

18/00282/FUL

19 SOUTH STREET, ROCHFORD, SS4 1BQ

CHANGE OF USE OF NO. 19 SOUTH STREET TO PROVIDE SEVEN, ONE-BEDROOM FLATS AND ONE TWO-BEDROOM FLAT TOGETHER WITH ASSOCIATED LANDSCAPING AND CAR PARKING

APPLICANT: ESSEX HOUSING, C/O AGENT

SAVILLS, FOURTH FLOOR, 33 MARGARET STREET, LONDON, W1G 0JD

ZONING: RESIDENTIAL/CONSERVATION AREA

PARISH: ROCHFORD

WARD: ROCHE SOUTH

1 THE PROPOSALS

- 1.1 This planning application proposes the change of use of a three storey Grade II listed property currently used as Council offices to 8 residential flats. The unit mix includes seven, two person one-bed flats and one three person two-bed flat. Additionally, the development also proposes the landscaping of that area of land to the rear which will serve as an amenity space, whilst 10 car parking spaces will be retained to the rear of the building to serve the proposed use. No new or altered vehicle access is proposed by the use, which will be served by the existing access onto South Street.
- 1.2 This application which primarily concerns the acceptability of the change of use in planning policy terms and impacts of the change of use is submitted concurrently with an application for Listed Building Consent (reference number 18/00283/LBC).

2 PLANNING APPLICATION DETAILS

- 2.1 The planning application is supported by a number of plans and documents which set out the development as proposed and which seek to justify the development in the context of relevant planning policies both at national and local level as guided by the National Planning Policy Framework (NPPF) March 2012, Rochford District Council's adopted Core Strategy (December

2011) and its Local Development Framework adopted Development Management Plan (December 2014).

Submitted plans include the following:-

Drawing Numbers:

D1117324-L11 Rev A 13/02/18 Existing Site Layout

D1117324-L10 Rev D (dated Jan 18) Proposed Site Layout Plan

D1117324-L09 Rev B (dated Nov 17) Existing and Proposed East Elevations

D1117324-L08 Revision C (dated Nov 17) Proposed North Elevation

D1117324-L07 Revision A (dated Nov 17) Proposed South Elevation

D1117324-L06 Revision A (dated Nov 17) Proposed West Elevation

D1117324-L05 Revision A (dated Nov 17) Section through 19 & Typical Outbuilding Section

D1117324-L01 Revision E (dated Nov 17) Ground Floor Plan, Basement Plan and Cycle Store Plan

D1117324-L02 Revision C (dated Nov 17) First Floor Plan

D1117324- L03 Revision C (dated Nov 17) Second Floor Plan

D1117324-L04 Revision B 9dated Nov 17) Roof Plan

D1117324-L12 (dated Jan 18) Section looking North.

Supporting Documents

The following documents have been submitted in support of the application:-

- Design and Access Statement
- Planning Statement
- Transport Statement Travel Plan prepared by Phil Jones Associates
- Drainage Strategy (issue Number 02 (02/02/2018)
- Foul Sewage and Utility Assessment Report
- Heritage Statement prepared by Janice Gooch Heritage Consultancy (JGHC);
- Arboricultural Statement and Tree Survey prepared by Hallwood Associates
- Biodiversity / Bat survey and report prepared by AGD Environmental
- Landscaping Details (Hard and Soft) prepared by Area Landscape Architects.

Overview of Development and Works

- 2.2 The application indicates that there is no change to the scale or layout, as the existing buildings are to be converted and refurbished. The supporting documentation indicates that the existing listed buildings will be repaired to enhance their appearance, especially in the street scene. The rear porch which it is indicated to be a much later addition will be removed to provide better day lighting to rooms at ground floor level.
- 2.3 The typical office interior is stated to be devoid of any original features. The interior walls, floors, ceilings and joinery were almost completely replaced in a 1980's refurbishment, leaving very little original materials apart from the masonry. An internal steel frame was installed when the building was converted into offices and higher live loads were anticipated. It will be removed, when it reverts to residential use.
- 2.4 Upgrading of the floors for acoustic purposes, by the introduction of insulating materials and additional boards is proposed. New partition walls and openings, albeit in mainly 1980's timber stud walls, are proposed, although most of the existing walls and many of the openings will be reused wherever possible. Windows and external doors will be refurbished, where practicable. Replacement doors and windows will be procured to match the existing styles, with slim double glazing. Mumford and Wood Classic range (or similar) vertical sliding sashes are proposed for new windows. Where side hung, casement windows are to be replaced; comparable timber section sizes and beads will be specified.
- 2.5 The existing outbuildings will be re-slatted using all serviceable slates and new matching colour slates where required. The roofs were re-slatted in the 1980's, with bituminous felt underlay. There is little evidence of ventilation being provided to the roof spaces. It is time to upgrade the roofs to provide a longer life and avoid possible problems due to decay, due to the lack of ventilation. The change of use to residential will increase the amount of moisture vapour inside the building and roof voids (from washing & drying clothes; baths and showers; cooking,) from the current, lower intensity office use. The main roofs over the three-storey building, with central valley, may also require stripping and retiling (plain tiles) to match- or reuse the existing tiles.
- 2.6 The ceiling joists on the upper floors will be raised to form collars to allow higher headroom, where it is currently restricted. The non-original, floor joists will be strengthened or replaced, where required, following the removal of the secondary steel frame.
- 2.7 Insulated plasterboard will be used to upgrade the walls to provide a more energy efficient building fabric. There are no original internal features. All were removed during the 1980's conversion to offices or during earlier works.

- 2.8 Soil and vent pipes will be internal. Only flues and bathroom vents will penetrate the external walls, being kept to the east- and north elevations. The existing commercial style, wall-mounted lights will be replaced, with more discrete and compact LED fittings.
- 2.9 Large, commercial light fittings will be replaced and signage removed. The large anodised aluminium louvred grille on the gable end of the two storey outbuilding will be removed. The hole will be bricked up, with matching bricks. New flues, vents and external light fittings are shown on architectural elevations.
- 2.10 The existing vehicular access will be retained. Evidence for ten-car occupancy of the courtyard is shown on the existing site layout drawing. A car parking space currently used in the south-west corner of the courtyard, nearest the rear entrance lobby will be replaced by a small extension to the car park in the south-east corner. The rationale is to provide more scope for vehicles to pass, nearest the South Street access and the cart house. It will also provide more privacy and fewer disturbances to the occupiers of flats 2 and 3. Another small extension to an existing space will provide scope for an accessible car space; absent in the existing car parking layout. Car parking in courtyard alongside outbuildings. This space will be relocated to the south-eastern corner. Car parking along the north boundary wall will be retained. The existing courtyard is to remain a hard landscaped area, with existing areas of planting largely preserved or replanted. Where new areas of paving are added, they will be in materials to match the existing and self-draining, in accordance with Suds criteria.
- 2.11 The small, existing basement will be used for meters for incoming services and as a landlord's storage area.

3 THE SITE

The Site and Surroundings

- 3.1 The site is located on the southern approach to the centre of Rochford and lies within the Rochford town centre boundary in the Proposals Map within the Core Strategy (2011).
- 3.2 The site extends to 0.27 hectares and is situated on the east side of South Street. No. 19 South Street comprises a three storey, Grade II listed former house which fronts onto the street together with a number of outbuildings and an area of hard standing.
- 3.3 The main building is currently being used as offices for the district council. Vehicular access is gained via a narrow entrance to the side of the main building which allows access to the courtyard to the rear.
- 3.4 The site directly fronts onto South Street; to the east are the rear gardens of the detached houses which run along Millview Meadows and Brayer Mews; to

the south are two storey residential terraced houses fronting South Street; and to the north by further 2-3 storey residential dwellings and offices fronting South Street. Directly north of the landscaped area is Millview Court, which is a modern development of sheltered accommodation. Local amenities in the form of shops cafes and restaurants are located in the town centre 100m to the north and the Rochford railway station is 0.3 miles to the west of the subject site.

- 3.5 The surrounding area contains a mix of dwellings, shops and offices. The offices are occupied predominantly by small businesses although the District Council occupies the application site and some of the adjacent office buildings.
- 3.6 South Street is one of the four roads which make up the main accesses and routes to the town centre. It is relatively well preserved and contains a number of listed buildings. The main building of 19 South Street comprises a large, Georgian house, 5 bays wide and 3 storeys tall, with the roof line hidden behind a parapet. Behind the house are original outbuildings. The grounds to the rear are bound by a garden wall.
- 3.7 The house was converted to offices for the district Council in the 1980s. The work involved substantial internal alterations to the building to allow for the additional floor loadings required of the offices. The roof structure was replaced, the internal layout removed and a new self-supporting steel framework was inserted. Internally, most of the original features such as coving architraves have been removed. The main spine wall which ran through the centre of the building has been removed. The chimney breasts and stacks have also been removed.
- 3.8 In contrast, the external elevations have not been significantly altered as a result of these works.
- 3.9 The site is shown as being within Flood Zone 1 on the Environment Agency online flood maps. The site is set within the Rochford Conservation Area and there are a number of listed buildings within close proximity.
- 3.10 The site is located on the southern approach to the centre of Rochford and lies within the Rochford town centre boundary as indicated within the Proposals Map within Rochford District Council's Core Strategy (Adopted Version December 2011).
- 3.11 Access to the rear is via the left-hand side of the main building, which allows access to a courtyard that retains its original out buildings that have externally altered little since the time of their construction. The group of buildings is formed of stable, storage and coach/cart house. These buildings have simple architectural details, which reflect their status and use. The windows are limited sized to reduce cost of glass, compared to the main house which has large, timber sash windows.

4 RELEVANT PLANNING HISTORY

- 4.1 Conversion of dwelling into office use at some point in the 1980's.

Planning references 17/00557/FUL and 17/00558/LBC.

- 4.2 Change of use of No. 19 South Street to provide eight one-bedroom flats. Re-development of the land to the rear to provide 25 flats (20 x 1-bed and 5 x two-bed), the creation of a new access onto South Street and the demolition of the wall at No. 17 South Street together with associated landscaping and car parking.

