal here simply for the reason that all reasons for dismissing the appeal for the previous application have been fully addressed and therefore it might be considered that there ought not now be a reason for refusal.

It is also a fact in our opinion that the suggestions within the text of Mr Jobs report have been taken on board and followed.

The LPA does have the luxury of forming an opinion on amenity issues, however due to the above where an inspectors suggestions (by inference) have been translated into this application there would seem to be a justified case for appeal.

We look forward to your future correspondence in this matter,

Yours Sincerely

M.Brebner MCIOB  
Chartered Building Consultant & NHER OCDEA



DESIGN & ACCESS STATEMENT

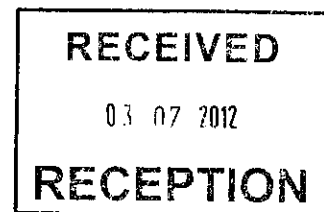
IN RESPECT OF

PROPOSED SINGLE BUNGALOW ON LAND ADJACENT  
TO 19 PERCY COTTIS ROAD  
ROCHFORD ESSEX

AT:

LAND ADJACENT TO 19 PERCY COTTIS ROAD  
ROCHFORD  
ESSEX

1st October 2011



CLIENT : MS. ALISON COPS

PREPARED BY:

M.BREBNER MCIQB  
CHARTERED BUILDING CONSULTANCY



## **THE PROPOSED PROJECT**

The proposal is to provide a single new detached bungalow in keeping with that of the neighbouring semi detached bungalows close by , in order to preserve the look and feel of the road as it currently stands.

Percy Cottis Road is a non-classified quiet residential road within the main residential area of Rochford.

An important factor of the design was the need to preserve the layout and feel of four grassed areas around the crossroads of which the subject plot forms part. We have ensured these areas (Marked in Grey on the block plan) have been left unchanged by this proposal.

This particular proposal in essence serves to address the aspects raised by the planning inspectorate after the recent appeal of the previous application.

The inspectorate's report has served as the prime design brief driver for this submission.

As no aesthetic, scale or form type issues were found to be a problem by the inspector, we have majored in this document on the positional aspects, which were the Inspector's only real concern.

The building is therefore aesthetically and in terms of size and proportion as per the previous application.

## **KEY DESIGN CONSIDERATIONS**

As stated in the introduction , the planning inspectors report produced by Mr. Stephen Job MA DipTP MRTPI forms the basis of the revisions we have made to the previous submission in order to satisfy any remaining concerns with this submission.

Mr. Jobs considered two main issues he felt was due for consideration in his paragraph number 6.

These were essentially :

- The openness of the 4 corners of the crossroads. "The effect of the proposed development on the open amenity area forming part of the site".
- Whether or not the bungalow itself would be acceptable within the street scene.

On the first paragraph Mr. Jobs stated that had he been minded to allow the last submission he would have simply conditioned that the green area remained open.

We have not altered this aspect within this proposal and the applicant would be happy to accept such a condition placed upon a notice of approval.

On the second matter, during design phase, we analyzed the content of Mr Job's rationale contained within his report and found that he found the previous application to be unacceptable for the following key reasons :

- The front wall of the existing bungalow is not quite parallel to the final stretch of Percy Cottis road as it enters the crossroads junction. (PI report para 12)
- The effect of utilising the 17/19 Percy Cottis Road building line, would make the building progressively closer to Percy Cottis road itself (due to the terrace not running parallel with the road itself) (PI report para 12)

The above constitutes the rationale behind the dismissal as essentially in all other respects Mr Jobs was satisfied with the previous application.

Now follows a description as to how we overcame these issues :

**Positional aspects :**

The inspector identified that in his opinion it was of greater importance to follow the road itself and that the building must run parallel with it rather than following the existing building lines of the terrace, as the importance as inferred by the report.

We have achieved the above by not only considering the parallel with the road but also :

- The distance from the pavement norm set up by the buildings facing the proposed building opposite.
- How the above impacts on the "flow" of the buildings including nos 17 & 19 to ensure the importance of one aspect does not adversely affect the other in an unacceptable way.
- The building is now also parallel with the road which forms this corner of Percy Cottis Road (by default)
- The distance from the far pavement to the nearest part of the building has not been compromised significantly.

To expand on the above, when setting up the new building line with the inspector's views in mind, we measured the distance from the pavement of the nearby opposite buildings and mirrored this distance with the subject plot.

We then slightly set the proposed building back further (still parallel) so as to minimise the impact on the building line set up by 17/19 Percy Cottis road in the interests of good design (PPS3 / HP6) and generally ensuring the lines flowed and curved properly without corner's jutting out etc.

We made sure that to all intents and purposes the building was also parallel with the road which returns around to the left forming the corner with Percy Cottis road, this was the case by default due to the road layout and given the importance placed by the parallel with Percy Cottis itself, we were satisfied that this was achieved.

As we have taken a guide from the buildings directly opposite as regards distance from road or pavement to the buildings front elevations, we have now overcome the

inspectors previous concern that the previous submission where due to the progressive closeness to the road, he considered that this closeness was uncharacteristic of existing dwellings in the vicinity.

We have ensured by scientific means (i.e. measurement) with this submission that the distance from the roadside is now well within the characteristics of the locale.

**SCALE & PROPORTION :**

Unchanged from last application.

**USEABLE REAR GARDEN AREA :**

There is at least 50M2 of useable rear garden area 50.74 M2 (As scaled from CAD based on ordinance survey data) which is sufficient to comply with the current policy requirement. (65.82M2 including the small piece in front of sub station shown in green)

**PARKING PROVISION : (Substantially unchanged from last submission simply re-positioned very slightly)**

As previously stated , the proposal is on a non-classified road.  
The area has good links to public transport both peak and off peak.

Essex County Council have confirmed that the requirements ought to be met with 2no spaces to the new space dimension standards of 2.5 x 5.5m for both the remaining existing dwelling and the new proposed dwelling, which is what has been provided as shown on the block plan.

Two proposed drop kerbs are proposed as indicated on the block plan.

Due to the openness and low rise fences of the premises and neighbouring premises, there is adequate sighting (Visually speaking) up and down the road for vehicles pulling out.

**DRAINAGE OF HARDSTANDING AREAS : (slight enhancement for parking area to make even more "open feeling")**

As the hard standings as indicated on the block plan are in excess of 5M2, we are required to declare the drainage method.

We can state that this will be by means of the SUDS system self draining block paving.

Parking area will now have plastic honeycomb grass reinforcement to allow grass to grow in between but still allow normal cars to park on the area thus allowing even more of an open grassed look.

## KEY AESTHETIC FEATURES INCORPORATED WITHIN THE DESIGN : (No change from last submission)

- Predominantly brickwork design for walls similar to the existing bungalows but incorporating a rendered panel to echo the rendered panel between the semi detached existing bungalows in order to keep the same themes going but for a detached bungalow.
- The creasing tile corbelling style used close to the soffits of the original bungalows has been maintained in this design.
- The soldier course brickwork at the top of the gables of the original bungalow has been maintained within the proposed design to add continuity.

We hope you will agree that reasonable effort has been made to reduce this proposal to a modest more acceptable and compliant scheme for the plot.

### SUMMING UP AND FOOTNOTE :

The last submission addressed many previous concerns and we think it is fair to say came very close to being acceptable, however Mr Jobs raised some positional aspects.

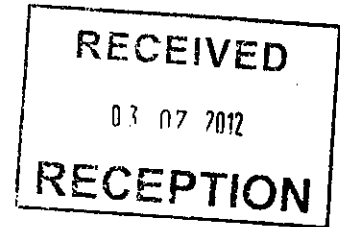
Mr Jobs report was very clear that the building line ought to be parallel to the road itself, rather than rigidly following the building line set up by 17/19 Percy Cottis Road as in his opinion this approach constituted no real harm to the characteristics of the building/road relationship for the crossroads and by inference encapsulated its essence of layout rationale.

