

REFERRED ITEM 4

**TITLE: 11/00552/FUL
SINGLE STOREY REAR EXTENSION AND MODIFY EXISTING
YARD FENCING TO SUIT NEW EXTENSION.
COCK INN HALL ROAD ROCHFORD**

APPLICANT: SPIRIT PUB COMPANY

ZONING: METROPOLITAN GREEN BELT

PARISH: ROCHFORD

WARD: ROCHFORD

In accordance with the agreed procedure this item is reported to this meeting for consideration.

This application was included in Weekly List no. 1109 requiring notification of referrals to the Head of Planning and Transportation by 1.00 pm on 23 November 2011, with any applications being referred to this meeting of the Committee. The item was referred by Cllr Mrs G A Lucas-Gill.

The item that was referred is appended as it appeared in the Weekly List, together with a plan.

NOTES

4.1 Planning permission is sought for a single storey rear extension and to modify existing yard fencing to suit the new extension at Cock Inn, Hall Road, Rochford. The premises is a public house within the Metropolitan Green Belt of Rochford with an area for parking to the front and side (east) and an amenity area to the rear and side (west). To the east of the site is a pair of semi-detached houses (Amy Cottage and The Rosary) and to the west are areas of overgrown land. To the north is a field used by a tree surgery business and to the south is Hall Road.

4.2 **PROPOSAL**

The proposal is for a single storey rear extension measuring 3.3m wide, 7.3m deep and 2.3m high with a flat roof equating to 21 square metres in floor area. The roof would have an asphalt finish to match in colour the adjacent roof finishes and would have a new solid masonry wall with an external decoration to match the existing one adjacent to it. It would be used as a pot wash area and would have a window within the west elevation and a fire exist door within the northern (rear) elevation.

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In addition, a new timber fence measuring 1.75m high would be constructed around an existing yard area forming a new and slightly differently shaped boundary edge to this yard. The new fence would match the materials and design of the existing fence.

4.3 PLANNING HISTORY

ROC/706/80 – Add extension to form ladies toilet. Approved.

ROC/840/86 – Add single storey rear extension with pitched roof to form kitchen and bottle store. Approved on 23 January 1987.

ROC/947/87 – Change use of part of field to provide an extension to P.H. garden for use by public, car parking ext. to N.E of BLD, 22 spaces. Approved on 20 June 1988.

ROC/1029/87 – Extend public house to provide new entrance, additional residential accommodation and revised rear extension details. Approved on 11 February 1988.

91/00783/FUL - Single storey roof extension to provide family room and disabled W.C. Refused on 10 January 1992.

93/00526/FUL - Single Storey Front, Side and Rear Extensions to Public House/Restaurant and First Floor Front/Side Extension to Living Accommodation With Provision of Additional Parking Over Bowling Green and Erect Pergola and Fencing Enclosures. Refused on 8 December 1993.

97/00309/FUL - Side and Rear Single Storey Pitched Roof Extensions With Associated Landscaping and Fencing. Refused on 4 September 1997.

03/01106/ADV - Illuminated and Non-illuminated Signage to Public House Building and Car Park. Approved on 16 March 2004.

07/00433/FUL - Erection of 3 x "Jumbrellas" and Creation of Patio Areas to Provide External Seating Areas. Application withdrawn.

4.4 MATERIAL CONSIDERATIONS

METROPOLITAN GREEN BELT

- 4.5** The site is located within the Metropolitan Green Belt (MGB) where Planning Policy Guidance 2 (PPG2) needs to be considered. As the extension represents a new building it should be considered under paragraph 3.4 of PPG2, which states that 'the construction of new buildings inside a Green Belt is inappropriate unless it is for the following purposes...' and it lists the scenarios whereby development is considered to be appropriate.

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It is not considered that the proposed development would fall within any of the criteria whereby such development would be considered to be appropriate and therefore it must be considered to represent inappropriate development in the MGB.