Applications withdrawn.

5 CONSULTATIONS AND REPRESENTATIONS

- 5.1 **Rochford Parish Council:** No response recorded.

- 5.2 **Essex County Council Place Services Historic Buildings and Conservation Advice:** No objection.

- 5.3 The applicant seeks permission to convert 19 South Street in Rochford from an office use to form seven one-bed flats and a two-bedroom flat. The building is an elegant red brick town house constructed in the early nineteenth century and later converted to an office use. It, along with its associated railings, is listed grade II for its architectural and historic interest. The building fronts onto South Street, one of the main axial streets which runs through the core of Rochford, and one which is heavily populated by other listed buildings. 19 South Street makes an important contribution to this street scene and as a consequence it is also identified as making an important positive contribution to the character and appearance of the Rochford Conservation Area.

- 5.4 The listed building was initially constructed as a single residence, and it is this use which would be the optimum use for the building. However, given the various constraints, and indeed the alterations carried out to put the building into its current use it is accepted that while this may be the optimum use, it is unlikely to be the optimum viable use. Given this, the use of the building as a multiple occupancy residential unit is not considered to be objectionable in principle, although all subdivision would need to be carried out in such a way so as to preserve the historic character, fabric and plan form of the building.

- 5.5 In this instance it is therefore unfortunate that the previous conversion of the building has been carried out in such a manner so as to lead to the wholesale loss of the internal fixtures, fittings, detailing and fabric in a manner which has been considerably harmful to the significance of the listed building, and in a manner which would not have been supported were it to be brought forward under present guidance and legislation. In this instance therefore there is little significance attached to the internal fabric, and the considerable alterations and insertion proposed to be carried out to support this application

are not therefore considered to harm the significance of the building. There would however be a preference to see cornices, skirting boards and other similar internal features reinstated, details of which could be secured by condition. The works to be carried out to convert the outbuilding to the rear are considered to be minimal in their scope, and similarly not harmful to the significance of the listed building.

- 5.6 The external works are similarly minimal in their scope, involving the insertion of French doors, the blocking of existing vents and the integration of a soil stack within an existing chimney stack. None of these areas are considered to be objectionable, but I want to see conditions attached to any approval to require further details to be submitted.
- 5.7 I therefore have no objection to the application from a conservation perspective, but I would want to see conditions requiring the following attached to any approval.

- 1) Detailed drawings showing all new replacement internal doors in section and elevation at a scale between 1:1 and 1:20 at A3.
- 2) Detailed drawings showing all proposed new skirting boards, cornices and architraves in section at a scale of 1:5 at A3.
- 3) Materials schedule setting out the proposed internal finishes, which is to include specific sectional drawings or manufacturer's details.
- 4) Detailed drawings showing the proposed new windows, doors, French doors shown on the proposed elevation in section and elevation at a scale between 1:1 and 1:20 at A3.
- 5) Details of the proposed new vents and chimney cowl.

- 5.8 **Essex County Council Highways:** No objection.

- 5.9 From a highway and transportation perspective the impact of the proposal is acceptable to the Highway Authority subject to the following conditions:-

1. No development shall take place, including any ground works or demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for: i) the parking of vehicles of site operatives and visitors ii) loading and unloading of plant and materials iii) storage of plant and materials used in constructing the development iv) wheel and underbody washing facilities

Reason: To ensure that on street parking of these vehicles in the adjoining streets does not occur and to ensure that loose materials and

spoil are not brought out onto the highway in the interests of highway safety and Policy DM1.

2. The provision of ten on site vehicle parking spaces and an associated turning area as shown in principle on planning drawing D1117324-L10. Each parking space shall have dimensions in accordance with current parking standards. The vehicle parking area and associated turning area shall be retained in the agreed form at all times.

Reason: To ensure adequate space for parking off the highway is provided in the interest of highway safety in accordance with policy DM8 and to ensure that vehicles can enter and leave the highway in a forward gear in the interest of highway safety in accordance with policy DM1.

3. Any gates provided at the shared vehicular access shall be inward opening only and shall be set back a minimum of 6 metres from the back edge of the highway boundary.

Reason: To enable vehicles using the access to stand clear of the carriageway whilst gates are being opened and closed and to allow parking off street and clear from obstructing the adjacent carriageway in the interest of highway safety in accordance with policy DM1.

4. There shall be no discharge of surface water from the development onto the Highway.

Reason: To prevent hazards caused by water flowing onto the highway and to avoid the formation of ice on the highway in the interest of highway safety to ensure accordance with policy DM1.

5. No unbound material shall be used in the surface treatment of the vehicular access within 6 metres of the highway boundary.

Reason: To avoid displacement of loose material onto the highway in the interests of highway safety in accordance with policy DM1.

6. Prior to first occupation of the proposed dwellings the Developer shall be responsible for the provision and implementation of a Residential Travel Information Pack for sustainable transport, approved by Essex County Council, to include six one day travel vouchers for use with the relevant local public transport operator. One pack per dwelling.

Reason: In the interests of reducing the need to travel by car and promoting sustainable development and transport in accordance with policies DM9 and DM10.

5.10 **Rochford District Council Principal Street Scene Officer:** No objection.

5.11 Please refer the developer to the attached planning policy document, page 90 Appendix 1 for waste collection requirements and advise them that there is a charge of £168.00 per household for waste bins which is required in advance of occupancy of the properties.

5.12 **Economic Development:** Objection.

5.13 Having reviewed this application such a development would have a detrimental impact as change of use from commercial to residential reduces potential commercial floor space that could be available on the open market for inward investment of new businesses to the District, in addition to growing local companies.

- The district is home to over 3,200 businesses. Of these businesses, over 87% employ between 1 and 9 employees many of them are home businesses that were internet based start ups. If we do not provide adequate space for these businesses to develop and expand we will lose them to neighbouring districts that can provide this type of affordable space. We outline in Policy ED1 of the Rochford District Council Core Strategy that the Council would continue to investigate and support the implementation of start-up units.
- Essex Grow-On Space Feasibility Study' conducted by SQW and commissioned by Essex County Council in October 2016 includes data which demonstrates that with regard to grow on space there is a mismatch between the supply of, and demand for, grow on space across the county and that both industrial and office space are in short supply. This is most pronounced in Rochford District. Rochford is the second highest in the area and above the County, Eastern region and National for Micro Businesses (0 to 9 employees) so there is a good supply of local businesses that would either require start-up space or eventually grow-on space. This indicates there is a lack of available grow on space for our businesses, and the site in question represents a prime opportunity to address this.
- The South Essex Economic Development Needs Assessment, part of the evidence base for the new Local Plan, includes data on business survival rates as follows: Year 1, 95%; Year 2, 81.7%; Year 3, 65%; Year 4, 55%. These are the highest rates in South-Essex, suggesting an entrepreneurial culture, and further emphasising the need for grow-on space for existing start up businesses, to prevent them being forced to either relocate or remain in unsuitable premises or at home.
- Consultation comments feeding into the Rochford Town Centre Area Action Plan expressed reservations about the cumulative impact of more development, especially housing, on infrastructure, whilst they strongly supported the retention of the town centre's existing employment sites.

- The 2017 Economic Growth Strategy, part of the Evidence Base for the new Local Plan, commits Rochford District Council to be responsive to planning consultations to support business growth and investment and be pro-active in resisting residential conversions of commercial space wherever possible.

Neighbour Representations

5.14 Four representations have been received from the following addresses:-

Belchamps Way: 25

Brayers Mews: 10, 11

South Street: 49

5.15 And which in the main make the following comments and objections:-

- The building should be retained within the ownership of Rochford District Council and used to replace temporary Council buildings in South Street.
- Due care and attention should be given to any bats found during the course of the works.
- Concern regarding security to Brayers Mews by reason of the open entrance to the site.

6 MATERIAL PLANNING CONSIDERATIONS

- 6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 places a statutory responsibility on planning authorities to determine planning applications in accordance with the provisions of the development plan unless material planning considerations indicate otherwise.
- 6.2 The Allocations Plan (2014) forms part of the Development Plan for the Rochford District. The Allocations Plan superseded the proposals map that accompanied the 2006 Replacement Local Plan. In this instance given the nature and scale of the proposed development the provisions of the National Planning Policy Framework (March 2012) and Planning Practice Guidance have to be taken into account in the consideration and determination of this planning application.
- 6.3 The adopted Development Plan is the Rochford District Core Strategy adopted December 2011, the Allocations Plan adopted February 2014 and the Development Management Plan adopted December 2014.
- 6.4 The Allocations Plan was formally adopted following confirmation from the Planning Inspector conducting the examination that the Plan was sound and legally compliant. The Allocations Plan allocates specific sites and sets out

detailed policies for a range of uses, including residential, employment, education and open spaces, and has been prepared in accordance with the general locations and policies set out in the adopted Rochford Core Strategy to accommodate the current housing and other development needs in the District.

- 6.5 A legal challenge to the adoption of the Allocations Plan was made to the High Court on 4 April 2014 under Section 113 of the Planning and Compulsory Purchase Act 2004 on grounds that the document was not within the appropriate powers and/or a procedural requirement had not been complied with. Several hearing sessions took place and the claim was dismissed by the High Court in a decision issued in December 2014. The Allocations Plan therefore proceeds as adopted.
- 6.6 The principal considerations in this instance are those of:-
1. Whether the principle of the change of use in planning policy terms is acceptable.
 2. Whether the development proposed is considered to comply with all necessary planning requirements.
 3. Whether the impacts of the proposed use on both the fabric of the building are considered acceptable in planning policy terms.