This submission responds directly to this welcomed clarification by repositioning the building (which in all other respects was acceptable to him) in the position he felt was important.

We trust you will agree that now the inspectors concerns have been fully addressed and overcome by what constitutes a very modest and reasonable proposition of no real harm to the amenity of the area.

Yours faithfully

M.Brebner MCIQB  
Chartered Building consultant and NHER Plan Assessor.  
On behalf of Ms A. Cops.



**TOWN & COUNTRY PLANNING ACT, 1990**

**NOTICE OF DECISION**

Date : 10th January 2012

Application No : 11/00640/FUL

Parish : Rochford Parish Council

Proposal : Construct Detached Two Bedroomed Bungalow and Two Vehicular  
Accesses

Site Location : Land Adjacent 19 Percy Cottis Road Rochford

Applicant : Ms Alison Cops

The Council as District Planning Authority hereby give notice of their decision to **REFUSE PLANNING PERMISSION** for the above proposal as described in the accompanying drawing(s) Nos. 400 E, 400 G, 500 E, 777 F Date Stamped 17th November 2012, for the reasons set out below.

Your attention is drawn to the notes attached

**REASONS FOR REFUSAL**

- 1 The proposal by way of developing a new dwelling into the generous sidespace of the existing dwelling No. 19 Percy Cottis Road would detract from the layout character of the group of dwellings fronting onto the junction made between Percy Cottis Road and Rochford Garden Way proving obtrusive and detrimental to the character and appearance of the street and the consequent visual amenity afforded to the street by those layout characteristics.

Cont/d overleaf...

**Relevant Development Plan Policies and Proposals:**

HP6, of the Rochford District Council Adopted Replacement Local Plan

Parking Standards Design and Good Practice Supplementary Planning Document  
Adopted December 2010



**SHAUN SCRUTTON  
HEAD OF PLANNING AND TRANSPORTATION**

Council Offices, South Street, Rochford, Essex SS4 1BW  
Telephone: 01702 546366 Facsimile: 01702 545737  
DX: 39751 Rochford Website: <http://www.rochford.gov.uk>

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11/00640/FUL

Householder Application for Planning Permission for works or extension to a dwelling.  
Town and Country Planning Act 1990

You can complete and submit this form electronically via the Planning Portal by visiting [www.planningportal.gov.uk/apply](http://www.planningportal.gov.uk/apply)

**Publication of applications on planning authority websites**

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Please complete using block capitals and black ink.

It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application.

**1. Applicant Name and Address**

Title:  First name:

Last name:

Company (optional):

Unit:  House number:  House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Country:

Postcode:

**2. Agent Name and Address**

Title:  First name:

Last name:

Company (optional):

Unit:  House number:  House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Country:

Postcode:

**3. Description of Proposed Works**

Please describe the proposed works:

### 3. Description of Proposed Works (continued)

Has the work already started?

Yes  No

If Yes, please state when the work was started (DD/MM/YYYY):

(date must be pre-application submission)

Has the work already been completed?

Yes  No

If Yes, please state when the work was completed (DD/MM/YYYY):

(date must be pre-application submission)

### 4. Site Address Details

Please provide the full postal address of the application site.

Unit:  House number:  House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Postcode (optional):

### 5. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

Yes  No

Is a new or altered pedestrian access proposed to or from the public highway?

Yes  No

Do the proposals require any diversions, extinguishments and/or creation of public rights of way?

Yes  No

If Yes to any questions, please show details on your plans or drawings and state the reference number(s) of the plan(s)/drawing(s):

N/A

### 6. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

Yes  No

If Yes, please complete the following information about the advice you were given. (This will help the authority to deal with this application more efficiently).

Please tick if the full contact details are not known, and then complete as much possible:

Officer name:

Reference:

Date (DD MM YYYY):

(must be pre-application submission)

Details of the pre-application advice received:

### 7. Trees and Hedges

Are there any trees or hedges on your own property or on adjoining properties which are within falling distance of your proposed development?

Yes  No

If Yes, please mark their position on a scaled plan and state the reference number of any plans or drawings:

N/A

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

Yes  No

If Yes, please show on your plans which trees by giving them numbers e.g. T1, T2 etc, state the reference number of the plan(s)/drawing(s) and indicate the scale.

N/A

### 8. Parking

Will the proposed works affect existing car parking arrangements?

Yes  No

If Yes, please describe:

yes see block Plan

### 9. Authority Employee / Member

With respect to the Authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

Yes  No

If Yes, please provide details of the name, relationship and role

N/A

### 10. Materials

If applicable, please state what materials are to be used externally. Include type, colour and name for each material:

	Existing (where applicable)	Proposed	Not applicable	Don't Know
Walls		Brick & Render (See Dwg)	<input type="checkbox"/>	<input type="checkbox"/>
Roof		(Concrete Tile See drawings)	<input type="checkbox"/>	<input type="checkbox"/>
Windows		UPVC	<input type="checkbox"/>	<input type="checkbox"/>
Doors		UPVC	<input type="checkbox"/>	<input type="checkbox"/>
Boundary treatments (e.g. fences, walls)	—	—	<input type="checkbox"/>	<input type="checkbox"/>
Vehicle access and hard-standing		Combination of SUDS System Self Draining block Paving Plus Grass Reinforcement to Create further openness (see dwg)	<input type="checkbox"/>	<input type="checkbox"/>
Lighting	—	—	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify)	—	—	<input type="checkbox"/>	<input type="checkbox"/>

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?  Yes  No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

DESIGN ACCESS STATEMENT, OS EXTRACT 1:1250, 1:100 Proposed Plans + Elevs. (500 E)  
1:200 Scale Block Plan (400G), 1:100/1:50 Ext ground levels & Proposed Hgt Comparison/Section.  
1:200 Extg levels Plan. (400E) (777F)

**11. Ownership Certificates**

One Certificate A, B, C, or D, must be completed, together with the Agricultural Holdings Certificate with this application form

**CERTIFICATE OF OWNERSHIP - CERTIFICATE A**

**Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12**

I certify/ The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land or building to which the application relates.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

*W. Budlow*

17/10/2011

**CERTIFICATE OF OWNERSHIP - CERTIFICATE B**

**Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12**

I certify/ The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land or building to which this application relates.

Name of Owner	Address	Date Notice Served

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):




**CERTIFICATE OF OWNERSHIP - CERTIFICATE C**

**Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12**

I certify/ The applicant certifies that:

- Neither Certificate A or B can be issued for this application
- All reasonable steps have been taken to find out the names and addresses of the other owners (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of the land or building, or of a part of it, but I have/ the applicant has been unable to do so.

The steps taken were:

Name of Owner	Address	Date Notice Served

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):



Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

### 11. Ownership Certificates (continued)

#### CERTIFICATE OF OWNERSHIP - CERTIFICATE D

**Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12**

I certify/ The applicant certifies that:

- Certificate A cannot be issued for this application
- All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date of this application, was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land to which this application relates, but I have/ the applicant has been unable to do so.

The steps taken were:

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

### 12. Agricultural Land Declaration

#### AGRICULTURAL LAND DECLARATION

**Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12**  
Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of, an agricultural holding.

