

Lee Branch

From: Chris Wilson <tiger2806@hotmail.com>
Sent: 09 May 2013 22:21
To: Planning Appeals; Planning Applications
Subject: Planning Appeal Documents re 10 Durham Way, Rayleigh SS6 9RY
Attachments: Appeal for 10 Durham Way Rayleigh SS6 9RY.pdf; Appendix 1-3 for 10 Durham Way Rayleigh SS6 9RY.pdf; Appendix 4-8 for 10 Durham Way Rayleigh SS6 9RY.pdf; Online Appeal Form re 10 Durham Way SS6 9RY.pdf; LPA Notice of Decision 10 Durham Way Rayleigh SS6 9RY.pdf; LPA written response to draft plans 10 Durham Way Rayleigh SS6 9RY.pdf; Original Planning Application - 10 Durham Way Rayleigh SS6 9RY.pdf; Personal Information Form - Appeal re 10 Durham Way SS6 9RY.pdf

Dear Sir/Madam

Please find attached appeal information that has been submitted on-line to the "Householder Appeals Service" 9-May-2013 @ 21:58.

1. Appeal Document
2. Appendix 1-3
3. Appendix 4-8
4. On-line Appeal Form
5. Personal information Form
6. LPA Notice of decision
7. LPA written response re draft plans
8. Original Planning Application

The reference of our original application with yourselves was :

APP. No 13/00097/FUL

Submitted on: 18/02/2013

Decision made: 17/04/2013

Appeal Reference is: APP/B1550/D/13/2107939

Yours faithfully

Mr Chris Wilson
10 Durham Way
Rayleigh
Essex SS6 9RY

Reason for Appeal - APP.No 13/00097/FUL

As owners of 10 Durham Way, Rayleigh we are appealing to the Householder Appeals Service as we have applied to our council (LPA) for planning permission for small scale development to our existing property, but are unhappy with the resulting decision.

We have discussed potential changes to our proposal with the LPA and 2 suggestions were made which we are unable to action. The first recommendation was to lower the proposed height of our original planning application; however, this was already at the minimum height increase possible. If this were to reduce further, the height of the room would not allow individuals to walk in an upright position and there is no option for us to lower the floor. The 2nd suggestion was to develop both our property and that of our neighbour (Property no. 12). Although our neighbour is supportive of our application, he is not in a financial position to do likewise, and we are not in a financial position to pay for both properties to be developed. As a result of considering both of these options, which have had to be discounted, we feel the only route now available is to appeal to the Householder Appeals Service.

(Please note we did also meet with an LPA representative to discuss the "principles" of our plans prior to us instructing an architect to start work and then the architect also sent the draft plans to the LPA for review prior to the formal plans being submitted).

In addition to the above we believe the LPA have not taken into account key information when making their decision. This includes the relevance of a property that has been developed in close proximity to ours which matches the components of our proposal and a refusal statement within the report that is factually incorrect in respect of the unusual situation of a shared garage between properties No. 10 & 12. Therefore we feel the decision to decline our planning application is unreasonable and that all the relevant information does not appear to have been taken into consideration when deciding that we are in breach of policy HP6 of the Rochford District Replacement Local Plan 2006 (ix – Relationship to existing and nearby buildings & x – scale & form).

To effectively explain and support our appeal, below are the 6 refusal points from the Officer Report (*in italics*) that require our response including key information that should also be considered. The appendix to support each of these points contains a small number of photographs and 1 short email from the owner of property No.12.

Refusal wording from Officer Report

- 1) *The property is part of a modern development, whereby surrounding properties are of a similar style and design.*

Appellants' Response to point 1:

There are 4 different property designs in Durham Way all with differing roof heights, roof angles, scattered positions/angles and differing property elevations due to slopping in the road. In addition, each of the properties garages has different roof elevations and gable wall positions, so that none are uniform. Therefore our proposed development will not stand out as unusual or not in keeping, due to the variety already present in the road and in the wider development.

(Please see appendix 1 – Property designs & roof views)

- 2) *Unlike other properties in the area, this garage is split in two of which half belongs to No.10 and half belongs to No.12. This is deemed to be an unusual arrangement.*

Appellants' Response to point 2:

There are numerous properties in the area that have garages split in two, of which the 2 halves belong to different properties – these can be found in Truro Way (road next to Durham Way) and Downhall Park Way (approach road to Durham Way) and Norwich Crescent, therefore the arrangement for No.10 & 12 Durham Way is not unusual.

(Please see appendix 2 – “Example garages split in two halves”)

- 3) *If planning permission was granted this would create an unusual form due to the 1.5m step from the proposed ridge line to the existing ridge line.*

Appellants' Response to point 3:

There is already a property in Downhall Park Way (No. 58 - 280ft from No. 10 Durham Way), that has a raised step on their garage (which appears to be greater than 1.5m) creating 'form' from the new to the existing ridge line - this is a dual owned semi-detached garage. Development of the garage of No.10 and No.12 would therefore not be unusual as an example already exists.

(Please see appendix 3 – “Raised garage ridge of dual owned garage”)

- 4) *Consideration has to be made to the properties to the north of the site and the public realm more generally.*

Appellants' Response to point 4:

The owners of properties no.14 & No.16 (north side of the site) were provided copies of the planning application drawings and the development was discussed with them in person, they have no objections and did not formally object to the council. Please see response to point 5 in respect of the reference to the “public realm” reference.

As can be seen from the photos in appendix 4, the ‘future views’ of the garage of No.10 should not be detrimental to the north of the site properties or the public realm.

