

From: Holli Fielden
Sent: 22 February 2023 15:25
To: Data Scanning
Subject: FW: 22/01193/FUL - URGENT - Confidential

Categories: Red Category

From: [REDACTED]
Sent: 22 February 2023 09:50
To: Arwel Evans <Arwel.Evans@Rochford.gov.uk>
Cc: Holli Fielden <Holli.Fielden@Rochford.gov.uk>; Customer Services <CustomerServices@Rochford.gov.uk>; [REDACTED]
Subject: RE: 22/01193/FUL - URGENT - Confidential

Thanks for your prompt response.

I'm unable to properly understand or assess visually the impact of proposed plot 1, 2 or 3 at #44 and in particular what impact this will have to my property e.g. privacy, whether it overlooks my garden, living space, reduction of light into garden etc because the plans provided to RDC do not accurately reflect the new build development at #42/42A which was previously a bungalow and separate garage that was fully re-developed into a semi new build by Hilton Homes in 2018/2019. **Therefore without clear representation of the current plot/site next door at #42/42A I must unfortunately object to the proposed plan until the correct plot/dimensions are sited on the plans for #42/42A.** (Quite frankly, I'm surprised why these plans are not up to date!)

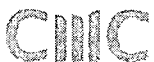
I understand you are visiting the proposes site next week. I am working from home on Thursday 2nd March and 3rd March, would you be able to let me know when you attend and give me a knock at #42A – as you will clearly see that 42A, originally a bungalow was completely re-developed in 2019 into a semi-build.

Thanks and regards, Emma Garlick

Please could you re-direct any future written email correspondence to my personal email address:
emslondonuk@aol.co.uk

Thanks and regards, Emma Garlick

Emma M Garlick
Senior Compliance Manager



[REDACTED]
133 Houndsditch,
London, EC3 7BX

cmcmarkets.com



From: Arwel Evans <Arwel.Evans@Rochford.gov.uk>

Sent: 21 February 2023 16:01

To: [REDACTED]

Cc: Holli Fielden <Holli.Fielden@Rochford.gov.uk>; Customer Services <CustomerServices@Rochford.gov.uk>

Subject: 22/01193/FUL

Caution: This is an external email please take care when clicking links or opening attachments. When in doubt, please use the Phish Alert Report button within outlook.

Good afternoon,

I refer to your communication with Customer Services which has been brought to my attention as the planning case officer. When you make reference to the existing plans I emphasise that these are plans which the applicant / agents have submitted and not the Local Planning Authority as I note your reference to 'It is not possible to understand this, as you have not updated the property plans from 42 and 42A?'

I understand what you state in that the proposed site layout plan shows by way of annotation at least just Number 42. The key issue is that of whether the footprint of the building occupying former plot Number 42 regardless of how annotated is accurate relative to its position to the application site. It would be expected that the proposed site layout plan has accurately shown the relative positions of other existing properties as of the time of the submission of the planning application. I have been to the site but I will return to the site on 2nd or 3rd of March to measure whether the nearest part of the building now occupying plot 42 (now 42A and 42A) relative to the site boundary with the application site, however I have no reason to consider that the plans (shown in the screen shot) below are inaccurate.

Regardless of annotation, an officer's assessment will be made on the basis of the facts as they exist now particularly the position of the proposed development relative to any existing property set adjacent on either side.

On the basis of the plans submitted I indicate that the **nearest part of the proposed dwelling (bungalow) at the frontage with Golden Cross Road to the nearest part of the building now occupying the same plot** as was formerly Number 42 is 5.79 meters. The height of the bungalow proposed at the front is 5.925 metres at its highest point.

The proposed 2 dwellings (bungalows) to the rear are located approximately 1.12 meters from the boundary with the rear amenity areas serving what I assume is 42A. The height of the proposed rear aspect bungalows is 6.363 meters at its highest point.

This application will be written up soon for determination therefore if you have any comment could you please issue this direct to me by 12 noon next Tuesday.