Signed - Applicant:

Or signed - Agent:

*cmf below*

Date (DD/MM/YYYY):

17/10/2011

(B) I have/ The applicant has given the requisite notice to every person other than myself/ the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below:

Name of Tenant	Address	Date Notice Served

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

### 13. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

The original and 3 copies of a completed and dated application form:

The original and 3 copies of a plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North:

The original and 3 copies of other plans and drawings or information necessary to describe the subject of the application:

The original and 3 copies of a design and access statement if proposed works fall within a conservation area or World Heritage Site, or relate to a Listed Building:

The correct fee:

The original and 3 copies of the completed, dated Ownership Certificate (A, B, C or D - as applicable):

The original and 3 copies of the completed, dated Article 12 Certificate (Agricultural Holdings):

**14. Declaration**

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

*[Signature]*

17.10.2011

(date cannot be pre-application)

**15. Applicant Contact Details**

Telephone numbers

Country code:  National number:  Extension number:

Country code:  Mobile number (optional):

Country code:  Fax number (optional):

Email address (optional):

**16. Agent Contact Details**

Telephone numbers

Country code:  National number:  Extension number:

Country code:  Mobile number (optional):

Country code:  Fax number (optional):

Email address (optional):

**17. Site Visit**

Can the site be seen from a public road, public footpath, bridleway or other public land?

Yes

No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

Agent

Applicant

Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name:

Telephone number:

Email address:



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## Appeal Decision

Site visit made on 13 May 2011

by **Stephen Job MA DipTP MRTPI**

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 28 June 2011

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**Appeal Ref: APP/B1550/A/11/2147633**  
**19 Percy Cottis Road, Rochford, Essex SS4 1QN**

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
  - The appeal is made by Ms Alison Cops against the decision of Rochford District Council.
  - The application ref. 10/00613/FUL, dated 14 September 2010, was refused by notice dated 9 December 2010.
  - The development proposed is the demolition of existing outbuildings and the erection of a single detached bungalow.
- 

### Decision

1. The appeal is dismissed.
2. I have taken account of the views of local residents and other interested parties in reaching this decision.

### Preliminary Matter

3. A previous outline application for a two-storey chalet bungalow on the appeal site was unsuccessful on appeal in 2005 (Planning Inspectorate ref. APP/B1550/A/04/1169373). I have had regard to this decision in the consideration of the present appeal.

### Main Issue

4. I consider that the main issue in this case is the effect of the proposed development on the character and appearance of the area.

### Reasons

5. The appeal site, which is occupied by a semi-detached bungalow and associated outbuildings (garages and store), lies at the junction of Percy Cottis Road and Rochford Garden Way, which is a crossroads junction. The existing bungalow faces Percy Cottis Road and the greater part of its curtilage is to the side of the bungalow, extending to the highway boundary in Rochford Garden Way. It is in this side area that the outbuildings are located and the proposed bungalow would replace them. The footprint and height of the bungalow would be similar to those of no. 19 and it would continue the building-line of nos. 17 and 19. At the northern end of the site is an area next to the roundabout which was formerly an open amenity area, but which now has picket fencing around it and no longer appears separate from no. 19.
-

6. Although I have identified a single main issue in paragraph 4 above, it seems to me that there are two distinct matters to consider. I take these in turn.
7. The first matter to consider is the effect of the proposed development on the open amenity area forming part of the site. It appears that, originally, there were open amenity areas at all four corners of the crossroads. Over time, these have all been enclosed to a greater or lesser extent and effectively incorporated into residential curtilages. I note that at three of the corners, the present appeal site being the exception, the open amenity areas were already enclosed by the time of the previous appeal decision.
8. In the previous appeal, the open amenity area at the southwest corner of the crossroads was proposed as the garden for the chalet bungalow. The Inspector reasoned that the garden would not serve its purpose adequately without a fence around it of sufficient height to make the garden private. He considered that such a fence would detract significantly from the openness of the area, notwithstanding that the three remaining amenity areas at the crossroads were already enclosed.
9. The present proposal does not rely on the amenity area to provide private garden space. The plans indicate that it would remain an open lawned area. I consider that, were I allowing this appeal, I could have imposed conditions to ensure that the area remained open. I accordingly consider that in this respect the present proposal is satisfactory.
10. The second matter to consider is whether the bungalow itself would be acceptable within the street scene.
11. I have taken into account that a bungalow is now proposed rather than the chalet bungalow considered by the previous Inspector. I have also taken into account that the dwelling would be sited closer to the existing bungalow and consequently further from Rochford Garden Way than was the case with the previously proposed chalet bungalow. Despite these changes, however, I consider that the proposed bungalow would be obtrusive and unacceptable within the street scene.
12. The front wall of the existing bungalow on the appeal site is not quite parallel to the final stretch of Percy Cottis Road as it enters the crossroads junction. The effect of locating the proposed bungalow on the same building-line as nos. 17 and 19 would be to bring it closer to Percy Cottis Road than the existing bungalow (and, moreover, progressively closer from its southern end to its northern end). The northeast corner of the bungalow would be considerably further forward towards Percy Cottis Road than the flank wall of the existing outbuildings on the site. Furthermore I consider that the bungalow would be close to the road in a way which is not characteristic of existing dwellings in the vicinity.
13. I have found in the appellant's favour as regards the impact of the proposed bungalow on the amenity area forming part of the appeal site. However, this does not outweigh the harm to the street scene arising from the bungalow's prominent siting. On account of this I conclude that the proposed development would have an adverse effect on the character and appearance of the area and be in conflict with saved policy HP6 of the Rochford District Replacement Local Plan 2006, which identifies relationship to existing buildings as a key issue to

---

be addressed in the consideration of new housing schemes. I accordingly conclude that the appeal should be dismissed.

14. I have had regard to all other matters raised, including the appellant's point that the proposal would make effective and efficient use of land in accordance with Government guidance as set out in Planning Policy Statement 3 *Housing*, but find none of sufficient weight to lead me to a different decision.

