

Your Ref:
Our Ref: JW/NW/0571/05
Date: 12 August 2005

Directorate of Law, Planning & Administration
Rochford District Council
South Street
ROCHFORD
Essex SS14 1BW

Recommendation

Application No: ROC/0571/05
Applicant Mr R Lewis
Site Location 35 Wyburns Avenue, Rayleigh
Proposal Demolish existing garage, erect two storey side extension incorporating new garage. Reposition vehicular crossover.

It is recommended that the following condition be applied to any permission that the Planning Authority may grant.

1. The new access to be constructed to a minimum width of 3.6m with a suitable splay from the highway boundary to the dropped kerb crossing and the existing access to be suitably and permanently closed.
2. A 2.4m x 20m visibility splay as measured from the carriageway edge shall be provided to the east of the new access with no obstruction over 600mm in height above the level of the adjoining carriageway within the area of the splay.
3. A pedestrian visibility splay of 1.5m x 1.5m as measured from the back of the footway shall be provided wither side of the access with no obstruction above 600mm within the area of the splay.

/.....contd overleaf



Essex County Council

Tony Ciaburro
Service Director, Highways and Transportatio

Nick McCullagh
Area Manager South
No 1 Endeavour Drive
Festival Leisure Park
BASILDON
Essex SS14 3WF


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pp Area Manager South

Date: 12 August 2005

Please reply to Jan White
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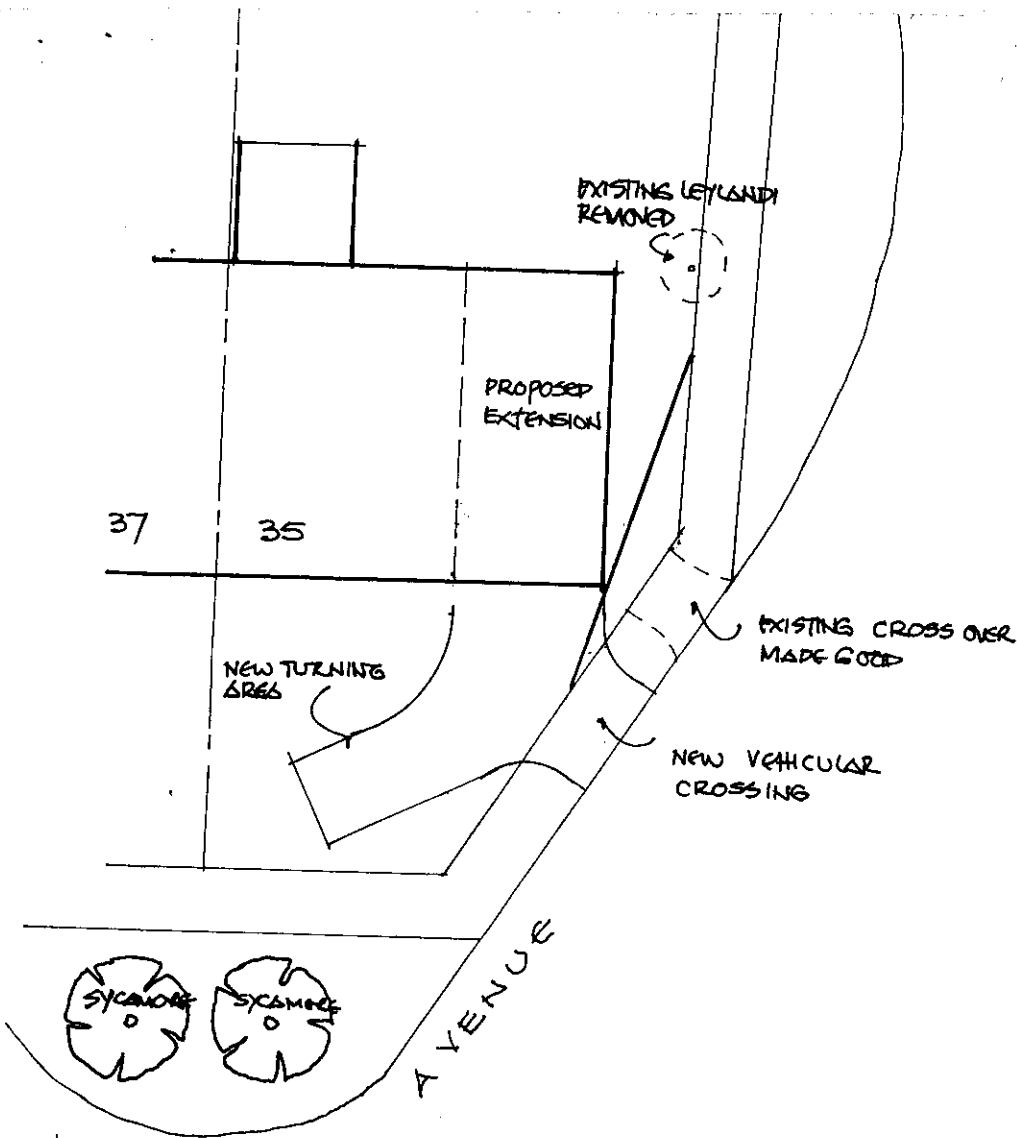
4. Space shall be provided within the site to accommodate the parking of all vehicles regularly visiting the site, clear of the highway and properly laid out and paved as may be agreed with the Local Planning Authority and such space shall be maintained thereafter free of any impediment to its designated use.
5. The parking area to be paved in a permanent material, details to be agreed with the planning authority.

Reason – In the interests of highway safety according to Structure Plan Policy T8 (Safety)

Note:

- 1) All works within the highway to be laid out and constructed to the satisfaction of the Area Manager South, details to be agreed prior to the commencement of works and shall include the re-instatement of the existing vehicle crossing to full upstand kerb.
- 2) Conditions 1 & 2 are recommended to provide access to the new garage position and maximise visibility at the access.
- 3) Copy plan attached showing the required visibility splay marked in red.

117219



WYBURNS
site layout 1:200

Ref:	Revision:	Date:
		Tel 01277-354247
TITLE- PROPOSED SIDE EXTENSION 35 WYBURNS AVENUE RAYLEIGH		
SCALE:-	1:50 1:100	DATE:- June 2005
DRAWN BY:-	CHECKED BY:-	DRAWING NUMBER:- 11.60.01

Highways & Transportation

South Area Office

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Essex County Council

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with compliments