

Application Ref	17/00558/LBC		
Contact Name	Kirsty Piper	Submission type	O - Objection
Reocode	NATURE - Areas of Nature LIGHT - Loss of light PRIVAC - Loss of privacy/overlooking TREES - Loss of trees and vegetation VIEW - Loss of view NOISE - Noise and disturbance OVERDE - Over development POLICY - Policy objection DESIGN - Poor design LAYOUT - Poor layout/over-development WILDLI - Protection of Wildlife BOUND - Too close to boundary HIGHWA - Traffic generation/access	Contact address	8 Brayers Mews Rochford Essex SS4 1XF
Contact Email	[REDACTED]	Postcode	ss4 1XF
Objector type	NEIGH - Neighbour	Phone number	[REDACTED]
Id	6564	Timestamp	2017-07-11 22:45:14+01
Comment	<p>Please see below my objections towards the above planning proposal and my reasons why;</p> <p>Objection - Overshadowing/ loss of outlook I have major concerns with regards to overshadowing and loss of outlook to my property and others in Brayers Mews which currently have clear views and are not overlooked by any properties and have been this way for some time. Where the Design and Access Statement suggests ways to minimise overshadowing, this indicates that residences will experience loss of outlook and overshadowing. This point will also affect those in Millview Court. Current views are also of trees with protection orders that will be lost should these plans go ahead.</p> <p>Objection - Incompatible or Unacceptable Uses Backland Development and a creation of tandem relationship. The proposed properties and property development are very close to the properties of Brayers Mews, Millview Court and some houses in Millview Meadows. The southern end of the development states that there will be a 7.8m distance between neighbouring properties and I believe this distance is incompatible with neighbouring properties and their privacy and not compatible with the current design of neighbouring properties. Furthermore the close proximity of this development would create a tandem relationship with neighbouring properties and according to The Development Management Plan (2.23) says it 'may be inappropriate due to the creation of a tandem relationship between dwellings, loss of private amenity space, residential intensification...and the amenity of neighbouring dwellings'. This development also presents as a 'backland development' where a development is proposed to the rear of existing residential dwellings in large back gardens, such as that of Millview Court and affecting residents in Brayers Mews and South Street. Building here would affect the last areas of backland in Rochford which I believe is detrimental to Rochford and its residents and neighbouring residents.</p> <p>Disregard for Listed Buildings and Conservation Areas</p>		

The Heritage Assessment states that the 'proposed buildings do not relate to the conservation area and are considered to be discordant in design for the setting of the listed buildings. This incongruous nature is enhanced by the size of the proposals to the detriment of the listed buildings. I highly support this state and believe the proposed building will be out of scale with the surrounds, particularly the grade II listed building and those surrounding in the conservation area. The current surrounding are enjoyed by the residents of Brayers Mews, Millview Court and Millview Meadows and thus will be affected by the proposed plans.

The report states that the grade II listed building will be most affected by these proposals and that 'any proposals should not dominate the existing listed buildings' which I believe will occur should these plans go ahead.

Due care and consideration has not been given during planning on these points and I believe Rochford will experience loss of heritage and appeal should these plans go ahead. The report states that 'the development is considered to amount to substantial harm to the setting of the listed building'.

#### Objection - Loss or Effect on Trees

The proposal would see the removal of some 16 trees, categories A-C in order to accommodate this development. These trees are of great age and stature and benefit the neighbouring residents. It has also been noted that the Arboricultural and Conservation Officer has noted concerns in regards to the loss of these trees and that designs should be modified in order to accommodate category A and B trees.

#### Objection - Adverse impact of Nature Conservation Interests and Biodiversity Opportunities

The proposed development will affect the habitats of animals such as bats, various species of birds, badgers, squirrels, foxes and hedgehogs. I believe Bat surveys have been conducted and the results of these should be considered in the proposed plans.

#### Objection - Highways Issues

There are concerns for the duration of the development and the affect on the residents and business in such a small village. there will be significant disruption to South Street and could result in unsafe access onto South Street.

#### Objection - Failure to follow the ethos of the NPPF without providing substantial evidence of a 'material consideration' to support the proposed development.

The development is situated within the boundary covered by the Rochford Town Centre Area Action Plan (RTCAAP). It appears the RTCAAP are in conflict and contradiction of each other are not addressing the sustainability issues. Furthermore the planning statement discredits the RTCAAP.

The RTCAAP identified four sites that have opportunities for development but no applications have been made to develop these sites.

There are further developments submitted for 19 and 57 South Street and these have not been considered along with the above proposal within the sustainability plan.

#### Objection - Lack of Meaningful Consultation

The National Planning Policy Framework (NPPF) encourages engagement with local communities. Public engagement has been limited to the exhibition of plans on the 19th and 20th of May 2017. The information given was incomplete. Many residents were in attendance although notification of this event was minimal and low key. Some residents were not even aware of the event and therefore unable to attend.

This event did not entertain the local residents views or opinions and no records were taken. This plans were demonstrated as a presentation rather than a consultation which demonstrates disregard for the residents and the conservation area and surrounding listed buildings.

#### Objection - Unacceptable Layout and Density of Building Design, Visual Appearance and Finishing Materials

I believe that the development will have a negative impact on the surrounding building and

residents due to its scale and size.

It is detrimental to current neighbouring residents to build 3 and 4 storey dwellings in an area where the immediate buildings consist of 1 and 2 storey properties (Millview Court, Brayers Mews, Millviews Meadows and South Street). SPD Housing Design (2007) section 18.1 states that 'purpose built flat schemes have the potential to detract from the amenities of the area if they do not respect the height, bulk and general spaciousness of their surroundings', I believe that the proposed development is in direct contradiction to the above.

Furthermore four storey buildings are not common in Rochford and the Heritage Assessment indicates that it is of concern, especially in relation to the Conservation Area and the listed buildings. The proposed development does not reflect the height of the direct neighbouring buildings and the representation that it does is misleading.

I would like the above noted as my objections towards the proposed plan.