(Please see appendix 4 – “Current & ‘future’ view from Teignmouth Drive alley and properties No.14 & No.16”)

- 5) *Whilst no objections have been received in relation to the application, the proposed alterations to the garage would be clearly visible from these properties mentioned and any pedestrians using the footpaths which merge in front of the site giving prominent views of the proposal to the public realm. It is thought that the alterations would be most noticeable if walking from Truro Crescent.*

Appellants' Response to point 5:

We are not aware of any attempt made during the 8 week application review period to obtain the views of those using the alleyways (via a yellow planning notice attached to an appropriate lamp post), which includes the majority of property owners in Durham Way.

The property at 58 Downhall Park Way, which has a raised ridge on the dual owned semi-detached garage is situated on a main road and can be seen by all incoming, outgoing and pedestrian traffic to this large development. In addition, the post box for this development is opposite this property which generates increased pedestrians and views of

this developed property. The considerable alterations made to the first property in appendix 6 are more than “noticeable and clearly visible” to the entire development as this is located on a main junction.

(Please see appendix 3 - “Raised garage ridge of dual owned garage in Downhall Park Way”, appendix 5 – “Current & ‘future’ view from Truro Crescent Alley” and appendix 6 - “Downhall Park Way – bulky extension over/above garage & visually jarring ‘box’ dormer”).

- 6) *It is also considered that the appearance of the garage in relation to the other half of the garage would result in an increase in bulk and would be visually jarring to the detriment of the street scene.*

Appellants’ Response to point 6:

The future images of the garage do not indicate a detrimental increase in bulk or visual jarring. These ‘future’ photos also demonstrate that it would not be detrimental of the current street scene. There are examples of developed properties that do appear bulky and visually jarring on the main approach roads in full view of property owners, pedestrians & cars.

For example, Property 1 in appendix 6, has built over the double garage, and has also brought forward and extended the 1st floor of the garage area further over the driveway and up to the roof height of the existing house. *HP6 (x) scale & form* has been referenced in the Officers Report in respect of the planning application for 10 Durham Way, for a 1.5m lift to existing dimensions and where the final roof height still remains lower than the main property, which seems unreasonable when compared to the bulk of the approved changes made to Property 1 .

In regard to the changes resulting in a visual jarring in the context of the arrangement of neighbouring dwellings and garages - there are 4 different property designs in Durham Way all with differing roof heights, roof angles, scattered positions/angles and differing property elevations due to slopping in the road. In addition, each of the properties garages have different roof elevations & gable wall positions, so that none are uniform – therefore it is difficult to understand how raising a low roof height by 1.5m will be visually jarring. Added to this is the fact that the garage area is heavily obscured by dense evergreen foliage, as can be seen in appendix 4 & 5.

(Please see appendix 6 – “Downhall Park Way – bulky extension over/above garage & visually jarring ‘box’ dormer”).

Reasons For Refusal

The design of the proposed development would result in an increase in height and bulk that would be visually jarring in the context of the arrangement of neighbouring dwellings and garages and the prominence of the site to views from the adjoining footpath network. If allowed the proposal would have a poor relationship with the semi-detached half of the garage belonging to the neighbouring property No. 12 Durham Way proving detrimental to the appearance of the street scene

Appellants’ Summary Response:

- The property at 58 Downhall Park Way has built over their half of a semi-detached garage; therefore the primary basis for refusal cannot be supported or substantiated as a precedent has been set and the relationship with the other half of the garage, in

that case, has not been compromised. Therefore, this will be no different for our planning proposal.

- The proposed changes to the garage of No.10 are tasteful, sympathetic and in keeping with the main property and of the surrounding properties of varying heights, designs and positions (Please see appendix 1, 4 & 5).
- The owner of property No.12 has no objections with the proposal and is of the opinion that the changes would not have a detrimental effect on or provide a poor relationship with his garage. (Please see appendix 7 – “Email from owner of Property No. 12”).
- None of the property owners consulted with, objected to the proposed development. The owners of those properties also regularly use both alley ways to the back and side of property No. 10 as do we on a daily basis.
- The property owners of No. 11 (who look directly at No. 10) have advised the development of the garage would enhance their view by improving the scale of the vast difference of property/garage roof heights of No. 10.
(Please see appendix 8 – “Current and ‘future’ front view of No. 10”)
- It appears that there has been no notification of the proposed changes (to the garage of No.10) or any attempt to obtain views of the public using the Truro Crescent or Teignmouth Drive alley ways, via a yellow planning notice, which would be expected if the public realm views are key to this refusal.

The Downhall Park Way development contains a large number of properties that have been significantly changed or altered from their original design over the past 20 years. The proposed change to our property is in no way offensive, is in keeping with our property and those around it and is minor in comparison to other property changes on the development.

We maintain our property to a high standard, we love living in Durham Way (and have done so for 17 years) and intend to do so for the foreseeable future. We would not want to alter our property in a way which would make it look unsightly for us or for our neighbours, which is why we carefully considered our plans and did not submit any changes that we felt would not be sympathetic to its surroundings or fair to our neighbours (i.e. lowest height possible and no velux windows overlooking our neighbours garden). As there is already a property around the corner, on the development, that has done what we have proposed (development of a semi-detached garage); and we have had no objections to our plans, we cannot understand the basis for refusal and therefore object to the LPA decision for APP.No 13/00097/FUL.