Principle of the Development

- 6.7 There is no policy presumption against the material change of use of the building since the site has not been subject of particular allocation by the Local Development Framework Allocations Plan adopted on 25 February 2014.
- 6.8 The submitted Planning Statement indicates that the principle of redeveloping the site (a Grade II listed building) from office floor space to residential units was supported by the Council throughout the pre-application process.
- 6.9 Therefore, the principle of redeveloping the site, as well as refurbishing and changing the use of the listed building from office to residential, was accepted and supported throughout the pre application process. The submitted planning statement indicates that this principle has driven the preparation of this application.
- 6.10 The submitted Planning Statement indicates that there is a significant requirement for new dwellings in the Rochford District. Policy generally encourages and promotes the development of sustainable and accessible sites particularly in town centre locations. Policy H1 of the Core Strategy acknowledges that limited infilling will be considered acceptable and will continue to contribute towards housing supply, provided it “relates well to the existing street pattern, density and character of the locality.” In town centres,

policy H1 demonstrates that the Council actively encourages an “appropriate level of residential intensification” as well as higher density schemes.

- 6.11 The Planning Statement sets out that the proposal will provide eight new residential units from the conversion of a Grade II Listed Building. Policy DM1 seeks to ensure that the design of new developments considers and addresses historical character and the character of a listed building. The Council in the Core Strategy sought to extend planning controls over certain types of development when concerning Listed Buildings and/or Conservation Areas; however, redevelopment and alterations are not precluded, providing they make a positive contribution to the character of an area or building. This proposal demonstrates a positive contribution to both the Listed Building and wider Conservation Area through its proposed repairs and sensitive refurbishment of the listed building, ultimately reverting the building back to its original, intended use.
- 6.12 The site’s surrounding area includes residential uses and the site is located in a sustainable location with easy access to public transport and local amenities. Being a previously developed site situated in the town centre, the site is considered an appropriate location for the introduction of residential units, therefore addressing housing need in the district and reducing pressure for expansion into the Green Belt.
- 6.13 The proposed residential land use is therefore suited to, and compatible with, the character of the surrounding area and the principle of intensification of the residential use is therefore acceptable and in accordance with the NPPF, and the Council’s planning policies.

Compliance with all Necessary Planning Requirements

- 6.14 The redevelopment proposals for the site have taken account of relevant national and local planning policy and guidance.
- 6.15 Section 38 of the Planning and Compulsory Purchase Act 2004 states:
- “When making any determination under the planning Acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material considerations indicate otherwise.”
- 6.16 For the purposes of section 38(6) of the Planning and Compulsory Purchase Act, Rochford’s Development Plan comprises the following:-
- 6.17 Core Strategy (2011), the Development Management Plan (2014) and the Rochford Town Centre Area Action Plan (2015).
- 6.18 Material considerations include; the National Planning Policy Framework (NPPF, 2012); Planning Practice Guidance (PPG); local supplementary planning guidance/documents and conservation area appraisal.

National Planning Policy Framework

- 6.19 At the national level, the Government's NPPF acts as guidance for local planning authorities and decision-takers, both in drawing up plans and making decisions about planning applications. At the heart of this document is a presumption in favour of sustainable development which should be seen as a 'golden thread' running through both plan-making and decision-taking. For decision taking, this means:
- “...approving development proposals that accord with the development plan without delay; and where the development plan is absent, silent or relevant policies are out of date, granting permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or - specific policies in this Framework indicate development should be restricted.” (Paragraph 14).
- 6.20 In addition to the above, Paragraph 10 states that plans and decisions should take account of local circumstances so that they respond to the different opportunities for achieving sustainable development in different areas.
- 6.21 The Government expects the planning system to deliver the homes, business, infrastructure and thriving local places that the country needs, whilst protecting and enhancing the natural and historic environment. Paragraph 47 of the NPPF identifies measures to “...boost significantly the supply of housing...” and states that Local Plans should meet the objectively assessed need for housing in local authority area.
- 6.22 Paragraph 49 sets out that “...housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up to date if the local planning authority cannot demonstrate a 5 year housing supply of deliverable housing sites.”
- 6.23 Paragraph 56 of the NPPF states that “...good design is a key aspect of sustainable development” and that it should “contribute positively to making places better for people”. Therefore: “In determining applications, great weight should be given to outstanding or innovative designs which help raise the standard of design more generally in the area”.
- 6.24 Paragraph 17 supports the conservation of heritage assets in a manner appropriate to their significance. Furthermore, at paragraph 131, the NPPF states that when determining planning applications, local planning authorities should consider “the desirability of new development making a positive contribution to local character and distinctiveness”.

Housing Need

- 6.25 The Council is required to ensure that there is adequate supply of housing for a 15 year period. Paragraph 2.33 of the Core Strategy notes that the District is predominantly Green Belt, tightly drawn around existing settlements, the vast majority of which is undeveloped. As such there are concerns as to the land uptake and loss of greenfield land that the housing requirement will engender.
- 6.26 Policy H1 (The efficient use of land for housing) of the Core Strategy states that the “Council will enable the delivery of housing to meet the requirements of the East of England Plan (2008).” The text goes on to state that “the Council will prioritise the reuse of previously developed land and ensure the delivery of appropriate sites within existing settlements identified by the Strategic Housing Land Availability Assessment.” This policy also mentions that “limited infilling will be considered acceptable, and will continue to contribute towards housing supply, provided it relates well to the existing street pattern, density and character of the locality.”
- 6.27 In this case the proposed development will provide eight additional residential units in a highly accessible location within Rochford town centre. The proposal represents the efficient use of land and will assist the District Council in meeting their housing need in a sustainable way that does not encroach upon the Borough’s Greenfield and Green Belt land.

Housing Mix

- 6.28 Policy H5 (Dwelling Types) sets out that the Council will seek the provision of “a mix of dwelling types to ensure they cater for all people within the community, whatever their housing needs. The development of both affordable and market housing should have regard to local need.”
- 6.29 Paragraph 4.36 (Dwelling Types) acknowledges that the mix of house types in the district historically has been dominated by larger houses. Rochford District Council notes that “...whilst this has contributed to the character of the District as it is today, the concern is that if such a pattern were to continue, it would not meet the needs of the whole community, particularly as the trend is for smaller household sizes due to social and demographic changes.”

Quality of Housing

- 6.30 Policy CP1 (Design) sets out that “the Council will promote good, high quality design that has regard to local flavour through the use of the adopted Supplementary Planning Documents and the positive contribution of Village Design Statements. Developers of large residential schemes will be required to produce and adhere to design briefs, which reflect the local characteristics and distinctiveness of the development area.

- 6.31 Paragraph 5.10 affirms that the Council will support the national policies that seek to protect Listed Buildings and pay particular attention to retaining their character.
- 6.32 The District contains numerous open spaces within built up areas, both privately and publicly owned, formal and informal. Paragraph 9.20 notes that “it is important that new development incorporates accessible public open space, designed in such a way that is integrated into the development and accessible to local people. In addition, particularly with development in town centre locations, public open space including public art can make a positive contribution towards character and sense of place, as well as residential amenity.”
- 6.33 Policy CLT5 states that “new public open space will be required to accompany additional residential development.” For 2 or more bedroom flats communal residents gardens must be provided on a basis of 25 sqm per flat. Similar provision is welcomed for 1 bed flats, flexibility of offered if there is access available to other local open space and in order to have the benefits of living in a town centre.
- 6.34 The submitted planning statement indicates that the flats predominately do not have access to private amenity space however there is a generous amount of landscaped communal space to the rear of the existing building which residents can avail of.
- 6.35 The statement points out a number of other residential developments have been permitted in close proximity which do not include open space to meet policy requirements. However, these have been accepted given the sites’ town centre location and proximity to areas of public open space. For example site of 22 South Street LPA Ref: 14/0453/COU, planning permission was granted for the conversion of offices to form 7 no.1-bedroom flats. The provision of amenity space did not meet policy requirements; however, the officer’s reports noted that:-
- 6.36 “There is, however, informal public open space at Rochford Reservoir a short walk from the site further south. Further public open space exists at Millfields and Doggetts at the edge of the town. Within the Rochford town centre a number of flatted schemes have been allowed for conversion to new dwellings or flats with little or no amenity space. The need for amenity space has been waived in favour of giving buildings new uses with sympathetic designs and in the interests of the character and vitality of the town centre. The proposal shares these circumstances and given the provision of public open space a short walk from the site together with a large yard and turning area to the rear of the building, it is considered that the shortfall in amenity area can in this case be accepted.”
- 6.37 Similarly, for the site of 2 East Street under Local Planning Authority reference 13/0263/FUL planning permission was granted for 9 residential units. The officer’s report sets out that the building is within a town centre

location; it is not unusual for flats in such a location to not have access to their own private amenity space or communal space due to the relatively higher density and older buildings. In this case a number of public open spaces are in close proximity to the site and includes Doggetts, the Public Open Space on Bradley Way and Millview Meadows, all of which are within reasonable walking distance. This was considered to justify the lack of onsite provision of amenity space.

- 6.38 There is informal public open space at Rochford Reservoir a short walk from the site further south. Further public open space exists at Millfields and Doggetts at the edge of the town.
- 6.39 The statement indicates that within Rochford town centre, a number of flatted schemes have recently been allowed new dwellings or flats with little or no amenity space. The need for amenity space has been waived by the Council in favour of the interests of the character and vitality of the town centre. The proposal shares these circumstances and given the provision of public open space a short walk from the site together with a landscaped car park to the rear of the building, it is considered that the shortfall in amenity area can in this case be accepted.

Housing Density

- 6.40 With a total of 8 units over a 0.27ha site, the redevelopment proposes a density of 30 units per ha. Core Strategy policy H1 seeks to ensure that town centre locations are appropriately intensified. The proposed density is therefore deemed to represent an appropriate intensification and level of density, considering the site's location.
- 6.41 Given the site's position within a statutory Conservation Area and the building being Grade II Listed, this density is considered wholly appropriate. The density reflects the scheme's response to the sensitive host building and site, delivering 8 new homes without exhibiting any symptoms of over-development.

Nationally Prescribed Space Standards

- 6.42 Until such a time as existing policy DM4 is revised, this policy must now be applied in light of the Ministerial Statement (2015), which introduced a new national technical housing standard relating to internal space standards for new dwellings. All new dwellings are required to comply with the new national space standard as a minimum.
- 6.43 The standard deals with internal space within new dwellings and is suitable for application across all tenures. It sets out requirements for the Gross Internal (floor) Area of new dwellings at a defined level of occupancy as well as floor areas and dimensions for key parts of the home, notably bedrooms, storage and floor to ceiling height. The requirements of this standard for bedrooms,

storage and internal areas are relevant only in determining compliance with this standard in new dwellings and have no other statutory meaning or use.