Kind Regards

Arwel Gwilliam Evans (BA Hons: Environmental Planning & Management)
Senior Planning Officer, Development Management (North Team) | Planning Services | Rochford District Council
t: +44 01702 318037 e: arwel.evans@rochford.gov.uk | www.rochford.gov.uk



From: [REDACTED]
Sent: 21 February 2023 10:31

To: Holli Fielden <Holli.Fielden@Rochford.gov.uk>; Customer Services <CustomerServices@Rochford.gov.uk>
Subject: RE: Holli Fielden shared the folder "2201193FUL" with you.

Hi Holli,

Thank you for sending me access to the plans. I was away during half term and have had an opportunity to review these.

However, it is extremely difficult to engage scale/positioning of proposed Plot 1 (at 44) against my current property because you are utilising a pre-existing plot/plan for the old bungalow property located at No 42, which was knocked down in 2019 to accommodate a semi detached 2 level property (ie now 42 and 42A).

I will need to understand whether plot 1 will exceed in length/position/overlook my property/garden, and also I will need to understand exactly how close the side of the property will be to 42A. It is not possible to understand this, as you have not updated the property plans from 42 and 42A?

Please can you advise, if easier, please do not hesitate to contact me.

Emma Garlick (Grasso)

[Redacted]



Emma M Garlick
Senior Compliance Manager

[Redacted]
133 Houndsditch,
London, EC3 7BX

cmicmarkets.com





File Message Insert Options

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Send To Cc

Subject: 22/01193

From: [Redacted]
 Sent: 21 February 2023 10:31
 To: Holli Fielden <Holli.Fielden@RochfordCouncil.gov.uk>
 Subject: RE: Holli Fielden shared the following information

Hi Holli,

Thank you for sending me access to the following information

However, it is extremely difficult to email a plan to accommodate a semi detached 2 level property

I will need to understand whether plans have been updated the property plans from 42 a

Please can you advise, if easier, please

Emma Garlick (Grasso)

Emma M Garlick
 Senior Compliance Officer



133 Houndsditch,
 London, EC3 7BX
 emcmarkets.com

Main Details

Fee Received 1386.00
 Application Type
 Case Type DC
 Case Officer ARWELE
 Proposal Demolition of existing two-bed detached bungalow, construction of 2 no detached bungalows to rear of site with new access road from golden cross road and 1 no. Detached bungalow to front of existing site.
 Decision
 Decision Type
 Decision Date
 Committee Date

Active Processes

Completed Processes

Documents

Type	Doc. Date	Forename
Redacted Neighbour Contributor	03 Feb 2023 11:34	Nicki An
Neighbour Contributor letter	31 Jan 2023 14:44	
Plans-supporting	06 Jan 2023 16:29	
Plans-supporting	06 Jan 2023 16:29	
Plans-supporting	06 Jan 2023 16:29	
Plans-supporting	06 Jan 2023 16:28	
Plans-supporting	06 Jan 2023 16:28	
Plans-supporting	06 Jan 2023 16:27	
Plans-supporting	06 Jan 2023 16:25	
Plans-supporting	06 Jan 2023 16:25	
Plans - Location	06 Jan 2023 16:23	
Plans - Existing	06 Jan 2023 16:23	
Plans - Elevation	06 Jan 2023 16:22	
Plans-Floor	06 Jan 2023 16:22	
Incoming email - AGENT	06 Jan 2023 16:17	
Outgoing Email	22 Dec 2022 11:12	
Case Officers Worksheet	21 Dec 2022 12:06	
Plans - Existing	20 Dec 2022 16:27	
Plans-Application	20 Dec 2022 16:27	
Plans-Application	20 Dec 2022 16:26	
Plans-Application	20 Dec 2022 16:26	
Plans-Application	20 Dec 2022 16:26	
Bat Survey	20 Dec 2022 16:24	
Bat Survey	20 Dec 2022 16:24	
Fee Calculation Summary	20 Dec 2022 16:23	
Redacted - Planning Application Form	20 Dec 2022 16:22	
Planning Application Form	20 Dec 2022 16:22	

Notes

Contact Details

