



STANFORDS

Land rear of 12 Rochford Road

St Osyth

CO16 8PJ

Application for a New Detached Dwelling on Land to the Rear of  
12 Rochford Road with vehicular access on to Johnson Road

### Planning Statement



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## **1.0 Introduction**

- 1.1 This Planning Statement has been prepared on behalf of Mr Scott Harrington and is submitted in support of a planning application for a detached 'chalet-bungalow' style dwelling on land forming part of the existing rear garden of No. 12 Rochford Road, St. Osyth.
- 1.2 This statement should be treated as forming part of the application, and includes details on the site and its surroundings, the intended scheme and how it relates to adopted planning policies. Although the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2013 removed the requirement for Design and Access Statements to be submitted with minor planning applications, this statement is submitted to explain the rationale behind the development to assist the Local Planning Authority in making its decision.

## **2.0 Site and Surroundings**

- 2.1 Rochford Road is a typical post-war development with a wide, open, grassed entrance with established street trees. Pedestrian footpaths are wide which allows for grass verges and further street-trees and, in some places, on-street tandem parking bays.
- 2.2 Upon entering Rochford Road the development to the east is a terrace of four modest single storey bungalows. To the south and west dwellings are primarily pairs of two-storey semi-detached dwellings finished externally in red brick or horizontal stone cladding. To the south of Rochford Road development varies considerably with the introduction of new detached dwellings and a block of two-store flats which wraps around the junction towards Meadow Way. To the west of Rochford Road Johnson Road typically contains primarily pairs of two-storey red brick semi-detached dwellings and a large development of three, single-storey, terraces of bungalows set around a large open green.
- 2.3 The application site sits on the junction with Johnson Road and has a large side/rear garden which contains a small single-width detached garage which runs parallel with the west flank. The south boundary comprises an established neatly-clipped conifer hedge, a dropped kerb leading to a pair of vehicular entrance gates and an area of hardstanding.

The hedge continues along the south boundary before returning along the west boundary, running parallel with the access road that serves the garage blocks. There is a further set of gates in the north boundary which leads to a second hardstanding area.

2.4 The site is within the settlement boundary of St. Osyth.

### 3.0 Relevant History

3.1 This application follows pre-application submission 20/30091/PREAPP; the suggested amendments to the submitted design were to (i) lower the proposed ridge height down from 8.2m and (ii) increase the separation distance fronting Johnson Road by setting the dwelling further in to the plot.

### 4.0 Policy Context

#### National Guidance

4.1 The National Planning Policy Framework advises that in determining planning applications for residential development, local planning authorities should consider the Development Plan Policies and all other material considerations. Local planning authorities should follow the approach of the 'Presumption in Favour of Sustainable Development' and that development which is sustainable can be approved without delay. It emphasises the need to plan positively for appropriate new development; so that both plan-making and development management are proactive and driven by a search for opportunities to deliver sustainable development, rather than a barrier.

#### Local Planning Policy

4.2 The 'development plan' for Tendring comprises, in part, Sections 1 and 2 of the Tendring District Council 2013-33 and Beyond Local Plan (adopted January 2021 and January 2022, respectively), together with any neighbourhood plans that have been brought into force.

Relevant Section 1 Policies:-

|             |  |
|-------------|--|
| Policy SP 1 | Presumption in Favour of Sustainable Development |
| Policy SP 3 | Spatial Strategy for North Essex                 |
| Policy SP 7 | Place Shaping Principles                         |

Relevant Section 2 Policies:-

|              |   |
|--------------|---|
| Policy SPL 1 | Managing Growth - Settlement Hierarchy    |
| Policy SPL 2 | Settlement Development Boundaries         |
| Policy SPL 3 | Sustainable Design                        |
| Policy LP 1  | Housing Supply                            |
| Policy LP 4  | Housing Layout                            |
| Policy PPL 4 | Biodiversity And Geodiversity             |
| Policy PPL 5 | Water Conservation, Drainage And Sewerage |
| Policy CP 1  | Sustainable Transport And Accessibility   |

4.3 Policy SPL2 of the Adopted Local Plan defines St. Osyth as a Rural Service Centre; notwithstanding this the development site is within the settlement development boundary of St. Osyth in the adopted Local Plan.

4.4 The Council stipulate high design standards within Policy SPL3. This Policy seeks to ensure that development will be compatible to the surrounding uses. It should be of a scale appropriate to its setting and protect the privacy daylight and amenity of surrounding occupiers. The proposal should not result in the loss of important buildings of architectural interest or other landscape or ecological value. In addition, the development should not have a materially damaging impact on road traffic safety or cause pollution or a nuisance to nearby residents.

## 5.0 Proposed Development

5.1 The proposed development is for the provision of one chalet bungalow in the southwest corner of the rear garden at 12 Rochford Road, St Osyth utilising the existing access from

Johnson Road. Parking for two vehicles would be located to the east side of the dwelling and new boundary treatment would delineate between the existing and proposed sites.

- 5.2 The overall scale and appearance of the proposed dwelling closely reflects that submitted to the Authority in 2020; the height of the dwelling has been lowered by 30cm and it has been pushed a further 1m northwards in to the site as suggested by the Planning Officer. Although no details were submitted in regard to the proposed dwelling's external appearance, the draft plans appeared to indicate that the dwelling would have a brick plinth with rendered exterior walls and a tiled or slate roof and the officer deemed that these finishes would be acceptable in this location.
- 5.3 The proposal would necessitate the removal of the boundary hedge fronting Johnson Road and part of the driveway leading to the garage block; whilst the hedge makes a positive contribution to the overall greening of the area, these could be removed at any point without an express grant of planning permission being required. Notwithstanding this; a scheme for replacement planting could be secured by way of a planning condition if it were deemed necessary.
- 5.4 In ensuring that the proposal does not introduce overlooking or cause an unacceptable loss of privacy there are no first floor windows in either the rear (north) or side (east) elevations – thereby protecting the amenities of both No. 12 and No. 10 Rochford Road. To enable a satisfactory level of amenity for both occupiers of the existing and proposed dwellings, gardens in the region of 100sqm are proposed. The nationally described space standards requires a two-storey, three bedroom, five bed-spaces dwelling to have a minimum of 93sqm – the proposal has 121.9sqm and more than adequately complies.
- 5.5 Dwellings with two or more bedrooms are required to provide 2 off-street parking spaces; these spaces should measure 5.5m x 2.9m – these are indicated on the drawing titled Proposed Site Layout. It is acknowledged that the pre-application response included some concern in the context of increasing the width of the existing dropped kerb suggesting it could be at a detriment to highway safety; nonetheless – as Jackson Road is not a classified road, such an access could be created without requiring an express grant of planning permission. In regard to the donor dwelling, the council observed that sufficient space remains on the site to park two vehicles off-street whilst also assuming that a garage space in the block behind the dwelling is also allocated to the donor dwelling.

## 6.0 Conclusion

6.1 In conclusion, it is considered that the proposed development will ensure the following: -

- a development, the scale, design and external appearance of which respects the character of the area which will not affect the amenities of neighbouring occupants through loss of light, aspect, overlooking, noise and disturbance;
- no impact upon any identified features of historical or architectural importance either on this site or within the immediate locality;
- no conflict with any conservation or landscape protection policies identified by the Council through its sensitive siting and layout design;
- enhancement of the natural environment through soft landscaping; and
- sustainable growth of a site within the development boundary of a rural service centre over the plan period.
- sufficient car parking to meet the needs of this property in a sustainable location.

As such, the development should be embraced by the Council in accordance with its adopted policies.