- 6.44 The Planning Statement recognises the provisions of the National minimum space standards for residential development as re-enforced by the Council's Supplementary Planning Document SPD 2 (Housing Design), which will be met as will the parking provision on the basis of the 'Parking Standards Design and Good Practice SPD adopted December 2010 which in turn incorporates the Essex County Council document entitled 'Parking Standards – Design and Good Practice of September 2009.

The standards indicate as follows: -

- 6.45 In order to provide two bed spaces, a double (or twin bedroom) has a floor area of at least 11.5m².
- 6.46 One double (or twin bedroom) is at least 2.75m wide and every other double (or twin) bedroom is at least 2.55m wide.
- 6.47 Any area with a head room of less than 1.5m is not counted within the gross internal area unless used solely for storage (if the area under the stairs is to be used for storage, assume a general floor area of 1m² within the gross internal area).
- 6.48 Any other area that is used solely for storage and has a head room of 900-1500mm (such as under eaves) is counted at 50% of its floor area, and any area lower than 900mm is not counted at all.
- 6.49 A built-in wardrobe counts towards the gross internal area and bedroom floor area requirements, but should not reduce the effective width of the room below the minimum widths set out above. The built in area in excess of 0.72m² in a double bedroom and 0.36m² in a single bedroom counts towards the built in storage requirement.
- 6.50 The minimum floor to ceiling height is 2.3m for at least 75% of the gross internal area.

Lifetime Homes/Wheelchair Adaptable Properties

- 6.51 Policy H6 of the Core Strategy requires all new dwellings to meet the Lifetime Homes Standard, which seeks to ensure that homes can be easily adapted to meet the changing needs of homeowners throughout their lifetimes. Although this policy is extant it has been superseded by Government advice which prohibits Local Authorities from requiring compliance with any technical housing standard other than in relation to the national space standard, accessibility, the optional requirements of the Building Regulations and in respect of energy. The Council cannot therefore insist that the Lifetime Homes Standard is achieved. Given that policy H6 is extant and requires that 3 per cent of dwellings on sites of more than 30 dwellings be built to full wheelchair

accessibility standards, the Council can insist that the optional building regulation requirement in respect of wheelchair accessible properties is met for 3 per cent of the dwelling unless such a proportion is demonstrated to threaten the viability of the development in which case a lower proportion may be considered. The application is indicative that this requirement will be met. However in order to remove doubt written confirmation can be sought on this matter.

Code for Sustainable Homes

- 6.52 Whilst policy ENV9 is still extant this policy has also, in part been superseded by Government changes as of the 1st October 2015. As with the Lifetime Homes Standard, the Local Authority can no longer require that dwellings achieve a certain Code for Sustainable Homes Standard level. However, changes have not yet affected energy requirements and given extant policy ENV9 the Council would require that all dwellings achieve the same energy performance as had been required of Code Level 4, as a minimum. A planning condition could address this requirement.
- 6.53 In respect of water efficiency, extant policy ENV9 enables the Council to insist on compliance with the optional requirement in the Building Regulations relating to water efficiency. Again, this requirement could be addressed by way of planning condition.

Renewable or Low Carbon Energy

- 6.54 Policy ENV8 requires developments of 5 or more dwellings to secure at least 10 per cent of their energy from decentralised and renewable or low carbon sources unless this is not feasible. The means by which this is to be achieved can be clarified prior to determination and an appropriate condition attached if considered necessary and expedient.

Parking, Servicing and Delivery

- 6.55 Policy T8 of the Core Strategy (Parking Standards) states that “the Council will apply minimum parking standards, including visitor parking, to residential development. The Council will be prepared to relax such standards for residential development within town centre locations and sites in close proximity to any of the District’s train stations.”
- 6.56 Rochford District Council’s parking standards are set out in Parking Standards Design and Good Practice SPD (2010). Furthermore, policy DM30 declares that the parking standards contained within ‘Parking Standards Design and Good Practice Supplementary Planning Document’ will be applied for all new developments. This document applies minimum parking standards for residential development. The policy does note that “this may be relaxed in residential areas near town centres and train stations.”

- 6.57 There are 10 car parking spaces proposed at the site. According to the Parking Standards Design and Good Practice Document, each 1-bed unit requires 1 space, each 2+ bed unit requires two car parking spaces and every units requires 0.25 space for visitor parking. The proposed scheme will offer 10 car parking spaces which equates to 91% provision compared with the policy requirements when including visitors' car parking. Policy T5 states that "the Council will be prepared to relax such standards for residential development within town centre locations and sites in close proximity to any of the District's train stations"; the subject site is both close to the town centre and 0.3 miles west of Rochford train station. It is therefore considered that the level of parking provided, albeit slightly below the adopted standards, is highly appropriate for the dwelling type provided and the site's location as well as being in line with local precedents as set out in the table below.
- 6.58 The Planning Statement cites town centre developments and related parking requirements as comparables to set this development in context.
- 6.59 It is stated these examples were all below parking standards, but this was justified in the respective officers' reports that in an urban area this level of parking is considered acceptable when there are good links to sustainable transport.
- 6.60 The impact of the proposals on the local highway network, parking, public transport, cycling and the pedestrian environment has been considered within the Transport Assessment prepared by Phil Jones Associates. Importantly, the Transport Assessment notes that there is "sufficient parking to accommodate all demand associated with the development on site." Additionally, a parking beat survey concludes that there exists "considerable space capacity" to allow visitor parking.
- 6.61 Rochford District Council sets out in its Parking Standards Design and Good Practice Document that for residential development 1 secure covered cycle parking space per dwelling should be provided for long stay parking. The detailed design stage proposals for the site will ensure that they meet these standards. Minimum cycle parking standards will also be met for visitor spaces in the site's out buildings.
- 6.62 The proposed development seeks to promote the use of sustainable transport modes, including public transport, walking and cycling in accordance with DM Policy DM31, CS Policy T6 and the NPPF. The Transport Assessment states that "the development site is well located to encourage trips by sustainable modes, with good pedestrian links in close proximity to the proposed development, enabling safe access to nearby facilities and amenities." There are considered to be no highway safety issues that need to be addressed as a result of the development proposals. The transport statement notes that the vehicular access will be "improved and upgraded", with the introduction of residential use onsite leading to a net reduction in trip generation from its current office use.

- 6.63 The traffic impact of the proposed site is predicted to be 8 vehicles in both AM and PM peaks. The Transport Assessment states that “this is not significant.” The Transport Assessment concludes that “it is considered that there are no highway or transport reasons why the proposed development should not be granted planning permission.”
- 6.64 It can be concluded that the development will not have an adverse impact on the capacity of the local road network nor will it put undue pressure on the local public transport network and as a result is deemed as acceptable in highways and transport terms. The proposals are therefore considered to be in conformity with the Core Strategy.

Servicing and Refuse Collection

- 6.65 In accordance with DMP policy DM1, suitable waste and recycling storage facilities is proposed. Full details of the refuse strategy are included in the Transport Assessment and Operational Waste Strategy, and this is supplemented by the Design Code in relation to the design approach to be taken to refuse storage facilities. In terms of other servicing requirements, large vehicles and household deliveries can adequately take place on street. Deliveries on site will be restricted to 7.5ft vehicles.

Trees

- 6.66 Policy DM1 also requires that retention of trees, woodland and other important landscape features in accordance with policies DM25 and DM26 have been considered.
- 6.67 The submitted arboricultural assessment indicates that there are 9 trees and 1 group of trees which have been categorised within or immediately adjacent to the site. 2 trees are categorised A, 3 are categorised B and the remaining trees and solitary group of trees are categorised C.
- 6.68 An assessment of potential impact of the proposed developments upon the trees has been assessed according to RPA encroachment and disturbance.
- 6.69 Category C trees (T1 and T2) have been identified for removal to facilitate this development, but due to their relatively low amenity value they are not worthy of influencing any layout. Their importance within the overall planning context is considered limited. It is indicated that both are relatively small and/or of poor structural form so as not to have a significant amenity value. Their loss will not be noticeable beyond the immediate vicinity and will have a limited impact upon the wider landscape.

Ecology

Legislative Background

- 6.70 All native UK species of bat are listed on Annex II and IV of the EEC Directive on the Conservation of Natural Habitats and Wild Fauna and Flora. This Directive is transposed into UK law through The Conservation of Habitats and Species Regulations Amendment 2012. All bats are also listed on Schedule 5 of Wildlife and Countryside Act 1981 (as amended) and are afforded further protection under Section 9 of this Act.

Section 41 Species of Principal Importance.

- 6.71 The Natural Environment and Rural Communities (NERC) Act came into force on 1 October 2006. Section 41 (S41) of the Act requires the Secretary of State to publish a list of habitats and species which are of principal importance for the conservation of biodiversity in England. The list has been drawn up in consultation with Natural England, as required by the Act. The S41 list is used to guide decision-makers such as public bodies, including local and regional authorities, in implementing their duty under section 40 of the Natural Environment and Rural Communities Act 2006, to have regard to the conservation of biodiversity in England, when carrying out their normal functions.
- 6.72 Policy ENV1 (Protection and Enhancement of the Natural Landscape and Habitats and the Protection of Historical and Archaeological Sites) states that “the council will maintain, restore and enhance sites of international, national and local nature conservation importance.” Policy DM1 also requires that retention of trees, woodland and other important landscape features in accordance with policies DM25 and DM26 have been considered.
- 6.73 Policy DM27 sets out how proposals should not cause harm to priority species and habitats. AGB have undertaken a number of Bat Surveys at the subject site in order to assess whether the site hosts any bat roosts at present and this concludes that no bat roosts exists within the site, which outlines low levels of bat activity within the site, therefore not warranting the carrying out of further surveys.
- 6.74 Designated Sites: The Multi-Agency Geographical Information for the Countryside (Natural England, 2017) website was accessed on 2 February 2017 for information on the location of any statutory sites designated for bats within 10km of the application site.
- 6.75 Bat Records: The Essex Wildlife Trust Biological Records Centre was consulted on 9 February 2017 for bat records within 2km of the site. MAGIC was also accessed on 15 May 2017 to identify any bat Mitigation Licences granted by Natural England within a 2km radius.

