

Your Ref: 17/00137/FUL
Our Ref: CO/EGD /SD/ROC/00137/17
Date:- 20th February 2017
Site file: 27163



CC: (by email) Cllr Terry Cutmore– ECC
Tara Jowett – SMO2

Andrew Cook
Director for Operations
Environment and Economy

To: **Daniel Goodman**
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SS4 1BW

County Hall
Chelmsford
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Recommendation

Application No. 17/00137/FUL

Applicant Hunters Residential Ltd

Site Location 66 Harewood Avenue, Rochford, Essex, SS4 3BN

Proposal Single Storey Side Rear Extensions, Alterations, New Vehicle Crossover and Sub-divide Resulting Building to Form 1 Pair of Semi-detached Bungalows

From a highway and transportation perspective the impact of the proposal is acceptable to the Highway Authority subject to the following conditions:

1. Notwithstanding the width of the vehicular access shown on planning drawing 16.125.08 Rev D, prior to first occupation of the development the existing vehicular access on Harewood Avenue shall be widened. The width of the additional part of the vehicle access at its junction with the highway shall not exceed 4.5 metres* and shall be provided with an appropriate dropped kerb vehicular crossing of the highway verge and footway.
Reason: To ensure that vehicles can enter and leave the highway in a controlled manner in the interest of highway safety in accordance with policy DM1.
2. The provision of two on-site parking spaces for each dwelling. As shown in principle on planning drawing 16.125.08 Rev D. Each vehicular parking space shall have minimum dimensions of 2.9 metres x 5.5 metres.
Reason: To ensure adequate space for parking off the highway is provided in the interest of highway safety in accordance with Policy DM8.
3. Any gates provided at the accesses on Princess Gardens shall be inward opening only and shall be set back a maximum of 0.5 metres from the back edge of the highway boundary.
Reason: To enable vehicles using the access to stand clear from obstructing the adjacent footway whilst gates are being opened and closed in the interest of highway safety in accordance with policy DM1.

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4. There shall be no discharge of surface water from the development onto the Highway.
Reason: To prevent hazards caused by water flowing onto the highway and to avoid the formation of ice on the highway in the interest of highway safety to ensure accordance with policy DM1.
5. No unbound material shall be used in the surface treatment of the car parking areas.
Reason: To avoid displacement of loose material onto the highway in the interests of highway safety in accordance with policy DM1.
6. Prior to commencement of the development, the areas within the curtilage of the site for the purpose of loading / unloading / reception and storage of building materials and manoeuvring of all vehicles, including construction traffic shall be provided clear of the highway.
Reason: To ensure that appropriate loading / unloading facilities are available to ensure that the highway is not obstructed during the construction period in the interest of highway safety in accordance with policy DM1.
7. Prior to first occupation of the proposed dwellings the Developer shall be responsible for the provision and implementation of a Residential Travel Information Pack for sustainable transport, approved by Essex County Council, to include six one day travel vouchers for use with the relevant local public transport operator. One pack per dwelling.
Reason: In the interests of reducing the need to travel by car and promoting sustainable development and transport in accordance with policies DM9 and DM10.

The above conditions are to ensure that the proposal conforms to the relevant policies contained within the County Highway Authority's Development Management Policies, adopted as County Council Supplementary Guidance in February 2011.

Informative:

- *Although the proposal would widen the existing crossover and exceed the width recommended in the ECC Vehicle Crossing Procedure, the extended width dropped kerb would allow space within the site to be utilised for parking and allow vehicles to enter and leave the highway in a controlled manner.
- All works affecting the highway to be carried out by prior arrangement with, and to the requirements and satisfaction of, the Highway Authority and application for the necessary works should be addressed for the attention of the Development Management Team at SMO2, Essex Highways, Springfield Highways Depot, Colchester Road, Chelmsford CM2 5PU or emailed to development.management@essexhighways.org



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