With thanks

Mrs & Mrs C J Wilson

10 Durham Way, Rayleigh

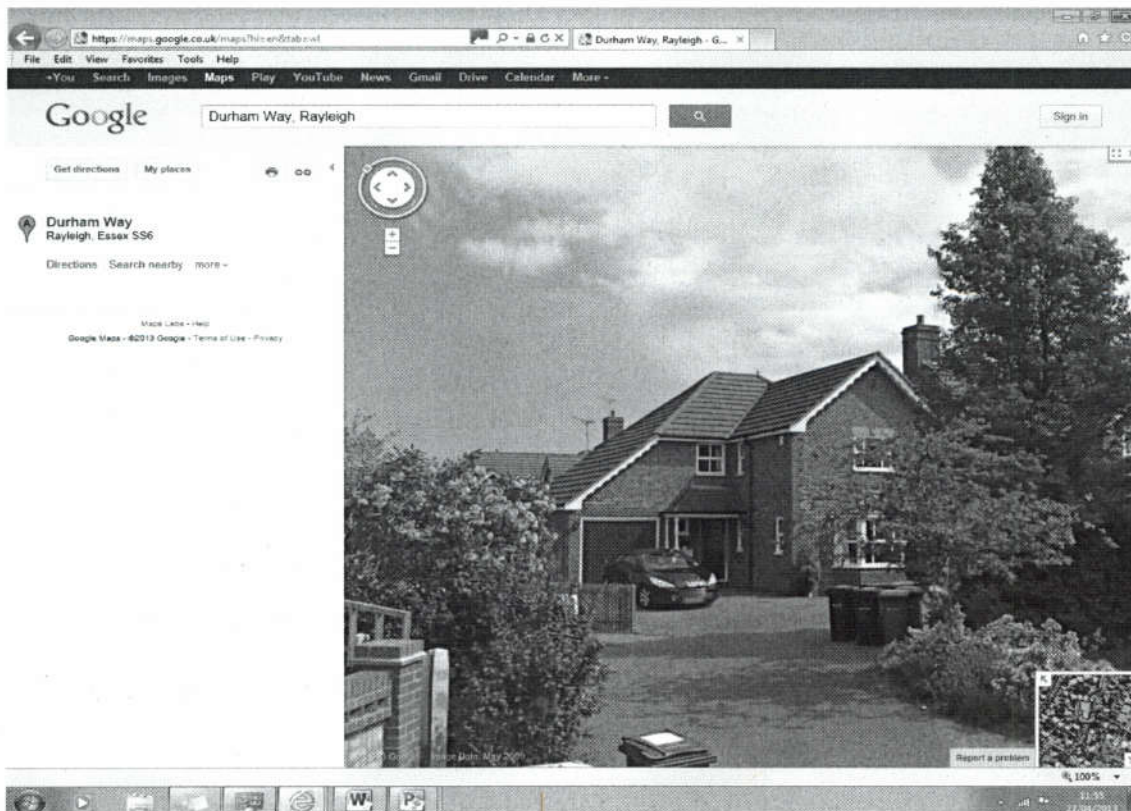
Essex SS6 9RY

Appendix 1 – Property designs & roof views (5 photos)

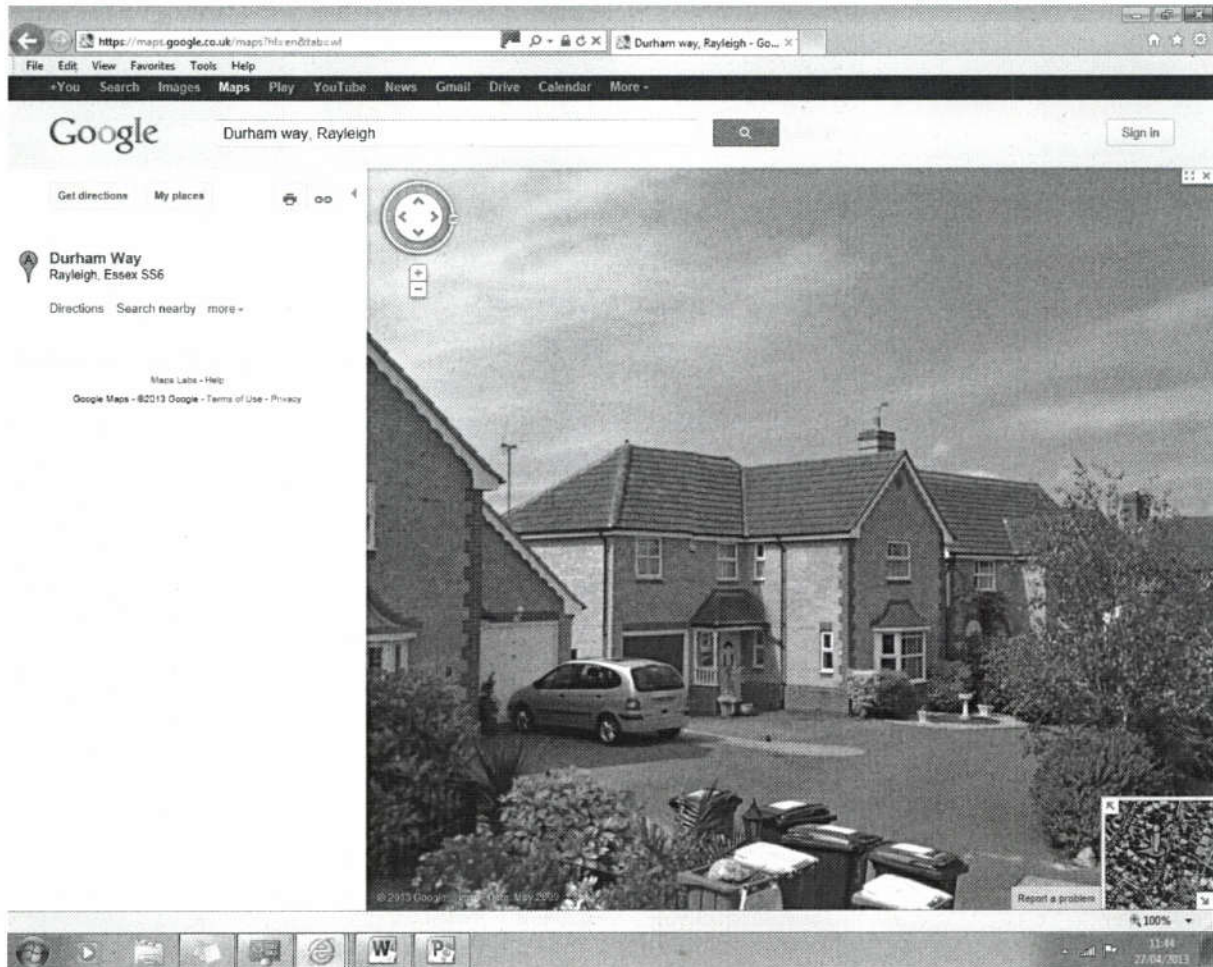
Roof views from No.10 – various roof heights, angles & pitches