- 6.76 Nocturnal Surveys Building C (an extension to the main office building) with confirmed presence of bats was subject to three emergence/dawn re-entry surveys (emergence surveys on 2 May and 15 May and dawn survey on 31 May 2017).
- 6.77 Building E (small out building) with low bat roost suitability has been subject to one emergence survey which was conducted on 2 May 2017.
- 6.78 A ginkgo tree (Ginkgo Biloba) was subject to one emergence (2 May 2017) and one dawn re-entry survey (31 May 2017).
- 6.79 All surveys were conducted in line with standard guidance (Collins, 2016).
- 6.80 Emergence surveys commenced fifteen minutes before sunset and continued for one and a half hours after sunset. The re-entry surveys commenced one and a half hours before sunrise and finished 15 minutes after sunrise. Static detectors were positioned adjacent to the buildings to record bat activity.
- 6.81 Nocturnal Surveys: No bats were recorded entering or emerging from either of the buildings or the tree during the nocturnal surveys. Refer to Appendix 3 for the raw data tables and map of the buildings.

Bat Roosts

- 6.82 Building C: No evidence of roosting bats was recorded during the surveys. This building held negligible importance for roosting bats. No further surveys or mitigation are recommended.
- 6.83 Building E: No evidence of roosting bats was recorded during the survey. This building is considered to be of negligible importance for roosting bats. No further surveys or mitigation are recommended.
- 6.84 Ginkgo tree: No evidence of roosting bats was recorded during either of the two surveys. This tree was considered to have negligible importance for roosting bats. Precautionary methods are recommended to safeguard bats and nesting birds in Section 7.
- 6.85 Foraging and commuting bats: The site was noted to be used by small numbers of common species. Individual common and soprano pipistrelle bats were recorded foraging within and commuting over the site. Occasional calls from noctule bats *Nyctalus noctula* were detected during the survey. These bats were not seen and their activity was not associated with habitats within the site. Overall the site was considered to be of site importance for foraging and commuting bats.
- 6.86 Mature vegetation within the east of the garden supports occasional foraging activity. Two species were recorded foraging over the garden and boundary vegetation (common and soprano pipistrelle). Activity was generally limited to single individuals and therefore foraging habitat was considered to hold site

importance. Features within the site were considered to hold negligible importance for commuting bats.

- 6.87 Artificial lighting used during both the construction and operational phases of the development has potential to disturb foraging and commuting bats within the site and the local area (Bat Conservation Trust, 2014). The proposals also involve clearance of small areas of shrubs and trees within the east of the site. This area proposed for clearance is considered to represent foraging habitat for small numbers of common species of bat. Further mitigation in Section 7 has therefore been recommended for foraging bats.
- 6.88 The reports concludes with advice in the form of a recommendations for Avoidance, Mitigation and Enhancement

Avoidance and Mitigation

- 6.89 Buildings: No bat roosts are to be impacted by the development and therefore no further mitigation is required. In the unlikely event that a bat is discovered during the construction phase, works should stop immediately and the advice of a suitably experienced ecologist should be sought.
- 6.90 Trees: This survey recorded no bats using the hollows and woodpecker holes within the ginkgo tree. However, the following precautionary methods are recommended to safeguard bats or nesting birds which could potentially take up use of the tree holes during the period between this survey and the eventual felling of the ginkgo.
- 6.91 If roosting bats are discovered, works to the tree would be suspended until appropriate mitigation and licensing arrangements are made. If nesting birds are discovered, works to the tree would be suspended until eggs are hatched and the young have fledged.
- 6.92 Foraging and commuting: The following measures should be implemented within the development to reduce impacts on foraging and commuting bats caused by artificial lighting (ILE/BCT, 2007; BCT 2014): Direct any task lighting used during construction away from the boundary vegetation. Set any necessary security lighting on short timers with a sensitivity to large moving objects only. Use hoods, cowls or directional lighting to avoid light being directed at the sky or towards the boundary vegetation. Limit lighting times to provide dark periods. Low pressure sodium security lights with glass glazing are recommended, as these produce the least amount of UV light. Avoid white and blue wavelengths of the light spectrum and keep the brightness of the lamps as low as feasibly possible.
- 6.93 Enhancements: The additional recommendations below are designed to enhance the value of the site for bats and wildlife generally, as encouraged through the National Planning Policy Framework, and help achieve Essex Biodiversity Action Plan (EBAP) targets. This recommendation will provide bat foraging habitat as well as benefitting wildlife more generally. Plant a native

hedgerow along the southern boundary to increase habitat connectivity around the site. Locally sourced native fruit and berry bearing species such as hazel *Corylus avellana*, apple *Malus* spp., hawthorn *Crataegus monogyna*, blackthorn *Prunus spinosa*, guelder rose *Viburnum opulus*, gorse *Ulex europaeus* and spindle *Euonymus europaeus* are recommended (agb Environmental, 2017). Install integrated bat boxes within brick work or to building walls. Alternatively, Schwegler 1FQ Bat Boxes can be surface mounted onto the walls of the new buildings. Boxes of this type are unobtrusive and provide roosting habitat suitable for widespread bats such as pipistrelles which have been recorded in the local area. For this situation, it is suggested that two boxes are provided, which should be located at least 5m above the ground, be facing a southerly direction to receive direct sunlight for part of the day, have open flight access and be protected from night time illumination. The inclusion of bat-friendly species within any planting schemes will increase the availability of night flying prey insects.

- 6.94 There were no bat roosts identified within the site. The development can proceed with minimal impact to bats if the mitigation and avoidance measures outlined within Section 7 are implemented. Linear native species hedgerow planting and the installation of bat boxes will also enhance the development for roosting and foraging / commuting bats over the longer-term.

Construction Traffic

- 6.95 A Framework Construction Logistics Plan is included within the Transport Assessment, and this sets out the proposed construction vehicle management measures. This is not considered to be an issue as no concern has been raised by Essex Highways in this respect.

Flooding and Drainage

- 6.96 The site is within Flood Zone 1 and as such a drainage strategy has been prepared and is submitted in support of this planning application.
- 6.97 A SuDS strategy has been prepared by Pick Everard and is submitted as part of this application. This sets out that run off from roof areas will drain through a simple gravity system to the main cellular crated soakaway structure. The majority of surface water runoff from paved areas will drain through permeable block paving into soakaways underneath, with some areas conveyed to a cellular soakaway structure. Ultimately, the proposal presents no change in the surface water drainage onsite; the proposals are therefore considered compliant with policies DM28, ENV3 and ENV 4.

Foul Water Drainage

- 6.98 A simple gravity system will be installed conveying flow from additional foul connections into the existing foul drainage system within the courtyard of 19 South Street.

Surface Water Drainage

- 6.99 Sustainable drainage systems (SUDS) will be used to treat the runoff from small areas of additional paving. These small areas will be of permeable construction and drain directly to ground. Run off from roof areas is unchanged and will drain from existing rain water pipes through the existing gravity system to an existing soakaway beneath the garden area to the rear of the plot.
- 6.100 As there will be no change to the current surface water drainage of 19 South Street, apart from a very small additional area of permeable paving draining directly to ground, no surface water drainage calculations have been carried out.
- 6.101 The access way to the resident parking area is unchanged from the existing provision. The provision of pedestrian routes and areas is unchanged.
- 6.102 The courtyard area will drain through the existing drainage system to the soakaway beneath the rear garden. This is unchanged from the existing surface water drainage for the site.
- 6.103 The proposed residents parking area will drain through the existing drainage system to the soakaway beneath the rear garden. The residents parking and its drainage are unchanged from the existing provision for the site. However, small areas of permeable paving will be introduced to aid vehicle manoeuvring, these will be in accordance with Sustainable Drainage Systems (SUDS) principles and used to treat the runoff before draining to ground.
- 6.104 All the rain water down pipes draining the roof areas are existing and will remain connected to the simple gravity system draining to the soakaway beneath the rear garden of the property.

Water Quality

- 6.105 The site drainage and paving will be unchanged. The site is considered to be a very low pollutant risk. The traffic flow is expected to be very minimal and unchanged from the existing flows. Surface water drains by gravity to an existing soakaway beneath the garden to the rear of the plot.

Impacts of the Proposed Use on the Fabric of the Building and its Architectural and Historic Interest

- 6.106 The proposal seeks to provide 8 new residential units through the conversion of a Grade II Listed Building. Paragraph 128 of the NPPF states that ‘...as a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.’ It also advises that ‘the level of detail should be proportionate to the assets’ importance and no more than sufficient to understand potential impact of the proposal on their significance.’ This

application is accompanied by an appropriate Heritage Statement which suitably identifies the significance of the relevant heritage assets and undertakes the appropriate assessment of impact upon that significance.