- 4.6 Very special circumstances can in some situations be shown to outweigh the impact of a proposal on the MGB. PPG2 states that 'very special circumstances to justify inappropriate development will not exist unless the harm by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations. In view of the presumption against inappropriate development, the Secretary of State will attach substantial weight to the harm to the Green Belt when considering any planning application or appeal concerning such development'. A design and access statement submitted with the application provides explanation around the design, materials and access arrangements of the proposal but no explanation has been provided around the need for this extension nor has any other justification been provided that may be considered to represent very special circumstances for this extension. It is not considered, based on the information submitted, that there are any very special circumstances.
- 4.7 The site has been extended on three separate occasions throughout the 1980s (Ref: ROC/706/80, ROC/840/86 and ROC/1029/87). Three planning applications were refused in the 1990s (Ref: 91/00783/FUL, 93/00526/FUL and 97/00309/FUL) for extensions in addition to those already granted and implemented in the 1980s. It was concluded in the 1991 application in particular that 'the proposed addition would be unreasonable and excessive given that the facilities of the public house have already been substantially increased over the last decade and as such detrimental to the character and amenities of the surrounding countryside and neighbouring residential occupiers'. Therefore based on the assessment above and the decision reached on three applications throughout the 1990s it is considered that the premises has already been substantially extended and that any further extensions are likely to have a detrimental impact upon the openness and character of the MGB.
- 4.8 **DESIGN**
- The Cock Inn is located on Hall Road, a classified road, with residential properties in fairly close proximity. The extension proposed would be predominantly to the rear but is also a side extension that would be partly visible from the front of the premises to those using the car park and users of the road and footpath.
- 4.9 The proposal includes a flat roof measuring 24 square metres in area. The public house consists predominantly of pitched roof elements. There is a strip of flat roof to the eastern elevation masked from view from the street by a decorative parapet wall to the front.

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- 4.10 Comments were invited on a Local List Supplementary Planning Document between February and May 2011. This consultation document proposed The Cock Inn pub for inclusion on the Local List, describing it as a 'typical example of a road house dating back to the early 20th Century'. This document is not adopted but does require consideration when assessing the design proposed and the importance placed on the character of the building.

- 4.11 The proposed extension would be visible to some degree from the car park area and the street. Due to the visibility of the extension, the predominantly pitched roof elements of the existing public house and its proposed inclusion on the Local List, it is considered that the flat roof extension proposed would be detrimental to visual amenity and to the character of the existing premises, which is considered to be, within the consultation document, of sufficient local architectural or historical importance to merit local listing.

4.12 **RESIDENTIAL AMENITY AND PARKING**

It is not considered that the proposed extension would be detrimental to the occupiers of neighbouring properties. It would be located approximately 84m from 'Shangri-La', the residential property located closest to the site, that would be able to view the extension.

- 4.13 The extension is proposed to be used as a pot wash area so it would not increase the footprint of the area of the public house open to the public and therefore is unlikely to lead to a direct increase in the number of visitors to an extent that would be detrimental to neighbouring properties. No objections have been received from neighbouring properties.

- 4.14 As the proposed extension would not increase the footprint of the area of the public house open to the public or remove any existing parking spaces it is not considered that it would have a detrimental impact on parking provision.

4.15 **TREES**

Two trees are shown on the submitted block plan to be in close proximity to the fence that would form the boundary of the new yard area. However, there are actually three trees within this location on site. It is apparent that one tree may require removal as part of this application, or that the proposed fence would be in particularly close proximity to it. Without an arboricultural survey, it is unclear as to whether tree removal actually would be required to erect the proposed fence or what impact the construction of a fence may have upon these trees.

Representations:

- 4.16 **ROCHFORD PARISH COUNCIL:** No objections.
- 4.17 **ECC HIGHWAYS:** No objection.

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4.18 REFUSE

- 1 The Rochford District Replacement Local Plan 2006 shows the site to be within the Metropolitan Green Belt. Within the Green Belt planning permission will not be given, except in very special circumstances, for the construction of new buildings (other than those required for agriculture or forestry and in accordance with Policies R3, R4, R8 and R9; or essential small scale facilities for outdoor sport and outdoor recreation in accordance with PPG2) or for the extension of existing buildings (other than reasonable extensions to existing buildings, as defined in Policies R2 and R5 of the Local Plan). Any development that is permitted shall be of a scale, design and siting such that the appearance of the countryside is not impaired.

The proposed extension would constitute inappropriate development in the Metropolitan Green Belt for which no very special circumstances have been demonstrated that would clearly outweigh the harm to the Green Belt. It is considered that the proposed extension would reduce the openness and detrimentally affect the character of the Green Belt contrary to PPG2.