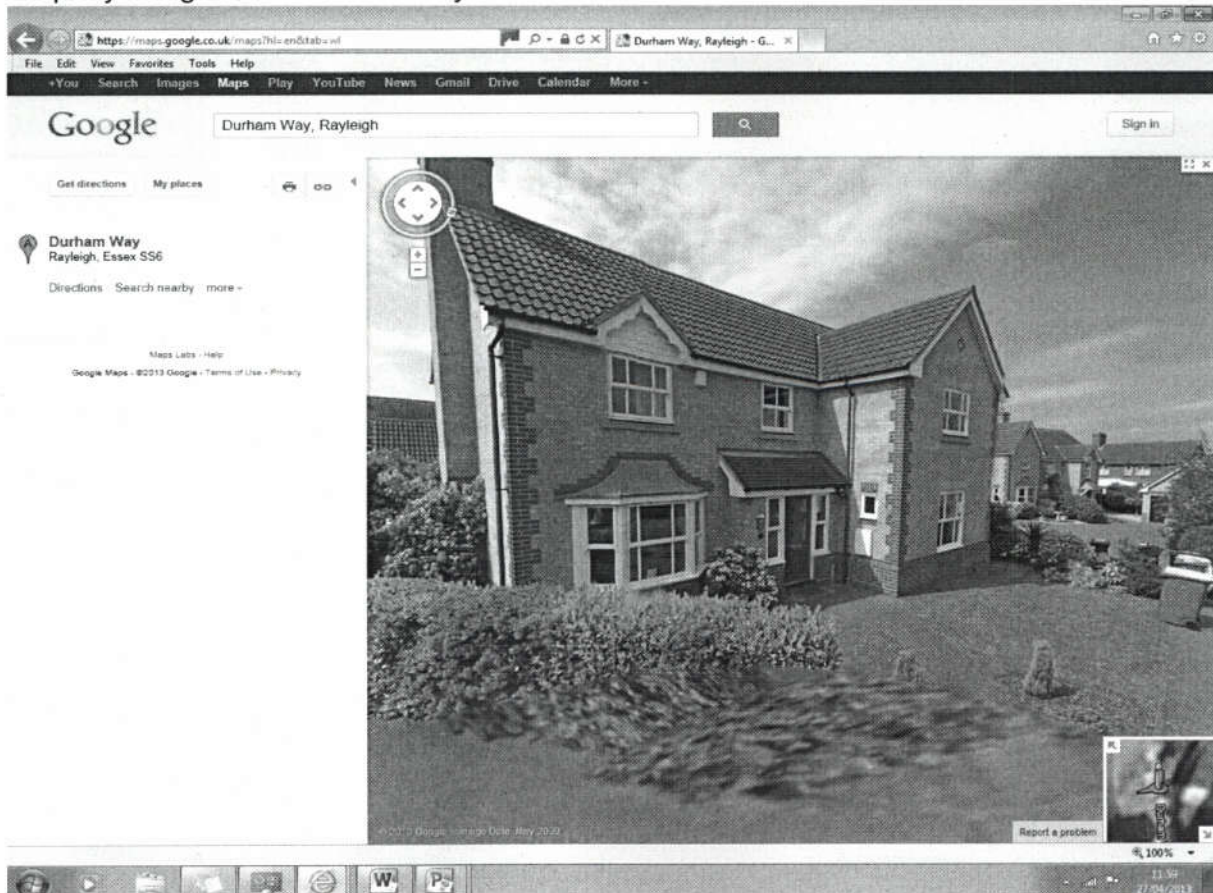
Property design # 1 – Durham Way



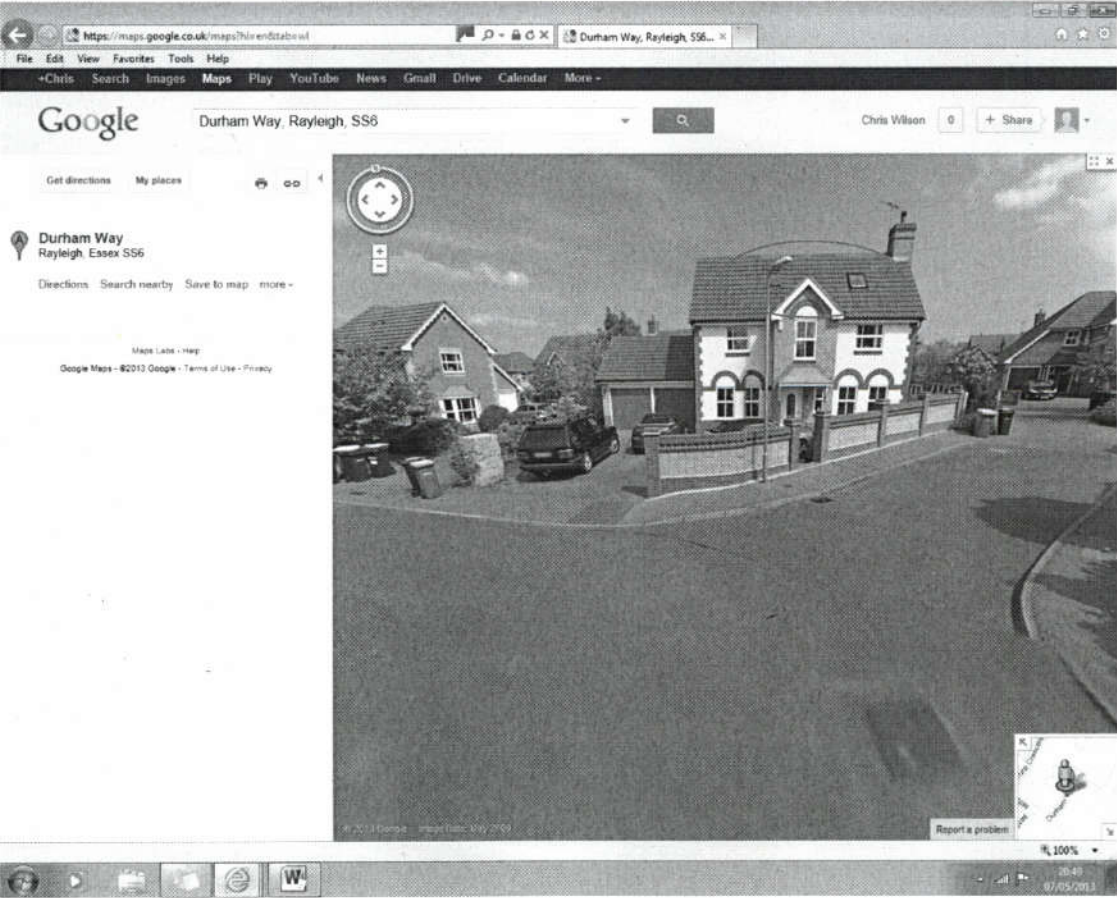
Property design # 2 – Durham Way



Property design # 3 – Durham Way



Property design # 4 – Durham Way (No.10)



Appendix 2 – Example garages split in two halves

This is just one example but more can be seen in the approach & surrounding roads to Durham Way – Downhall Park Way, Truro Crescent & Norwich Crescent (2 photos)

Circled garage belongs to the property next door (which has been extended outwards by that owner) – see 2nd photo.



Appendix 3 – Raised garage ridge of dual owned garage in 58 Downhall Park Way

The white garage belongs to the detached property next door (2 photos) – original semi-detached garage was fully detached from both properties prior to development.



Appendix 4 – Current & “future” view from Teignmouth Drive alley (2 photos)



Current & “future” view from properties No. 14, 16 (2 photos)





Appendix 5 – Current & “future” view from Truro Crescent alley (2 photos).



Appendix 6 – Downhall Park Way – bulky extension over /above garage & visually jarring “box” dormer

Both properties are the same (original) house as No.10 Durham Way

Property 1 – bulky extension over, forward & above garage (3 photos). The back of garage also extended into the garden.

Whole new section of house, left hand side of property. Upper extension larger than original garage as this has also been brought forward over the driveway – see photo 2. Original garage set back from the house.





Property 2 – Jarring large “box” Dorma – clearly visible from main road (2 photos).