- 6.107 At the local level, the Council's Core Strategy seeks to ensure that listed buildings' character and value are protected and enhanced through good design. Policy CP1 Design seeks to ensure that design has regard to the local flavour of a proposal's locality and the wider district. It is considered that this scheme is in line with policy through its planned internal enhancements; the insertion of modern mechanical requirements, mainly the formation of flue outlets for central heating appliance allow the Grade II Listed Building to provide high quality residential accommodation, therefore returning the building to its original use. It should be noted however, that this policy does not allow for the balancing of harm and public benefits, or differentiate the approach to designated and non-designated heritage assets. The policy is therefore inconsistent with the NPPF and should be afforded limited weight.
- 6.108 The Heritage statement prepared by Janice Gooch Heritage Consultancy that accompanies this application concludes that there will be no resulting harm to the identified heritage assets, and that the proposals suitably preserve and enhance the character of the Listed Building. It is considered in this report, that the addition of smaller properties for affordable and commercial rent/ sale is deemed to be a positive step of bringing a wider range of ages to the town centre. The proposals therefore include significant public benefit, which although not required in this case, would outweigh a corresponding degree of harm to the listed buildings. As such, the public benefits of the proposal far outweigh any potential harm.
- 6.109 It is clear from the submitted statements that the building although remaining largely unaltered at its external elevations has been significantly altered internally such that there is little remaining of the original fabric of the building.
- 6.110 Internally, on initial inspection, it would appear that the main structure and floor plan remains as original; however, all decorative features, such as coving and architraves have been removed. Further investigation has allowed for inspection of the construction and this has been compared with earlier records of the description of the building. This shows that the building had been gutted of a majority of its timber floor joists, though some of the original floor boards were reinstated in places. The main spine wall which ran through the centre of the building, parallel to the front and rear elevations, has been removed apart from within the right hand side of the ground floor, and very small sections on other floors. The chimney breast and stacks have been removed.
- 6.111 Externally it appears that one chimney stack has been removed to the rear right hand side. The layout of the building now 'reflects' the original layout of a two-room deep house, but the walls are all modern, stud plaster board walls.

- 6.112 The submitted Heritage Statement indicates that the majority of the upper roof structure appears to be replacement of approximately 95%. There is evidence of a single section of timber forming a section of the purlin, and approximately 2 rafters are older than the rest of the roof structure, however, they appear to be finished to a higher standard than those that would be expected to be seen in a Georgian building which suggests that these are Victorian timbers that remain.
- 6.113 Due to the design of the roof with the hidden parapet valley gutter, many roof structures suffered severe wet ingress, which resulted in the rotting of main structural timbers if the buildings were not well maintained. During the 1980s it was not considered necessary to save as much historical fabric as possible, but to replace with new to ensure that the building remained water tight. It is therefore not surprising that the roof structure is of relatively modern construction, with only a small section of older timber remaining.
- 6.114 Though the development and changes of the roof structure can reflect the construction methodology of not only the Georgian times (as the construction had inherited defects due to the valley gutter and poorer quality timbers) and reflects the conservation ethos of the 1980s, the roof structure is deemed to have limited significance to the building, and any limited alterations are not deemed to have an impact on the significance of the character or appearance of the building.

Steel Frame

- 6.115 It is understood that the steel frame work was installed by Rochford District Council to allow the building to be converted from residential to office use, with the frame designed to take the additional loadings required.
- 6.116 From the opening up works undertaken it would appear that the frame has not been connected to the outer walls of the listed building, and therefore the removal should not cause harm to the historic fabric. The insertion of the framework appears to have been done by stripping the building of the ceiling, and installing the framework from underneath the floor joists, therefore causing loss of any historic ceilings, but retaining some of the original floor joists and boards.
- 6.117 The new ceilings have then been reinstated to give the same level throughout the floors and therefore, in some places there is quite a void. This void indicates where the higher ceilings were, and therefore, the principle rooms. It is unlikely due to the age and size of the building that the building had a piano noble, a common feature in large Georgian town houses, and this is supported by the height of the floor joists that the principle reception rooms were on the ground floor.

Historic Fabric

- 6.118 It would appear that the original fabric is limited within the main house, consisting of some floor boards, floor joists and external walls. There is a limited amount of internal wall that appears to be original, with small section of brick work remaining.
- 6.119 These walls appear to have been constructed off the floor boards, and though this could be original construction, it is usually more common for the original walls to be constructed off the floor joists direct. This would have allowed for the internal walls and floor joists to tie the building together, acting as a complete integrated structure, transferring the loads as timber frame building would have done. The ground floor wall (as indicated) are of solid, masonry construction, and may have been original wall, or a later insertion, acting as a spine wall to take the loads from above.
- 6.120 None of the fixtures and fittings are original, and the staircase design, style and steepness would suggest that this is a more modern replacement, but earlier than the 1980s work undertaken by Rochford District Council. Reports state of a grand entrance hallway, and this would have also reflected in a great staircase of 'show and splendour', and likely to have had a decorative balustrade, due to the number of skilled craftsmen in South Street and Rochford.
- 6.121 The front elevation windows appear to be finer in detail but are the same as the windows used in the other Rochford District Council offices, so it is highly likely they were all replaced in the 1980s work. The chunkier frames to the outbuilding reflect the more modern replacements, though, these windows would have originally been a cheaper to construct casement window, the details would have been finer.
- 6.122 The rear timber sash windows appear to be more modern, and of a lower quality than the front elevations. Some of the stone window sills have been replaced with concrete sills.
- 6.123 All the glass has been replaced with modern float glass, presumably as part of the 1980s works.
- 6.124 The building currently has three main chimneys showing towards the corners of the building. It is highly likely that there would have been a fourth to allow the building not only to be symmetrical but to ensure that all rooms of worth or those that needed it (such as a kitchen) had a fireplace. It is not clear when the chimney stack was lost. It is presumed that the 1980s conversion works resulted in the substantial loss of the internal chimney stacks, with only small returns remaining.
- 6.125 The external brick work appears to be as originally constructed, with the unique Rochford split of red and gault brickwork. The front elevation was constructed in a 'new' brick to the area, constructed in a yellow Stock brick,

which must have been very striking at the time as the colour was different to the local red (or burnt black) brick or timber weatherboarding. The Flemish bond, however, was common in Rochford, and can still be clearly seen in many of the older buildings around the town. The bond seems to have been used not only on the main houses, but also for boundary treatments, which again can be seen around the town. Only late Victorian and more modern buildings appear to have used a different bond.

- 6.126 The joint lines would suggest that the main house was constructed first, and then the outbuildings were added individually, but within a short number of years.
- 6.127 The proposed layout of the courtyard area is to retain the simple open space. The planters provide privacy to the ground floor rooms and reduce noise impact of the hard built surfaces but are in removable containers. This allows any archaeology to be retained, and the courtyard to be returned to its open plan appearance.

Materials to be Used

- 6.128 The internal layout and traditional construction methods have been removed and long lost, with just the historic brick shell remaining for the main house and the out building. It would appear that the windows were replaced with a standard 'sash' design, with slightly heavier glazing bars to the vertical sliding sashes and new sash boxes. It is proposed to use modern materials internally to upgrade the thermal efficiency of the building.
- 6.129 To improve thermal and acoustic levels internally, it is proposed to replace the modern timber windows with new slim lite sash windows to the main house, and new casement windows to the outbuildings to maintain the visual distinction between the two areas. All windows will be timber and constructed with a lighter framework than currently presented. The sashes will retain the 6 over 6 arrangement, as currently seen.
- 6.130 Section 38(6) of the Planning and Compulsory Purchase Act 2004 places a statutory responsibility on planning authorities to determine planning applications in accordance with the provisions of the development plan unless material planning considerations indicate otherwise.

Heritage Considerations

- 6.131 Legislation relating to listed buildings and conservation areas is contained in the Planning (Listed Buildings and Conservation Areas) Act 1990. For the purposes of this application, the relevant considerations are Sections 66 and 72 of the 1990 Act. According to Section 72, in relation to conservation areas, the Act does not require the preservation of listed buildings or conservation areas per se, but rather it places a statutory duty on decision makers to ensure that their special interest is properly taken into account as material considerations when determining applications affecting their special interest,

or the setting of listed buildings. Case law has established that the preservation of the setting of a listed building requires considerable importance and weight (i.e. the Barnwell Manor judgement) and that, generally, a decision-maker who has worked through the paragraphs of the NPPF in accordance with their terms will have complied with the statutory duty set out in the 1990 Act (i.e. the Mordue judgement). The National Planning Policy Framework (the NPPF) was published in May 2012 and constitutes guidance for local planning authorities and decision makers. Applications for planning permission must be determined in accordance with the local development plan, unless it is silent or material considerations indicate otherwise. The NPPF is a material consideration. Section 12 of the NPPF deals with conserving and enhancing the historic environment, in paragraphs 126 to 141.

- 6.132 The Local Plan sets out key considerations when considering development proposals within sensitive settings and indicates as follows:-

"The value of a heritage asset to this and future generations is because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting."

- 6.133 The National Planning Policy Framework indicates that:-

"The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral."

"In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."

- 6.134 Paragraph 126 of the NPPF encourages local planning authorities to recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance. One of the factors to be taken into account is the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation. The same paragraph recognises the fact that new development can make a positive contribution.
- 6.135 Paragraph 128 of the NPPF requires applicants to describe the significance of any heritage assets affected by a proposal to a proportionate level of detail. Paragraph 129 requires essentially the same from local planning authorities: to identify and assess the "particular significance" of any heritage asset. It is

the significance of the heritage asset that should be taken into account when considering the impact of a proposal.

- 6.136 According to paragraph 131, a number of considerations should be taken into account, first of which is the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation. The paragraph reiterates the well established concept that new development can make a positive contribution to local character and distinctiveness.
- 6.137 Paragraph 132 applies specifically to designated heritage assets, such as Listed Buildings and conservation areas. It states that great weight should be given to the conservation of designated heritage assets and it propagates a proportionate approach (i.e. the more important the asset, the greater the weight attached to its conservation).
- 6.138 Paragraph 133 deals with substantial harm to, or total loss of significance of, a designated heritage asset and it is not relevant to this application, which could not reasonably result in the magnitude of harm given the nature and significance of the heritage assets, and the role of the application site in making a contribution to their overall significance. Paragraph 134, on the other hand, deals with less than substantial harm. Harm in this category should be weighed against the public benefits of the proposal. The National Planning Practice Guidance¹ (NPPG) describes public benefits as “anything that delivers economic, social or environmental progress”.
- 6.139 According to paragraph 137, local planning authorities should look for opportunities for new development within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements that make a positive contribution to or better reveal the significance of the asset should be treated favourably.
- 6.140 According to Local Development Framework Development Management Plan policy DM1 “Design of New Developments” the design of new developments should promote the character of the locality to ensure that the development positively contributes to the surrounding built environment, without discouraging originality, innovation or initiative. Specifically the policy requires the design and layout of proposed developments to demonstrate that impacts on the historic environment, including conservation areas and listed buildings, have been carefully considered and addressed within the proposal. The document, first published in March 2015, was produced by English Heritage (now Historic England) on behalf of the Historic Environment Forum. The Note provides information on good practice, but it does not constitute a statement of Government policy itself, nor does it seek to prescribe a single methodology or particular data sources.
- 6.141 The contribution of setting to the significance of a heritage asset is often expressed by reference to views, a purely visual impression of an asset or

place. These can be static or dynamic, and include a variety of views of, across, or including the asset, and views of the surroundings from or through the asset, and may intersect with, and incorporate the settings of numerous heritage assets. The implication must be that some views will contribute less, or possibly not at all. Views which 'contribute more' include those where relationships between the asset and other historic assets or places or natural features are particularly relevant; those with historical associations, including viewing points and the topography of battlefields; those where the composition within the view was a fundamental aspect of the design or function of the heritage asset; and those between heritage assets and natural or topographic features, or phenomena such as solar and lunar events.