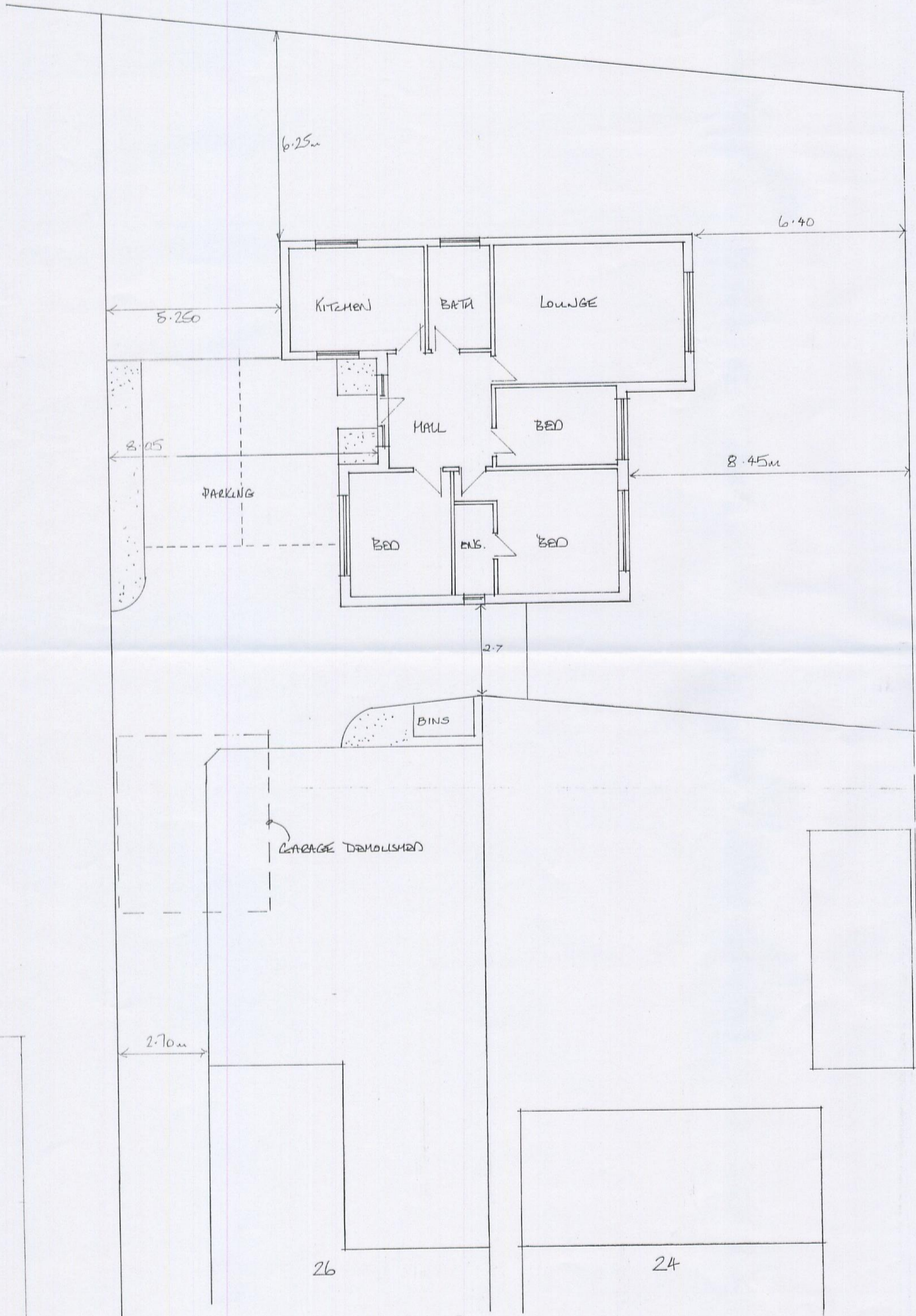
*Stephen Job*

INSPECTOR

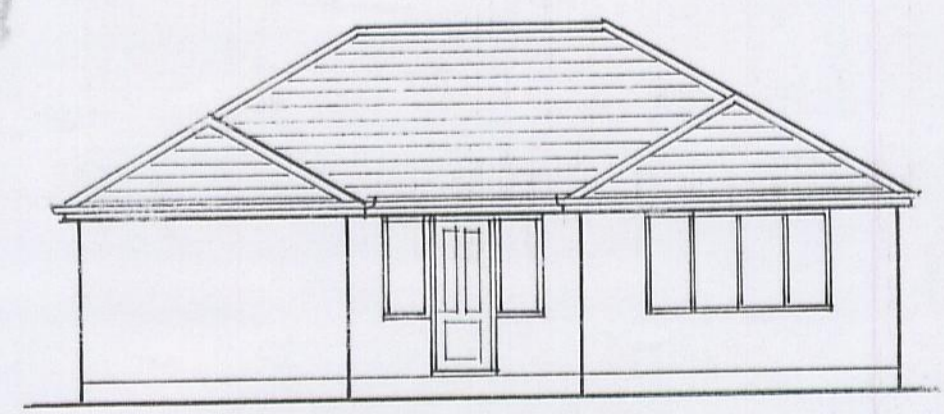


Ordnance Survey © Crown Copyright 2012. All rights reserved.  
Licence number 100020449. Plotted Scale - 1:1250

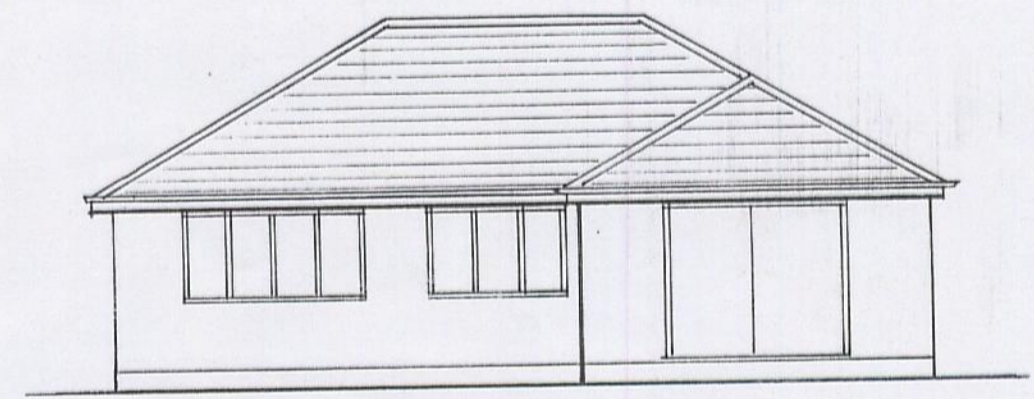
12/00418/FC



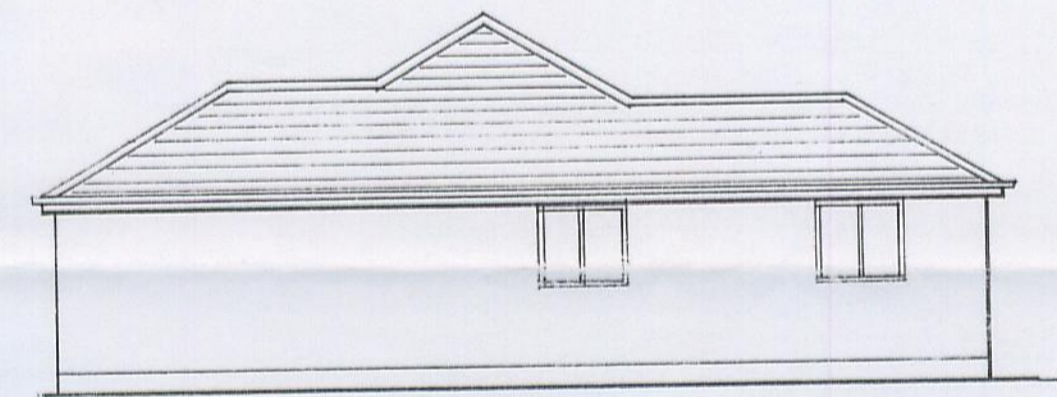
Floor Plan 1/100



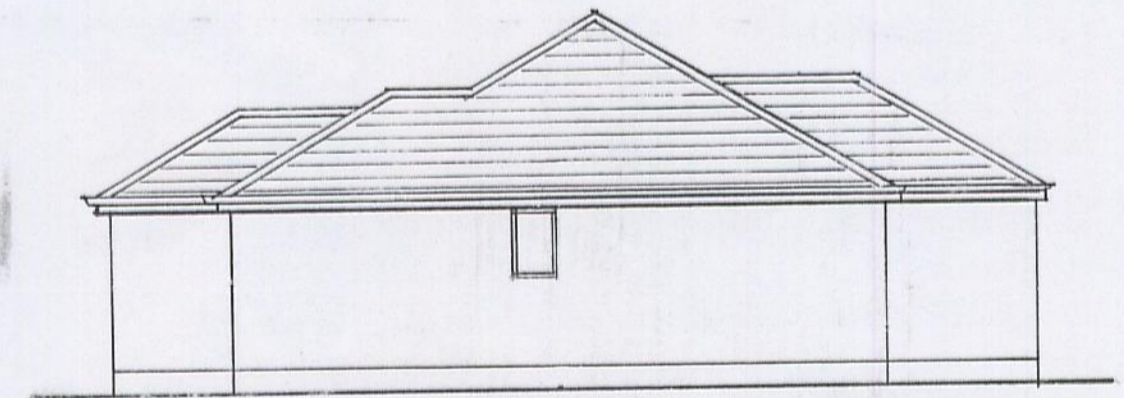
NORTH ELEVATION



SOUTH ELEVATION




EAST ELEVATION



WEST ELEVATION

RECEIVED  
02.07.2012  
RECEPTION

PROPOSAL :- NEW BUNGALOW	
SITE ADDRESS:- REAR OF 24/26 STAMBRIDGE ROAD, ROCHFORD.	
CLIENT :- MR. R. WILSON	
D. M. GREW Dip Bldg MaN, I.C.L.O.B. M.R.I.C.S.	
TITLE - PROPOSED ARRANGEMENT	
JOB No - DMG/12/023	DRAWING No - 1 A B
SCALE - 1/50, 1/100	DATE - APRIL 2012
	

10/613/ku

19 OCT 2010

DRAWING PRODUCED IN RESPONSE TO COUNCIL'S 2nd REQUEST FOR INFORMATION (DATED 12th OCTOBER 2010)

FOR PLANNING APPLICATION PURPOSES ONLY.