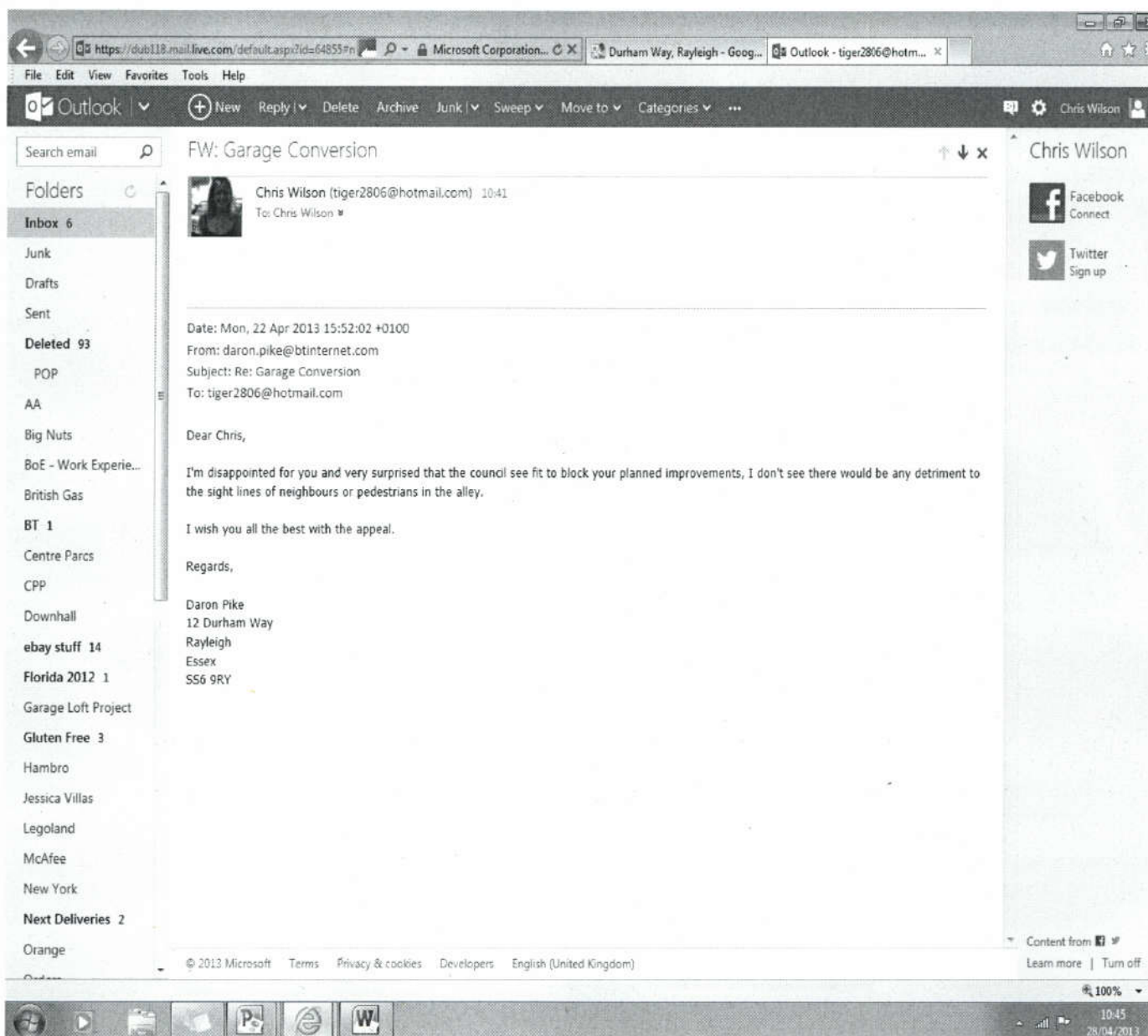
The design of this dorma has no features that link it to the original style or design of the house, therefore it has no relationship to the existing or surrounding properties and is visually jarring (*HP6 ix*). The proposed garage enhancement to No.10 Durham Way will re-use existing materials (roof tiles and bricks) and will have 2 windows that are identical to the main property and the original roof shape and design will be maintained.



Appendix 7 – Email from owner of property No.12 (other garage owner)

Daron.pike@btinternet.com

"Dear Chris, I'm disappointed for you and very surprised that the council see fit to block your planned improvements. I don't see there would be any detriment to the sight lines of neighbours or pedestrians in the alley. I wish you all the best with the appeal. Regards Daron Pike"



Appendix 8 – Current and “future” front view of No. 10 (2 photos)



TOWN & COUNTRY PLANNING ACT, 1990**NOTICE OF DECISION**

Date: 17th April 2013

Application No : 13/00097/FUL

Parish : Rayleigh Town Council

Proposal : Raise Roof Height to Section Of Garage by 1.5 metres to Create a Games Room in Loft Space

Site Location : 10 Durham Way Rayleigh Essex

Applicant : Mr Chris Wilson

The Council as District Planning Authority hereby give notice of their decision to **REFUSE PLANNING PERMISSION** for the above proposal as described in drawing(s) numbered 00, 01, 02, 03 Revision A and 04, Date Stamped 20th February 2013, for the reasons set out below.

Your attention is drawn to the notes attached

REASON FOR REFUSAL

The design of the proposed development would result in an increase in height and bulk that would be visually jarring in the context of the arrangement of neighbouring dwellings and garages and the prominence of the site to views from the adjoining footpath network. If allowed the proposal would have a poor relationship with the semi-detached half of the garage belonging to the neighbouring property No. 12 Durham Way proving detrimental to the appearance of the street scene contrary to Parts (ix and x) to policy HP6 of the saved Rochford District Replacement Local Plan (2006).

STATEMENT

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal. Unfortunately, it has not been possible to resolve those matters within the timescale allocated for the determination of this planning application. However, the Local Planning Authority has clearly set out, within its report, the basis of the reasons for refusal which may lead to the submission of a more acceptable proposal in the future. The Local Planning Authority is willing to provide pre-application advice in respect of any future application for a revised development in line with the Council's pre-application advice service.

PLEASE TURN OVER PAGE

Relevant Development Plan Policies and Proposals:

Rochford District Council Local Development Framework Core Strategy Adopted
Version (December 2011)

CP 1

Rochford District Replacement Local Plan (2006) as saved by Direction of the
Secretary of State for Communities and Local Government and dated 5th June 2009
in exercise of the power conferred by paragraph 1(3) of schedule 8 to the Planning
and Compulsory Purchase Act 2004.

HP6

Rochford District Council Supplementary Planning Document 2 Housing Design
(January 2007)

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

Standard C3



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>



Mr Green
A9 Architecture Ltd
325 London Road
Benfleet
Essex SS7 1LB

Head of Planning & Transportation
Shaun Scrutton, BSc(Hons), Dip TP,
MRTPI, IHBC, MBA, MCMI

Ask for: Rachael Collard
Ext: 3413
Direct Dial: 01702 318 093
Email: rachael.collard@rochford.gov.uk

My Ref: PA/13/00009/PREAPP
Your Ref:

23rd January 2013

Dear Mr Green

Location: 10 Durham Way, Rayleigh Essex SS6 9RY

Re: Raise the eaves level of our section of the garage by approx. 1.5m to create a games room to the loft space with an internal stair in the garage.