- 2 The proposal, by virtue of the flat roof form proposed, would have a detrimental impact upon visual amenity and the character of the existing property.
- 3 The application lacks an arboricultural assessment to demonstrate whether any trees would require removal or the impact the development may have on the trees in close proximity to the proposed fence.

Relevant Development Plan Policies and Proposals

Planning Policy Guidance Note 2 - Green Belts



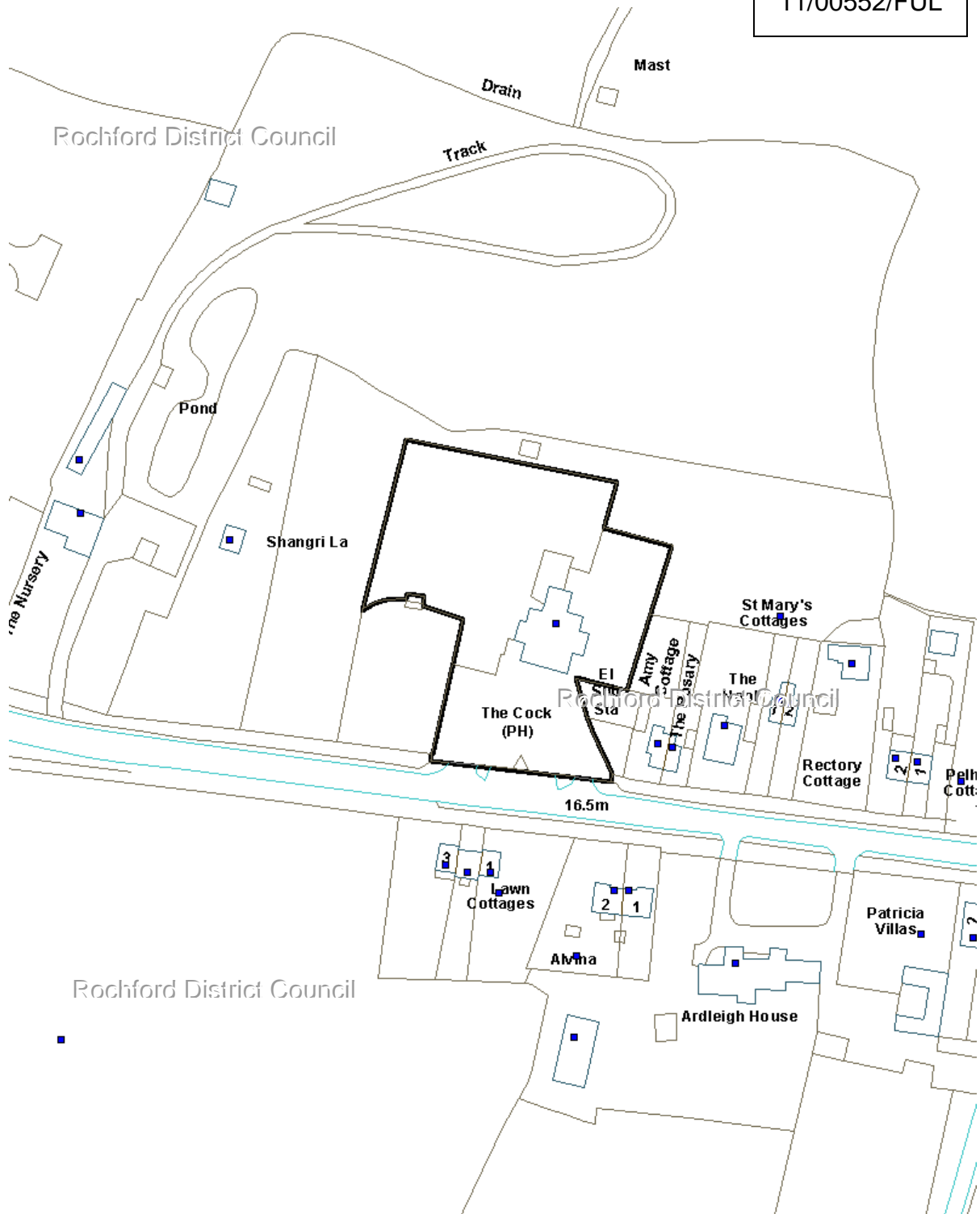
Shaun Scrutton
Head of Planning and Transportation

For further information please contact Claire Robinson (01702) 318096.

The Ward Members for this item are Cllrs J P Cottis, K J Gordon and Mrs G A Lucas-Gill.

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