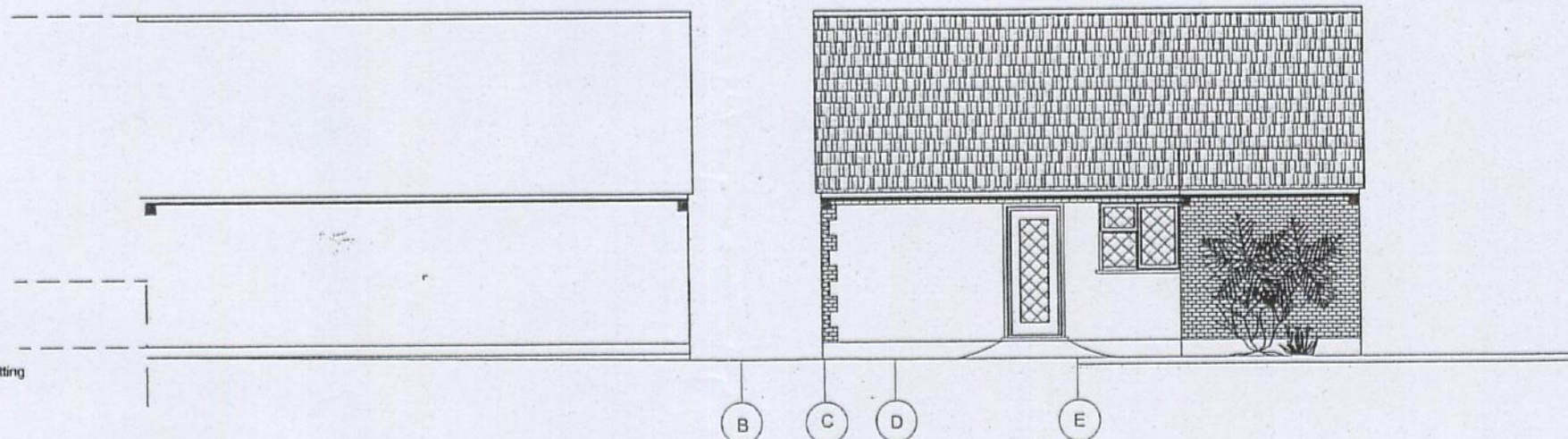
ROCHFORD. D.C

REFUSED PLAN

Ridge to be lined up with neighbouring (number 19) ridge so therefore will be no higher than number 19.

All windows drawn at 980mm from DPC level (derived from counting neighbour courses) but will be sight lined to neighbours front window when setting out.

Neighbours dpc level Taken as Datum when setting out proposed building.



Outline of Neighbouring Property (existing number 19)

Outline of Proposed Property

1:100 Scale Comparison of levels between proposed and existing (neighbouring property).

Proposed Premises front elevation with existing ground levels marked in black

Red line indicates proposed hardstanding level i.e. across front of house hardstanding will be as per existing hardstanding level

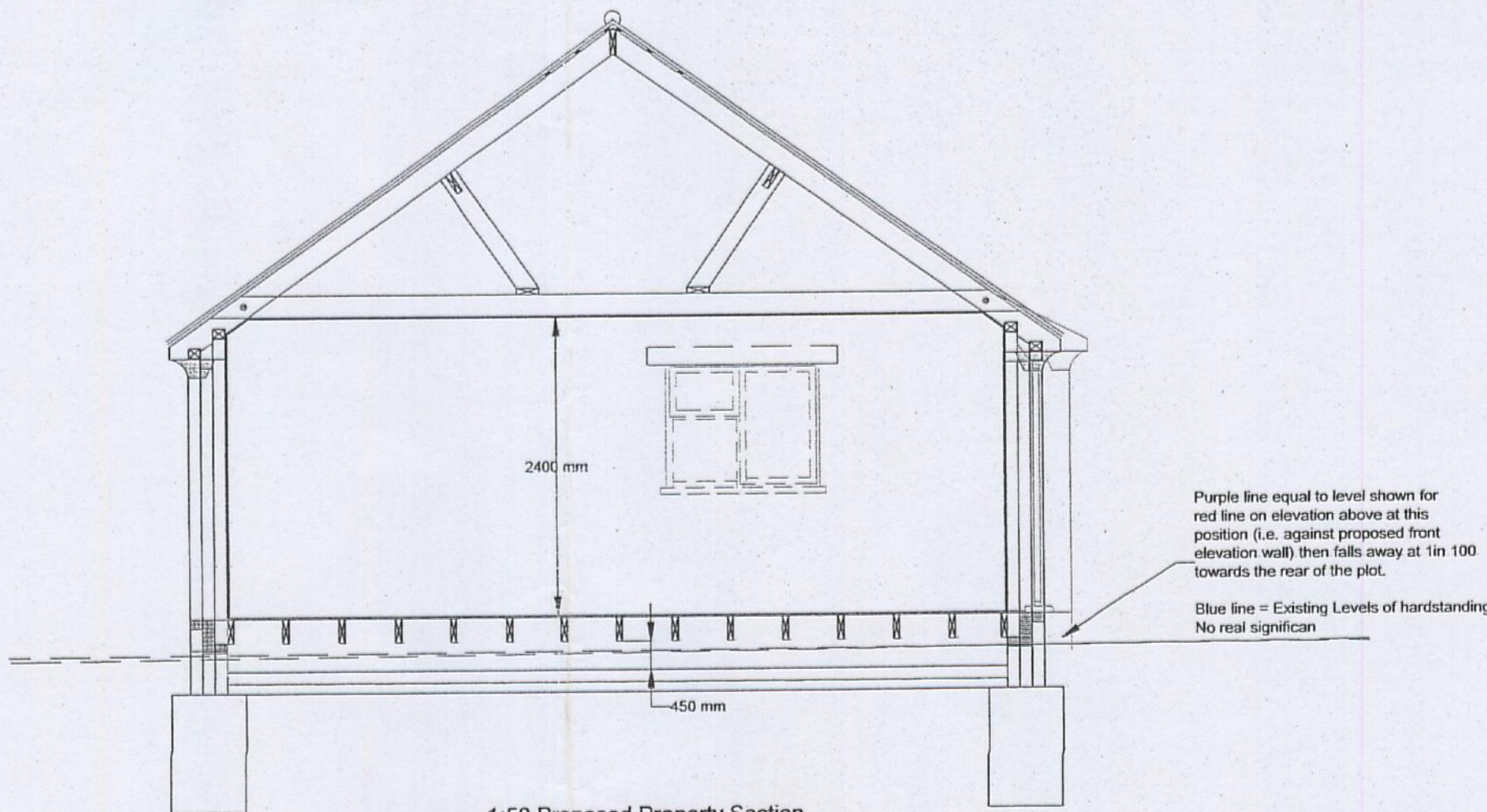
However falls will be set at 1:100 towards the rear of the property, as denoted by dotted purple line on the section.