Having looked at the photos submitted, in principle I do not think this would be objectionable. As mentioned in your email, the site is in a relatively secluded location, however if this proposal was made as a full application its appearance and location would be considered, to ensure that the proposal would not be detrimental to surrounding properties or the street scene.

The windows proposed would be similar to that seen to the main dwelling and are considered to be acceptable, however it should also be noted that with no proposed side elevations, I can not give further comment as to if the proposal as a whole would be acceptable.

In closing I trust this helps clarify the situation.

Yours Faithfully,



Rachael Collard
Assistant Planner (North)



HOUSEHOLDER PLANNING APPEAL (Online) FORM

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

APPEAL REFERENCE: APP/B1550/D/13/2197939

A. APPELLANT DETAILS

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

Name

Organisation name (if applicable)

B. AGENT DETAILS

Name

Organisation name (if applicable)

Your reference

C. LOCAL PLANNING AUTHORITY (LPA) DETAILS

Name of the LPA

LPA reference number

Date of application to LPA

Date of the LPA's decision

D. APPEAL SITE ADDRESS

Address 10 Durham Way
RAYLEIGH
Essex

Postcode SS6 9RY

Grid Reference: Easting 05805298

Northing 01922563

1. Is the appeal site within a Green Belt? Yes ☐ No ☒
2. Could the Inspector see the relevant parts of the appeal site sufficiently to judge the proposal from public land? Yes ☒ No ☐
3. 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 so please describe them below Yes ☐ No ☒

E. DESCRIPTION OF THE DEVELOPMENT

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

Raise Roof Height to Section Of Garage by 1.5 metres to Create a Games Room in Loft Space

Area of floor space of proposed development (in square metres)

25

F. REASON FOR THE APPEAL

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

- 1 Refused planning permission ☒
- 2 Refused permission to vary a condition(s) ☐

G. GROUNDS OF APPEAL

** See separate documents **

CHOICE OF PROCEDURE

There are 3 possible choices:- 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 ☒

This is normally the simplest, quickest and most straightforward way of making an appeal. The 'Householder Appeals Service' written procedure is particularly suited to small-scale developments.

2. THE HEARING PROCEDURE ☐

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 will consider whether your appeal is suitable for this procedure against the criteria. You must give detailed reasons below or in a separate document why you think a hearing is necessary.

Please answer the question below.

- a) Is there any further information relevant to the hearing which you need YES ☐ NO ☐
to tell us about? If so please explain below.

3. THE INQUIRY PROCEDURE ☐

This is the most formal of procedure. Although you may indicate a preference for an inquiry the Inspectorate must also consider that your appeal is suitable for this procedure against the criteria. You must give detailed reasons below or on a separate sheet why you think an inquiry is necessary.

Please answer the questions below.

- a) How long do you estimate the inquiry will last?
(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.)

No. of days

- 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. (part one) SITE OWNERSHIP CERTIFICATES

We need to know who owns the appeal site. If you do not own the appeal site or if you own only 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.

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 (see the *Guidance leaflet*) to every one 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

Date the notice was served
(this must be within the last 21 days)

CERTIFICATES C & D

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.

H. (part two) AGRICULTURAL HOLDINGS CERTIFICATES

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

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

A



OR

(b)(i) The appeal site is, or is part of an agricultural holding, and the appellant is the sole agricultural tenant: B(i)

☐

(b)(ii) 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(ii)

☐

Tenant's name

Date the notice was served
(this must be within the last 21 days)

Details of additional tenants

I. ESSENTIAL SUPPORTING DOCUMENTS

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

You must send the documents listed below with your appeal form. Please tick the boxes to confirm the documents are enclosed.

- | | | |
|---|---|-------------------------------------|
| 1 | A copy of the original planning application sent to the LPA. | <input checked="" type="checkbox"/> |
| 2 | A copy of the LPA's decision notice . | <input checked="" type="checkbox"/> |

J. OTHER APPEALS

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.

K. NOW SEND...

● 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.

● You may wish to keep a copy of the completed appeal form for your records

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.

L. APPEAL DOCUMENTS

We will not be able to validate the appeal until all the necessary supporting documents are received.

Please remember that all supporting documentation needs to be received by us within the appropriate deadline for the case type. If forwarding the documents by email, please send to householderappealform@pins.gsi.gov.uk. If posting, please enclose the section of the form that lists the supporting documents and send it to PO Box 2606, Bristol, BS1 9AY.

You will not be sent any further reminders.

Please ensure that anything you do send by post or email is clearly marked with the reference number:

APP/B1550/D/13/2197939

Please ensure that a copy of your appeal form and any supporting documents are sent to the local planning authority.

