

WEEKLY LIST

APP. NO. 06/00285/OUT

CASE OFFICER	TEAM LEADER	HOP/SP	COND. COLOURING COND. NO.	PLAN NO.	COND. MONITORING	COMING CHECKED	POSTED

Legal Agreement: No

Plan Numbers/Letters/Supporting Statements:

Zoning: Residential Parish Council - Rayleigh

NOTES

Outline planning permission is sought for the erection of two detached dwellings on land currently the side/rear garden of Treetops, Hillview Road.

This application seeks consent for the siting and design of the new properties, matters of landscaping, access and external appearance are reserved for subsequent approval.

The application is supported by an arboricultural assessment report that outlines 4 out of 6 of the closest TPO trees to the proposed development are to be removed due to poor structural and physiological condition. The report adds that the removal of these trees would benefit the two healthy trees on the site and would allow them to reach maturity. This view is not supported by the Council's Woodlands Section.

The application is also supported by a protected species report and whilst its content has been noted English Nature require further assessments in order to determine the presence or otherwise Great Crested Newts. This view is not supported by the Councils Ecologist who considers no such further study required in this instance as it can not be justified.

The plot width is sufficient to accommodate two dwellings, similarly the size of the plot is sufficient to provide sufficient off street parking and in excess of the minimum garden size (1100sqm).

The site is located with an area/street of mixed residential development so there is no objection to the principle of two dwellings on this site.

Notwithstanding the above the submitted drawings are inaccurate and do not give an accurate representation of the proposed development. In the absence of clear and accurate drawings the full assessment of this application can not be made.

The inaccuracies relate to the elevations and the block plan not corresponding, the street scene proposed street scene does not accurately show the existing dwellings on the adjacent plots and there is no information as to how the changes in levels down from the rear of the site to the front are to be handled.

History
Wk. Trust site LP will supply route survey
Can recall consult
re Ancient Monument Site.

From these inaccuracies it is also difficult to determine whether the scheme proposes the separation to the boundary and between the two new properties.

CONCLUSION.

The principle of residential development is acceptable however the matters of detail to be considered here are unacceptable in terms of the manner in which the changes in levels are to be handled, the impacts upon the residential amenity of the occupiers of neighbouring properties and the separation between the plots/properties, as well as the appropriateness of tree removal and or retention on the ability to use the rear gardens of the proposed dwellings.

CONSULTATION

ECC Archaeological Officer:-

The Essex Historic Environment Record identifies the development area as being located on the northern side of the medieval town of Rayleigh. The development area is situated between the scheduled area of the Motte and Bailey and the chapel of St Mary to the north and as such has the potential for surviving archaeological deposits. In view of this, they recommend a condition controlling trial trenching and possible excavation.

Engineers

No objections; comments that there are no public foul or surface water sewers in the vicinity

Rayleigh Civic Society

The frontage balconies may give rise to overlooking into the properties opposite

Environment Agency

No objection and offers advice on sustainable drainage techniques to the applicant

Woodlands Officer

I do not accept that all trees indicated in the tree survey for removal need to be removed. Retaining more trees possibly would not alter the proposed development but would alter the end use of the garden space, which may affect success of the development. If the development is approved then a method statement for the construction and site huts be submitted to and approved

Ecologist RDC

I can not support the requirement of any terrestrial search for the newts on this development site. I do not believe that any amphibian survey work/mitigation is required.

English Nature

Requires a survey be undertaken prior to the development commencing in order to determine the

given the circumstances of the site and notes that trees, ditches, mounds and appropriate animal welfare practices would satisfy the concerns raised.

presence or otherwise Great Crested Newts. If present on the site then appropriate mitigation should be put in place.

The local Ward Member(s) for the above application is/are CH/XXXXXXXXXX

Rayleigh Town Council No objection

4 letters of objection have been received commenting in the main on the following issues:-

- Overdevelopment of an attractive woodland site
- Loss of amenity
- Overlooked
- Loss of privacy
- Potential for increase run off leading to flooding
- Road itself is privately owned and in a poor state of repair this development will make it worse
- No footpath for residents
- Preserved trees may be affected
- Rising ground levels may make the development overbearing
- Private drain in Hillview Road can not cope with additional capacity
- Damage/disruption during construction
- Private sewers were recently repaired by local residents at their own expense

looking appropriate street separation between buildings

The suitability is therefore assessed after proposed works would be completed

DECISION

REFUSED

1 The application is considered to be inaccurate and deficient in detail in respect of how the changes of levels across the site are to be handled, how the buildings are to be orientated and the separation between the plots/properties and ~~would also be an unjustified form of development out of scale and character with the prevailing pattern of development in the locality as well as being likely to have an adverse effect on the amenities enjoyed by occupants of neighbouring properties.~~

2 The Council do not agree with the arboricultural report that accompanies the application ~~in that~~ in the opinion of the Council it would result in the loss of a number of high amenity value TPO trees that due to their value are considered to make a valuable contribution to the existing street scene and also contributes to the backdrop setting of Rayleigh Mount (a Scheduled Ancient Monument)

Relevant Development Plan Policies and Proposals: HP6

if permitted the proposed tree removed