The 1 : 100 falls proposed are essentially what exists to ground levels close to the original property in any case.

The handstanding / landscaping described above will not affect ridge height as the starting point for setting out will be the existing property for a datum for ridge height, window sill height (based on existing front window) and DPC level.

This is possible because the site is essentially flat as can be seen from the levels taken.

Purple letters denote existing levels positions where taken (refer to levels drawing)



1:50 Proposed Property Section (For Planning/Levels purposes only as construction method, i.e. SIPS, Traditional Brick/Block, etc. has not yet been decided)

Purple line equal to level shown for red line on elevation above at this position (i.e. against proposed front elevation wall) then falls away at 1in 100 towards the rear of the plot.

Blue line = Existing Levels of hardstanding No real significance

RECEIVED

03.07.2012

RECEPTION

M.Brebner MCI OB



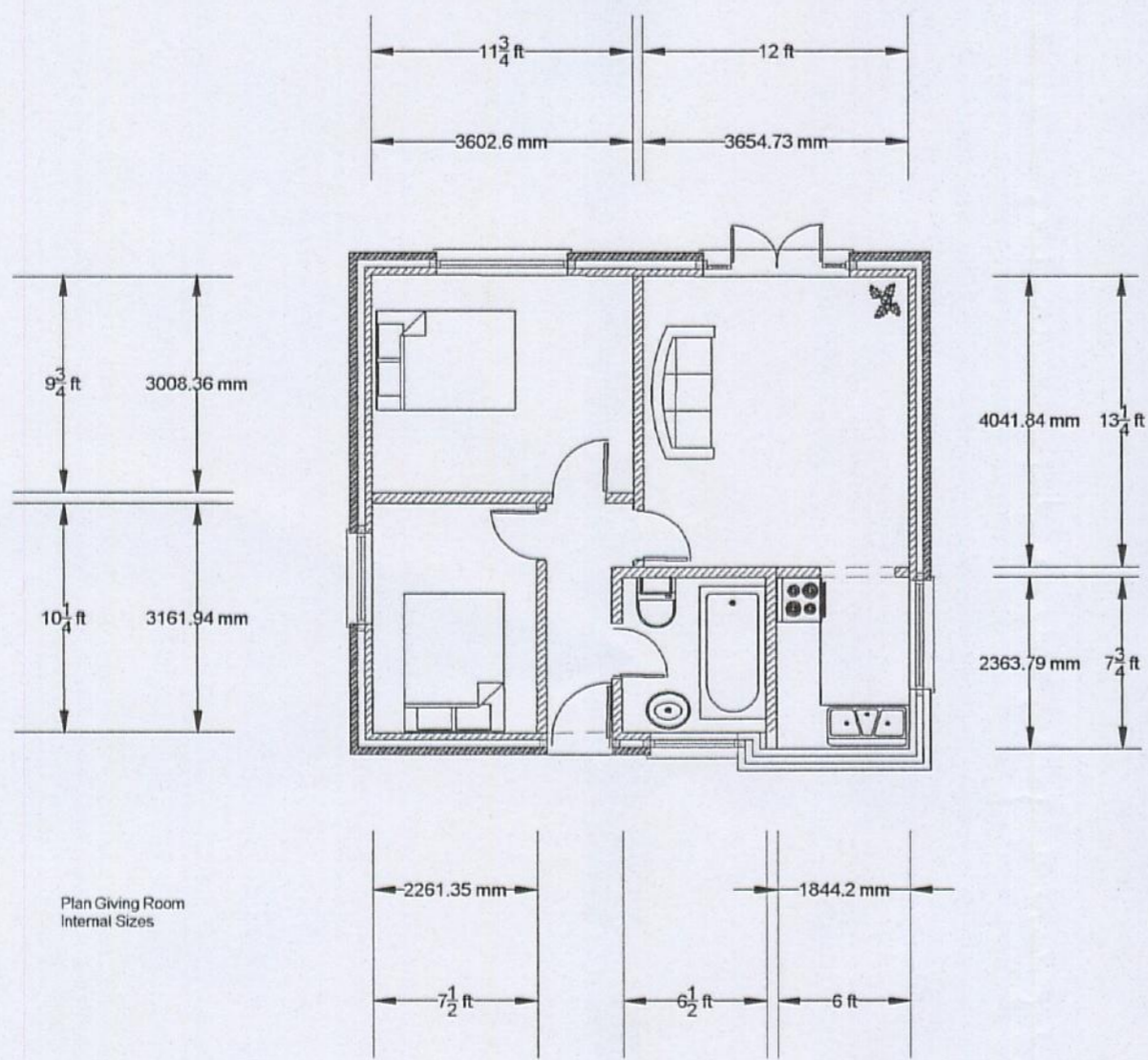
Chartered Building Consultancy

0781 799 7389 : sales@mbrebner.com

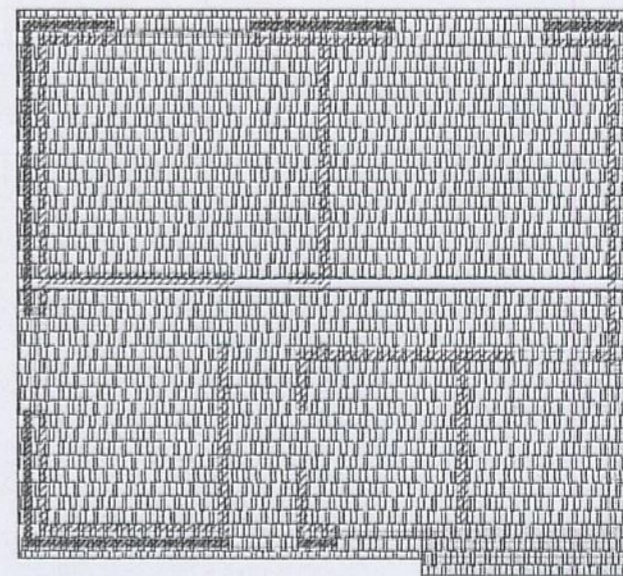
19 Percy Cottis Road  
Rochford  
Essex

TITLE 1:100 / 1:50 Ground levels long section and height comparison for neighbouring and proposed property 1:50 Cross section also provided

SIZE A2	CAGE CODE 08-010	DWG NO 777	REV F
SCALE 1:100 / 1:50	Drawn By : MB	CLIENT Ms. A. Cops	



Plan Living Room  
Internal Sizes

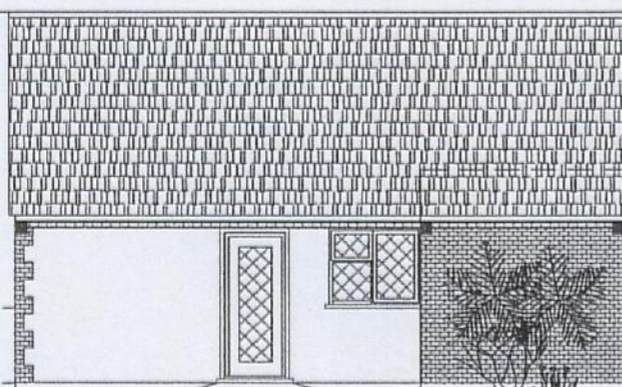


Roof Plan

Ridge to be lined up with neighbouring (number 19) ridge so therefore will be no higher than number 19.

