

Application Ref	14/00518/FUL		
Contact Name	[REDACTED]	Submission typ	O - Objection
Reocode	DRAIN - Insufficient drainage NOISE - Noise and disturbance OVERDE - Over development PARK - Parking LAYOUT - Poor layout/over-development WILDLI - Protection of Wildlife BOUND - Too close to boundary HIGHWA - Traffic generation/access	Contact address	[REDACTED]
Contact Email	[REDACTED]	Postcode	[REDACTED]
Objector type	NEIGH - Neighbour	Phone number	[REDACTED]
Id	3718	Timestamp	2014-10-06 21:11:51.919
Comment	<p>I would like to object to the proposed development of 8 flats in place of 1 family home at 1 Plumbeebrow Avenue Hockley. I have no problem with properties being developed, changed to suit the owner with limited interference from Councils or other residents, peoples homes should be their castle, however, this is not someone wanting to improve or bring their home up to date but a developer looking to make a profit at the detriment of the area and potentially the future owners because there is insufficient space for 8 flats to work. They will not be living in the property at the end of the development so will not be affected by the end product or impact on the area. Taking account the original application was for 10 flats it would indicate that some advice has been received from the Planning Department that 8 flats could be a reasonable proposition.</p> <p>If this is true I am surprised and I have to agree with most of the people who have commented that this is an over development of the current plot and out of character to the adjoining and local properties. Most of the properties in the road and adjoining roads are 1 storey bungalows or extended to chalet bungalows with dormers. There are very few 2 storey properties and even less flats. The only flats in the road are near the traffic lights and do not face on to other properties or have been built on specific developments as with those in station road. Both have sufficient parking. The Station development has the parking hidden away within the complex with ample access/egress and good vision for oncoming pedestrians and cars and none directly on to the main road.</p> <p>In addition there have been planning applications I know of that were refused for developing chalet bungalows because the council felt they were being overdeveloped and/or the dormers were not in keeping with the local area and they faced on to the railway embankment. Taking this in to account how can a 2 storey development, for 8 flats be considered reasonable or appropriate for the area taking the place of a single plot. I appreciate one side will be adjacent to the station car park but the other side is adjacent to a bungalow which a family bought, as I did, because they liked the fact that it was mainly a bungalow estate where development had been restricted and is under control with mainly chalet/dormer extensions.</p>		

If this planning application is permitted where does it stop? In this financial climate we would all like to make money on our properties. If the development goes ahead other residents might consider moving and approaching developers who could make application for similar developments? If they did how would the council be able to say no? Do we want to see current bungalows being turned in to 2 storey properties or 2-8 flats where they have reasonable size plots? It should not be all about the size of the plot being viable. I have no problem with the property being developed in to more than one bungalow or a reasonable number of flats if they are in keeping, they have more than one car park per property and the front garden does not become a lit car park. I am sure that there will still be a profit to be made if the development is scaled down because the cost of development will be much less. However, if the developer has over paid for the plot in the expectation that he would get permission for the 8 flats and cannot develop less and still make the development viable the local residents should not have to pay for his error of judgement. In addition the viability of the development should have no bearing for that number of flats being granted on such a small and awkward site in as much as local resident cannot use the potential loss of value to their property as a reason to object.

Having looked at the layout of the flats they are not necessarily going to attract families especially as there is little or no communal garden/space. They are most likely going to go to a first time buyer or landlords. The fact that they have a bathroom and en-suite makes it very likely that they will have 2 or more adults, either to pay towards the first time buyers mortgage or for the landlord to make as much profit as possible. This adds to the impact on the area from noise, pollution, pressure on the sewers, surface water because of the design, parking. The fact that the people may be renting could impact the community because of the potential for turnover reducing the village feel, short term leases, commuters are unlikely to have time to join in or add to the community.

The council have already allowed so many developments within the local area small and large, without addressing the fact that the access roads in and out of Hockley and local areas are already stretched to the limits. There are only 2 or 3 main routes in and out of the village and although this is a small development they all add up. The bigger picture has to be considered and as much as we need more housing it needs to be the right type, in the right place and add to the community. I am sure if you canvass the residents of Hockley, Hawkwell, Rayleigh and Ashingdon you will get the same feedback our roads cannot take much more traffic. It is taking over 1 hour at times to get from Wickford in to Hockley village. If this development is passed as it stands it will mean that a precedent has been made. The economy means people are putting money in to property again, especially as savings are not bringing in sufficient profits. Do we want Hockley to be filled up with developments of flats on single properties, with poor access roads so it becomes unattractive to families. The bubble will burst if we don't look at that bigger picture and none of us want to see Hockley turn in to an area with too many flats with people who will probably move on instead of homes where families want to be part of the community and add to it.

In addition to the property concerns above there is the issue of the current access, parking and road safety. As you can see from the plans the property is allocated directly adjacent to the station car park and on quite a sharp bend. I have nearly been knocked down when walking to and from the station both by cars accessing/egressing the station and people trying to get in and out of their own drives. Currently when cars try to access/egress the station car park they have to queue because there is insufficient space for cars to pass by each other and this is right outside the intended access road. The station is used by adults and children alike and more traffic and poor parking will only add to the possibility of people getting hurt and an accident hot spot when we should be engineering these out not in to the community. The fact that there are only 8 car parking spaces when the most likely occupation per flat would be 2 adults and potential for 2 cars means that it is very likely that there will be parking issues, especially as the current parking restriction are not 24/7. This can already be seen during the non restricted periods and at weekends with cars parked outside the station so they do not have to pay and not in a considerate manner. Anyone visiting the flats will have to park in an area which is already congested. The bend itself poses a problem to pedestrians and more traffic and poorly laid out roads is accident waiting to happen.

I could not see much about improving sewers or consideration about surfaces used to reduce surface water and drainage. The recent floods should prove that this development will not reduce but increase the problem.

The impact on wildlife will also be an issue the railway embankments are known to be home to foxes, badgers, squirrels and other small mammals and birds. Even the railway boards and highways have to take consideration of these when developing and not reducing the hedges and banks of these havens.

No one is saying no to development of properties just the over development of this plot.