

Appeal Ref	APP/B1550/A/07/2040902
Application No	06/00755/OUT
Appellant	Maz Developments Ltd
Location	1 Weir Farm Road, Rayleigh, Essex SS6 7AF
Decision	Dismissed (12.09.07)

The Inspector dismissed the appeal for the proposed erection of a bungalow. The Inspector took into consideration the Rochford District Replacement Local Plan (Policies HP6 and HP14).

The drawings for the application show a bungalow in a backland position at the far end of the garden of 1 Weir Farm Road, with a new drive created to the side of the existing house. The Inspector felt the scheme has several unsatisfactory features; The drive would be too close to the side of 1 Weir Farm Road for adequate screening, and vehicle movements along the drive would have the potential to cause noise and disturbance to the residents of the existing house. This would be exacerbated by the location of the parking/turning area immediately at the back of the reduced garden of 1 Weir Farm Road, which would introduce motor vehicles into what is currently a quiet back garden area.

The Inspector considered the siting of the bungalow as shown would also be undesirable as its front would face the rear of the existing house and garden, it would have minimal private back garden space, it would be too close to the rear boundary with 106 High Road to allow for adequate screen planting, and it would be close to, and at a higher level than, the garden of Weir Farm, which is listed Grade II, appearing cramped in relation to the boundary with that property, thus adversely affecting its setting, as well as potentially overlooking its garden in the winter.

The Inspector concluded that the proposal is unacceptable and would conflict with the Local Plan policies HP6 and HP14. He considered whether an alternative plot layout using this access would be possible, but having regard to the small size and the constraints of the plot, and the character of its surroundings, concluded that this site is not suitable for a bungalow and dismissed the appeal.