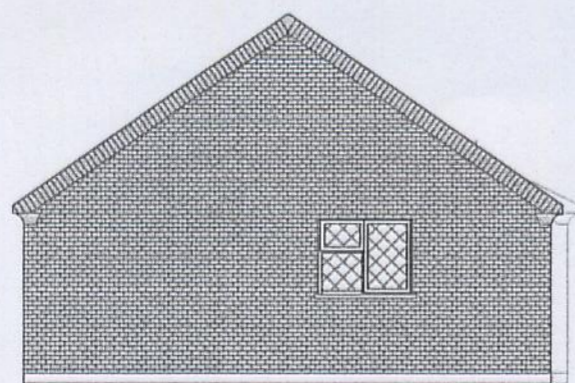
All windows down at 980mm from DPC level (derived from counting neighbour courses) but will be sight lined to neighbours front window when setting out.

Neighbours dpc level Taken as Datum when setting out proposed building.

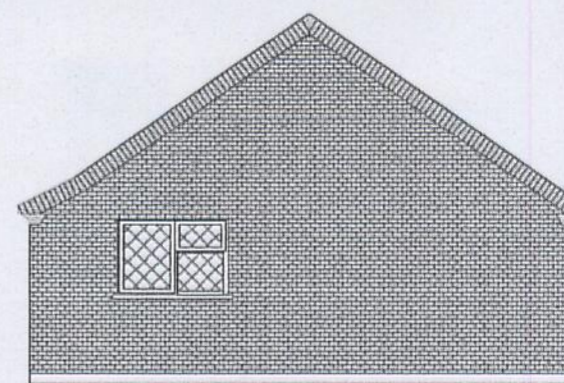


Front Elevation

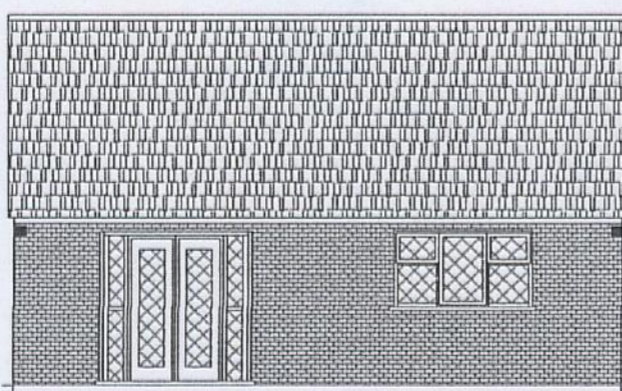
DPC to Underside of Soffit Level will match that of number 19 when setting out.



Left Hand Elevation



Right Hand Elevation



Rear Elevation

EXTERNAL FINISHES FOR PLANNING APPLICATION PURPOSES:

WALLS: Predominantly red brick with rendered panel and brick detailing as shown (Bricks to be sourced to match existing bungalow as far as practicable) Rendered plinth below D.P.C. level.

ROOF: Concrete interlocking tiles to match existing tiles (As far as practicable)

WINDOWS: UPVC white with inset country style lattice.

CORBELLING: Corbelling detail to be of creasing tiles to match existing (As far as practicable)

RAINWATER GOODS: modern black plastic with half round guttering.

DRAINAGE OF HARDSTANDINGS: SUDS system block paving for all Hardstandings (self draining)

It is understood that the Planning Authority may condition that material samples of all key external finishes be submitted for approval prior to commencement (PLEASE CONDITION)

Note: In the context of the above the words: "As existing" refer to the existing original bungalow known as 19 Percy Cottis Road.

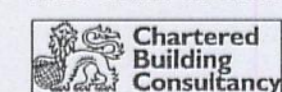
RECEIVED  
03.07.2012  
RECEPTION

FOR PLANNING APPLICATION PURPOSES ONLY

Drawing in response to request for further information now has notes regarding setting out levels in relation to existing 19 Percy Cottis Road as requested. DPC's of both buildings now line up.

This supercedes the previous proposed drawing which was referred to as DWG : 500 RevD

M. Brebner MCIQB

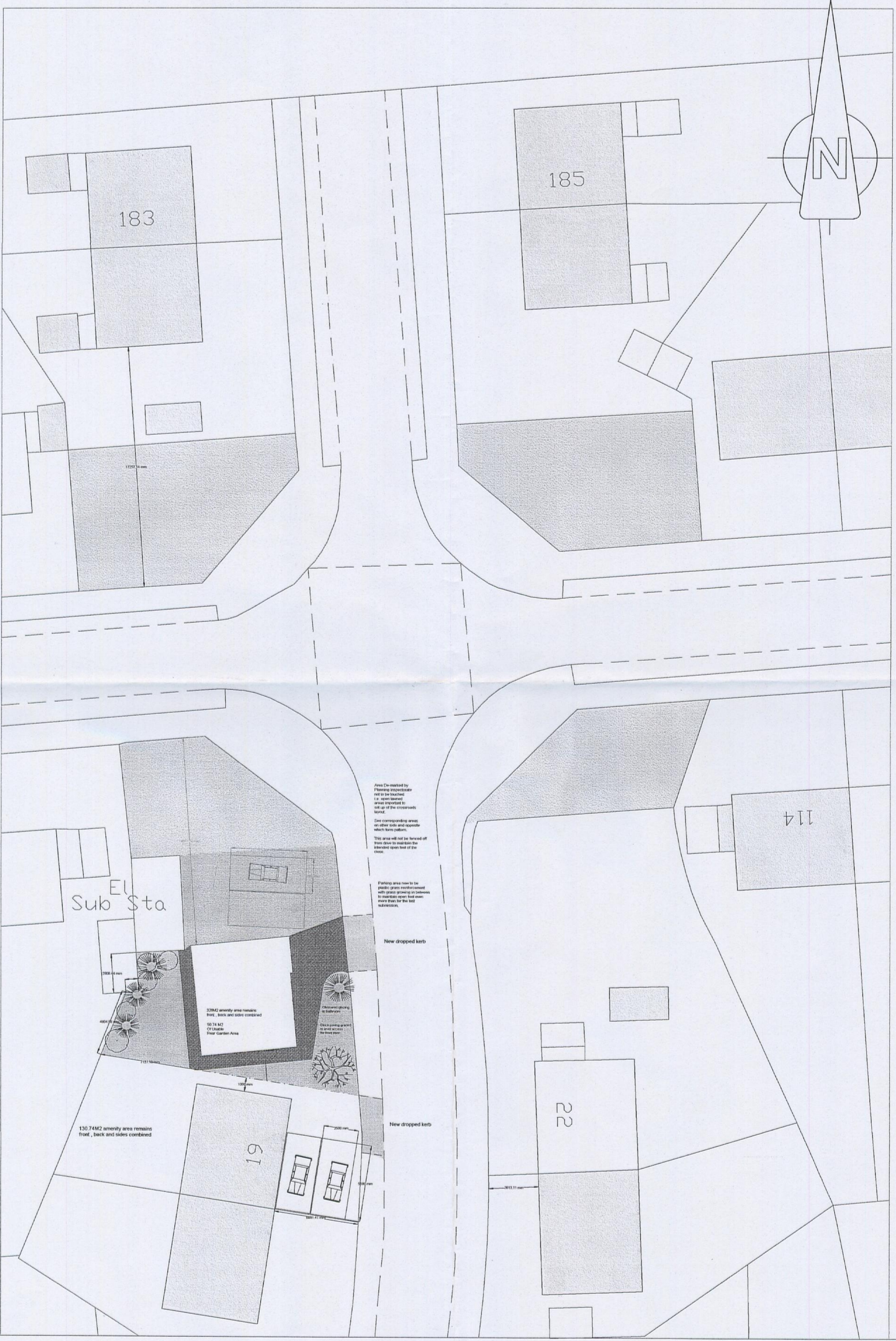


0151 792 7359 sales@mbrebnr.com

19 Percy Cottis Road  
Rochford  
Essex

1:100 Scale Plan & Elevations

SCALE	DATE	BY	NO	REV
A2	08-010	MB	500	1 E
SCALE	1:100	Drawn By:	MB	Checked By:
				M. J. Cope



Area De-marked by Planning Inspectorate not to be touched. It is open land area intended to set up of the crossroads layout.  
See corresponding areas on other side and opposite which have similar.  
This area will not be fenced off from due to maintain the intended open feel of the site.