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*****
* The Documents Listed Below Were Uploaded With The Appeal Form *
*****
===== GROUNDS OF APPEAL =====
TITLE:      Grounds of Appeal 1
DESCRIPTION: Grounds of appeal 10 DurhamWay
FILENAME:    Appeal for 10 Durham Way Rayleigh SS6 9RY.pdf

TITLE:      Grounds of Appeal 1
DESCRIPTION: Appx 1-3 10 Durham Way SS6
FILENAME:    Appendix 1-3 for 10 Durham Way Rayleigh SS6 9RY.pdf

TITLE:      Grounds of Appeal 1
DESCRIPTION: Appx 4-8 10 Durham Way SS6
FILENAME:    Appendix 4-8 for 10 Durham Way Rayleigh SS6 9RY.pdf

TITLE:      Grounds of Appeal 1
DESCRIPTION: Initial LPA response 10 SS69RY
FILENAME:    LPA written response to draft plans 10 Durham Way Rayleigh SS6 9RY.pdf

===== ESSENTIAL SUPPORTING DOCUMENTS =====
TITLE:      01. A copy of the original planning application sent to the LPA.
DESCRIPTION: Application 10 Durham Way SS6
FILENAME:    Original Planning Application - 10 Durham Way Rayleigh SS6 9RY.pdf

TITLE:      02. A copy of the LPA's decision notice.
DESCRIPTION: Decision 10 Durham Way SS6
FILENAME:    LPA Notice of Decision 10 Durham Way Rayleigh SS6 9RY.pdf
```


The Planning Inspectorate

For official use only
(Date received)

9-May-2013 21:58

PERSONAL DETAILS (Online Version)

Personal details given in this document will not be publicly available.

APPEAL REFERENCE: **APP/B1550/D/13/2197939**

1. APPELLANT PERSONAL DETAILS

Name

Organisation Name (if applicable)

Address

Phone no.

Fax no.

Email

Postcode

Please confirm how you wish to correspond with us:

Electronically, via email address specified above ☒

On paper, by post ☐

2. AGENT PERSONAL DETAILS (if any)

Name

Organisation Name (if applicable)

Address

Your reference

Phone no.

Fax no.

Email

Postcode

Please confirm how you wish to correspond with us:

Electronically, via email address specified above ☐

On paper, by post ☐

3a. SITE OWNERSHIP DETAILS

Owner's name

Address at which the notice was served

3b. AGRICULTURAL HOLDINGS CERTIFICATE

Tenant's name

Address at which the notice was served

4. CHECK SIGN AND DATE

(All supporting documents must be received by us within the time limit)

- ☒ I confirm that I have sent a copy of this appeal form and relevant documents to the LPA *(if you do not your appeal will not normally be accepted)*.
- ☒ I confirm that all sections have been fully completed and that the details of the ownership (section H) are correct to the best of my knowledge.

Signature

Date

9 May 2013

Name (in capitals) Mr Chris Wilson

On behalf of (if applicable)

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.

NOW SEND...

● 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 supporting 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.

● You may wish to keep a copy of the completed appeal form for your records

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.

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

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.

1. Applicant Name, Address and Contact Details

Title:	Mr	First name:	Chris	Surname:	Wilson
Company name:					
Street address:	10 Durham Way			Country Code	National Number
				Telephone number:	Extension Number
				Mobile number:	
Town/City:	Rayleigh			Fax number:	
County:	Essex			Email address:	
Country:					
Postcode:	SS6 9RY				

Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	Alan	Surname:	Green
Company name:	A9 Architecture				
Street address:	325 London Road			Country Code	National Number
				Telephone number:	Extension Number
				Mobile number:	
Town/City:	Benfleet			Fax number:	
County:	Essex			Email address:	
Country:					
Postcode:	SS7 1BL			architect@a9architecture.co.uk	

3. Description of Proposed Works

Please describe the proposed works:

Raise the eaves level of our section of garage by 1.5 metres to create a games room to the loft space with an internal stair in the garage.

Has the work already been started without planning permission?

☐ Yes ☒ No

4. Site Address Details

Full postal address of the site (including full postcode where available)

House: 10 Suffix:
House name:
Street address: Durham Way
Town/City: Rayleigh
County: Essex
Postcode: SS6 9RY

Description:

Description of location or a grid reference
(must be completed if postcode is not known):

Easting: 580530
Northing: 192256

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, extinguishment and/or
creation of public rights of way?

☐ Yes ☒ No

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):

Officer name:

Title: Mrs First name: Rachael Surname: Collard

Reference: PA/13/00009/PREAPP

Date (DD/MM/YYYY): 23/01/2013 (Must be pre-application submission)

Details of the pre-application advice received:

"Having looked at the photos submitted, in principle i do not think this would be objectionable."

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

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

☐ Yes ☒ No

8. Parking

Will the proposed works affect existing car parking arrangements?

☐ Yes ☒ No

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

10. 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)

☐ The agent ☒ The applicant ☐ Other person

11. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

11. (Materials continued)

Walls - description:

Description of *existing* materials and finishes:

Facing brick

Description of *proposed* materials and finishes:

Facing brick to match existing

Roof - description:

Description of *existing* materials and finishes:

Roof tiles

Description of *proposed* materials and finishes:

Roof tiles to match existing

Windows - description:

Description of *existing* materials and finishes:

White UPVC windows

Description of *proposed* materials and finishes:

White UPVC windows to match existing

Doors - description:

Description of *existing* materials and finishes:

White UPVC doors

Description of *proposed* materials and finishes:

White UPVC doors to match existing

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

☐ Yes ☒ No

12. Certificates (Certificate A)

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.

Title: First name: Surname:

Person role:

Declaration date:

☒ Declaration made

12. Certificates (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. ☒

(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: ☐

If any part of the land is an agricultural holding, of which the applicant is the sole tenant, the applicant should complete part (B) of the form by writing 'sole tenant - not applicable' in the first column of the table below

Title: First Name: Surname:

Person role:

Declaration date:

☒ Declaration Made

13. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

☒ Date