- 6.142 In the light of these considerations it is not considered that the use and the works scheduled to accommodate this use will have any detrimental impact on the heritage asset which has been fundamentally affected internally but which is very much preserved externally which will remain the case given the use proposed in this instance. There is considered to be no policy conflict with the NPPF, the Rochford District Local Plan and the 1990 Planning Listed Buildings and Conservation Areas Act.
- 6.143 The submitted heritage Statement indicates that the conversion of No.19 back into residential occupation is considered to be of positive impact. Internally the house has lost all of its original fixtures and fittings, however, using the building as a home again will bring the building back to its original use. Due to the size and location of the building it is unfeasible to use as a single house, so a sensitive conversion to flats is an acceptable alternative. It should not be forgotten that when built, this house must have been at the cutting edge of design and technology, and a stark contrast to those homes already in Rochford, as well as the start of the slow and gradual change of South Street from commercial and services, full of shops and commercial uses, to that of a domestic appearance and use.
- 6.144 The proposed changes, however, will have an impact on the external appearance of the building due to the insertion of modern mechanical requirements, mainly the formation of flue outlets for central heating appliances. However, these have been designed to reuse existing opening or to be located away from the main elevations. Drainage and electrical supplies can all be run internally, with no loss of historic fabric due to the formation of holes in floor joists or floor boards.
- 6.145 The removal of the steel framework is not deemed to cause harm to the architectural significance of the building.
- 6.146 The retention of the feel of the court yard is important as this is of high architectural, historical and social significance to No 19. The use of materials chosen to form the new paving to the court yard, and the change of material and colour to the new build allows this visual separation to be retained.

- 5.147 Within the out buildings, to ensure that all buildings have a full use it is proposed to form a new opening between two of the buildings. Though this will result in a loss of historic fabric it will ensure that all the buildings have a full use, and therefore will be maintained.

Additional Works for Mechanical and Electrical

- 6.148 The conversion works will allow for the removal of the limited signage and the removal of the large vents associated with an office building. However, penetrations will need to be made within the building to allow for extracts and flues. Where possible this will reuse existing openings and are paired to reduce the number of penetrations. The flues and extracts are limited to the side and rear elevations, and in locations where they will cause minimal impact on the external appearance of the building. The architect's drawings provide plan and elevation drawings indicating where the proposed flues/extracts and external lighting will be located.
- 6.149 The creation of new pipe runs for plumbing and electrical system should be able to re-use the existing penetrations within the building, or through new fabric. The main in-take to the building, with the sub metres will be located within the existing basement area, and therefore prevent any modern interventions being installed to the court yard or external elevations.

Additional Works for Acoustic and Fire Protection

- 6.150 To ensure that the flats offer acoustic and fire protection, additional works will need to be undertaken. However, due to their being limited original fabric remaining, this up-grading is deemed to have limited impact on the historic fabric.
- 6.151 The proposed upgrading will consist of installing a floating floor formed on tongue and groove boards, with insulation underneath. For the ceiling a similar system will be employed.
- 6.152 To up-grade the thermal efficiency to the solid wall construction, it is proposed to use insulated plaster board. This can be installed to allow the traditional, side wall construction to breathe, and reduce the long-term risk on structural defects or damage to the historic fabric. It should be noted that the use of concrete is evident around the building, both as repointing and as bedding bricks where previous repairs have been undertaken.
- 6.153 Impact on the setting of the listed building – South Street (current Council Offices and adjoining buildings).
- 6.154 The proposed works to No 19 South Street are not deemed to have an impact on the setting of the surrounding listed buildings due to the external appearance of the building is remaining relatively unaltered.

Additional Considerations

- 6.155 The addition of smaller properties for affordable and commercial rent/ sale is deemed to be a positive step of bringing a wider range of ages to the town centre. There are several flats that cater for the older generations and for young families, there is the existing housing stock, or those currently being constructed along Hall Road. By bringing a diversity of ages, it is hoped to help stimulate the development of a sustainable Rochford town by encouraging the use of local facilities, which will aid the local community. At the time of writing (January 2018), there are two closed public houses within Rochford, including the prominent Kings Head in the Market Square, and the loss of the supermarket by the library. There is also a number of empty shops along North Street and the conversion of shops along West Street (such as the Toy Shop, Dentist, Rumbelows, etc) to domestic houses which has reduced the number of shopping and other facilities greatly.

Statutory Consultee and Public Representations

- 6.156 It is noted that Essex County Council Place Services Historic and Conservation Advice has no objection. It is noted that the consultation response received makes reference to the property frontage facing West Street as opposed to South Street which for clarity has been amended in this report under 'Consultations'.
- 6.157 The response received recognises the extent to which the building has been altered over time rendering very little of the internal fabric to be of any architectural or historic significance whilst the external shell of the building is well preserved.
- 6.158 The conditions recommended have been considered and although on first glance the recommended conditions may appear to be requiring details which could be argued are not required, it is concluded however that an element of control on the agreement of the type and construction of materials and detailing achieved via the imposition of conditions is a justified and reasonable approach in this instance. It is considered that the conditions can be imposed in such a manner that agreement which will not need to be reached before commencement of the development but rather prior to the installation of fixtures and fittings including fenestration.
- 6.159 It is noted that Essex Highways has no issue. The bin collection point which will be off the north side of South Street is close to the refuse store which will be located within the out building nearest to that highway. The stopping of a bin wagon on South Street which appears to be no different to the current collection arrangement on that street will represent a matter of minutes at most which is insignificant in terms of its duration such as to cause any demonstrable material harm to safe are free flow of traffic along South Street to justify any concerns on these grounds.

- 6.160 The comments received from Rochford District Council's Economic Development Officer is noted. The concern expressed is that the change of use would reduce potential commercial floor space that could be available on the open market for inward investment of new businesses to the District, in addition to growing local companies. The research undertaken indicates that the need for space to accommodate small business is prevalent within the Rochford District.
- 6.161 In considering this matter, although it is not contended that the facts indicated are correct counterbalancing this case is that of the need for the efficient use of land for housing and the identified need for the provision of the type of accommodation proposed in this instance within the district to fulfil a housing need which in this instance must be given significant weighting.
- 6.162 Although at the time of finalising the report no response is recorded as being received from Rochford District Council's Arboricultural and Conservation Adviser. However, the ecological report indicated no presence of bats with recommendations to be followed given the transient ecology of bat species which may be present in the building at a future time. It is considered that the recommendations suggested can reasonably and necessarily be attached as planning conditions to the planning permission.
- 6.163 A tree report is submitted. The only excavation which is evident will be that to extend existing paving to the east aspect of the parking area which will consist of permeable paving. One additional area to the south east aspect of the site will be constructed which will improve the turning space as showed on the proposed site layout plan which will entail the removal of two trees considered of low amenity value.
- 6.164 The comments received from the public are noted. The perception and comments around issues of enclosure, privacy, surveillance and anti-social behaviour are noted. The site will be open and accessible to South Street whilst there would be no planning justification to require a gate at the frontage which would cause more of a hazard in term of highway safety impacts. The site does not represent a formal route from Bryers Mews to the town whilst there is no reason for this development more than it's currently use does to generate footfall within the rear yards are of grounds beyond such as to affect that amenity afforded to Bryers Mews despite the fact that the rear garden area serving Number 19 (despite its physical affiliation with Bryers Mews) does not formally serve as amenity space serving Bryers Mews.

7 CONCLUSION

- 7.1 It is concluded that the change of use in terms of principal is acceptable. There is no adopted policy which precludes its use as residential planning units. It is considered that the case has been clearly set out that the development fulfils a number of key policy objectives, whilst justification has been provided for every aspect of the development in the light of the provisions and criteria of the cited policies.

8 RECOMMENDATION

8.1 It is proposed that the Committee **RESOLVES**

That planning permission be granted, subject to the following conditions:-

- (1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- (2) The development shall be undertaken in strict accordance with the plans received on 19 February and 19 March 2018, Drawing Numbers: D1117324-L11 Rev A 13/02/18 Existing Site Layout D1117324-L10 Rev D (dated January 2018) Proposed Site Layout Plan D1117324-L09 Rev B (dated November 2017) Existing and Proposed East Elevations D1117324-L08 Revision C (dated November 2017) Proposed North Elevation D1117324-L07 Revision A (dated November 2017) Proposed South Elevation D1117324-L06 Revision A (dated November 2017) Proposed West Elevation D1117324-L05 Revision A (dated November 2017) Section through 19 and Typical Out building Section D1117324-L01 Revision E (dated November 2017) Ground Floor Plan, Basement Plan and Cycle Store Plan D1117324-L02 Revision C (dated November 2017) First Floor Plan D1117324-L03 Revision C (dated November 2017) Second Floor Plan D1117324-L04 Revision B 9dated Nov 17) Roof Plan D1117324-L12 (dated January 2018) Section looking North.

REASON: For the avoidance of doubt and to ensure that the development is completed out in accordance with the details considered as part of the planning application.