Parking area now to be planted grass reinforced with gravel paving in between to maintain open feel even more than for the last submission.

New dropped kerb

New dropped kerb

Sub Sta

50.74 M2  
Plot Garden Area

130.74 M2 amenity area remains front, back and sides combined

RECEIVED  
05.07.2012  
RECEPTION

FOR PLANNING APPLICATION PURPOSES ONLY

M.Brebner MCIQB

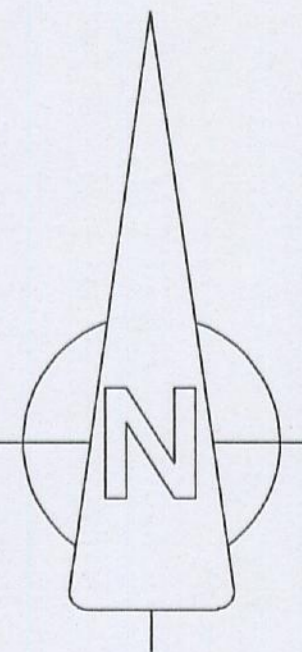


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19 Percy Cottis Road  
Rochford  
Essex

1:200 Scale Prelim Discussion Drawing For proposed bungalow

SIZE	SCALE	DATE	BY	REV
A2	1:100	08-01-10	400	1 G
Drawn By: MB			Client	Mr. J. Copps



183

ALL LEVELS / INVERTS RELATIVE TO No 19 DPC AS DATUM

REF	STAFF READINGS	RELATIVE LEVEL	
A	1.21	0	DPC DATUM
B	1.46	0.25	PEA SHINGLE
C	1.45	0.24	HARDSTANDII
D	1.46	0.25	HARDSTANDII
E	1.56	0.35	GRASS i.e. G1
F	1.45	0.24	HARDSTANDII
G	1.5	0.28	HARDSTANDII
H	1.48	0.27	HARDSTANDII

CHK MSMT TO A 1.21  
 ERROR 0

DPC to Ground Level Inverts measured around existing number 19 Dwelling as follows :

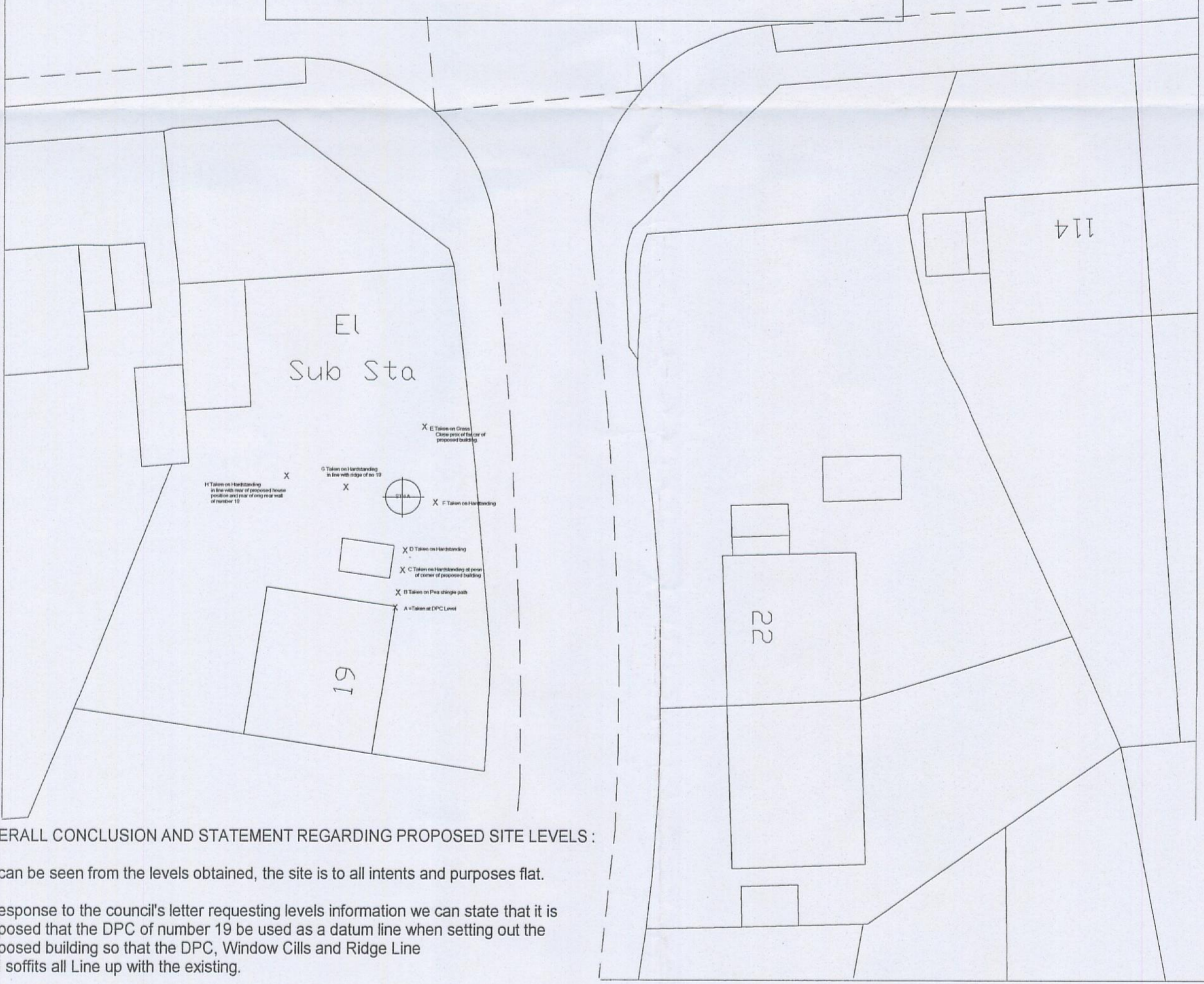
Front RH Flank corner = -240mm  
 Rear RH Flank corner = -298mm

**Conclusion : There is a 58mm drop in ground level along the flank of number 19**

F/Elev LH side at boundary = -150mm  
 F/Elev RH Corner = -240mm

**Conclusion : There is a 90mm drop in level from the left to right f/elev of number**

Overall Conclusion : The site is to all intents and purposes perfectly flat in the proposed I Hardstanding to grassed areas.



Relative Levels Obtained :

OVERALL CONCLUSION AND STATEMENT REGARDING PROPOSED SITE LEVELS :

As can be seen from the levels obtained, the site is to all intents and purposes flat.

In response to the council's letter requesting levels information we can state that it is proposed that the DPC of number 19 be used as a datum line when setting out the proposed building so that the DPC, Window Cills and Ridge Line and soffits all Line up with the existing.

Finished floor level will be similar by virtue of dpc position but may differ slightly due to modern PART L requirements under Building Regulations.

The hardstandings around the building will be at the same level as the existing hardstanding (although the material i.e. SUDS system block paving is proposed).

RECEIVED  
 03 07 2012  
 RECEPTION

M.Brebner MCIQB  
  
 0781 799 7389 - sales@mbrebner.com

19 Percy Cottis Road Rochford Essex			
FILE 1:200 Scale Prelim Discussion Drawing For proposed bungalow			
SIZE A2	SCALE CODE 08-010	DWG NO 400	REV 1 E
SCALE 1:100	Drawn By: MB	CHECKED	Mr. J. Coppis