- (3) Notwithstanding the details of the submitted plans, prior to their installation, the following details shall be submitted to the local planning authority for its written approval
 - a) Detailed drawings showing all new replacement internal doors in section and elevation at a scale between 1:1 and 1:20 at A3.
 - b) Detailed drawings showing all proposed new skirting boards and architraves in section at a scale of 1:5 at A3.
 - c) Materials schedule setting out the proposed internal finishes, which is to include specific sectional drawings or manufacturer's details.
 - d) Detailed drawings showing the proposed new windows, doors and roof lights (which shall be Conservation Type) shown on the

proposed elevation in section and elevation at a scale between 1:1 and 1:20 at A3.

The development shall be undertaken in accordance with the agreed details.

REASON: In order that the local planning authority can exercise control over the detail, design and construction of fixtures and fittings in the interest of the conservation of a building of architectural and historic significance in compliance with policies CP1 of the Local Development Framework Core Strategy (adopted 16th December 2014), and policies DM 1 and DM 7 of the Local Development Framework Development Management Plan (adopted 16th December 2014).

- (4) The provision of ten on site vehicle parking spaces and an associated turning area as shown in principle on planning drawing D1117324-L10. Each parking space shall have dimensions in accordance with current parking standards. The vehicle parking area and associated turning area shall be retained in the agreed form at all times.

REASON: To ensure adequate space for parking off the highway is provided in the interest of highway safety in accordance with policy DM8 and to ensure that vehicles can enter and leave the highway in a forward gear in the interest of highway safety in accordance with policy DM1.

- (5) Any gates provided at the shared vehicular access shall be inward opening only and shall be set back a minimum of 6 metres from the back edge of the highway boundary.

REASON: To enable vehicles using the access to stand clear of the carriageway whilst gates are being opened and closed and to allow parking off street and clear from obstructing the adjacent carriageway in the interest of highway safety in accordance with policy DM1.

- (6) There shall be no discharge of surface water from the development onto the Highway.

REASON: To prevent hazards caused by water flowing onto the highway and to avoid the formation of ice on the highway in the interest of highway safety to ensure accordance with policy DM1.

- (7) No unbound material shall be used in the surface treatment of the vehicular access within 6 metres of the highway boundary.

REASON: To avoid displacement of loose material onto the highway in the interests of highway safety in accordance with policy DM1.

- (8) Prior to first occupation of the proposed dwellings the developer shall be responsible for the provision and implementation of a Residential

Travel Information Pack for sustainable transport, approved by Essex County Council, to include six one day travel vouchers for use with the relevant local public transport operator. One pack per dwelling.

REASON: In the interests of reducing the need to travel by car and promoting sustainable development and transport in accordance with policies DM9 and DM10.

- (9) The development shall incorporate the enhancements cited in the ecological report prepared by AGB Environmental Ltd., namely the installation of bat boxes and native hedgerow planting the details of which should be submitted to and approved in writing by the local planning authority prior to the undertaking of such work.

REASON: To ensure that the development delivers biodiversity enhancements in accordance with policies DM25 and DM 27 of the Local Development Framework Development Management Plan) adopted on 16 December 2014 and Chapter 11 of the National Planning Policy Framework 2012.

- (10) The planting works including those planting works indicated by proposed site layout plan reference D1117324-L-10 shall be implemented in its entirety during the first planting season (October to March inclusive) following commencement of the development, or in any other such phased arrangement as may be agreed in writing by the Local Planning Authority. Any tree, shrub or hedge plant (including replacement plants) removed, uprooted, destroyed, or be caused to die, or become seriously damaged or defective, within five years of planting, shall be replaced by the developer(s) or their successors in title, with species of the same type, size and in the same location as those removed, in the first available planting season following removal.

REASON: To ensure that the development delivers biodiversity enhancements in accordance with policies DM25 and DM 27 of the Local Development Framework Development Management Plan) adopted on 16 December 2014 and Chapter 11 of the National Planning Policy Framework 2012.

- (11) If roosting bats are discovered, works to the tree would be suspended until appropriate mitigation and licensing arrangements are made. If nesting birds are discovered, works to the tree would be suspended until eggs are hatched and the young have fledged.

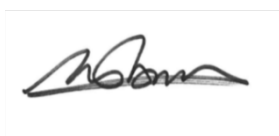
REASON: To mitigate any potential harm to protected species in accordance with policy DM 27 of the Local Development Framework Development Management Plan (adopted on 16 December 2014 and Chapter 11 of the National Planning Policy Framework 2012)

- (12) The following measures should be implemented within the development to reduce impacts on foraging and commuting bats caused by artificial lighting (ILE/BCT, 2007; BCT 2014):
- Direct any task lighting used during construction away from the boundary vegetation.
 - Set any necessary security lighting on short timers with a sensitivity to large moving objects only.
 - Use hoods, cowls or directional lighting to avoid light being directed at the sky or towards the boundary vegetation.
 - Limit lighting times to provide dark periods.
 - Low pressure sodium security lights with glass glazing are recommended, as these produce the least amount of UV light. Avoid white and blue wavelengths of the light spectrum and keep the brightness of the lamps as low as feasibly possible.

REASON: To mitigate any potential harm to protected species in accordance with policy DM 27 of the Local Development Framework Development Management Plan (adopted on 16 December 2014) and Chapter 11 of the National Planning Policy Framework 2012.

Informative

Please be advised that a charge of £168.00 per household for waste bins which is required in advance of occupancy of the properties.



Matthew Thomas

Assistant Director, Planning and Regeneration Services

Relevant Development Plan Policies and Proposals

H1, H5, CP1, ENV1, T1, T3, T5, T6 and T8 of the Core Strategy 2011

DM1, DM2, DM3, DM7, DM25, DM27 and DM30 of the Development Management Plan 2014

Parking Standards: Design and Good Practice Supplementary Planning Document adopted December 2010

Supplementary Planning Document 2 – Housing Design

Housing design SPD (2007)□

Design Guidelines for Conservation Areas SPD (2007) ☐

Design, Landscaping and Access Statements SPD (2007) ☐

Parking Standards Design and Good Practice SPG (2010) ☐

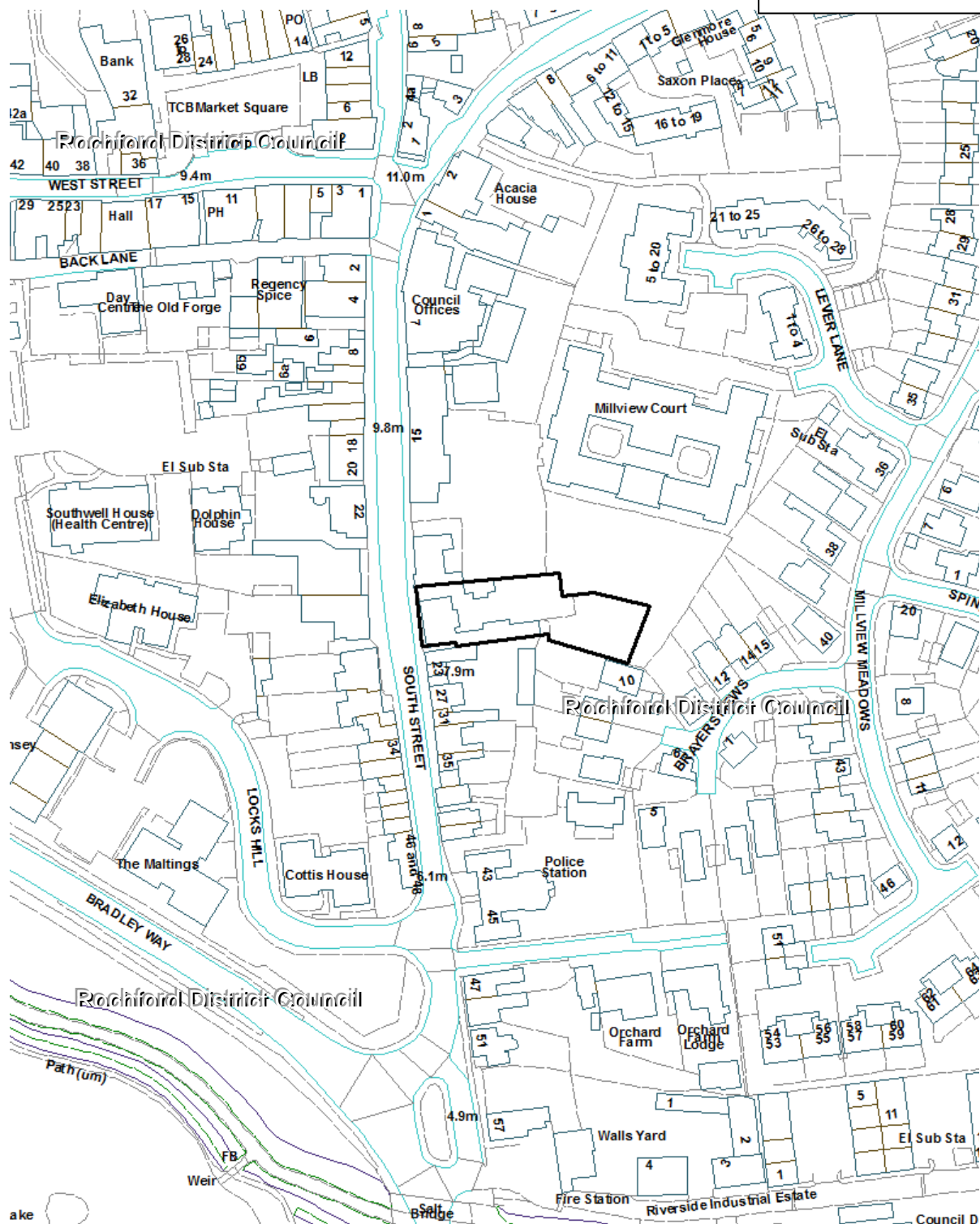
Transportation Strategy SPD (emerging) ☐

Essex Design Guide 2005

National Planning Policy Framework 2012

Policy SER3 of the Allocations Plan 2014

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