



Rochford District Council

**SCHEDULE OF PLANNING APPLICATIONS TO BE CONSIDERED BY
PLANNING COMMITTEE 4th April 2002**

All planning applications are considered against the background of current Town and Country Planning legislation, rules, orders and circulars, and any development, structure and locals plans issued or made thereunder. In addition, account is taken of any guidance notes, advice and relevant policies issued by statutory authorities.

Each planning application included in this Schedule is filed with representations received and consultation replies as a single case file.

The above documents can be made available for inspection as Committee background papers at the office of Planning Services, Acacia House, East Street, Rochford.

If you require a copy of this document in larger print, please contact the Planning Administration Section on 01702 – 318191.

PLANNING COMMITTEE 4th April 2002

SCHEDULE ITEMS

- | | | | |
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New Pitched Roof to Building; Enclosure Of Openings
On The Ground Floor And Provision Of Two
Verandahs
Essex Marina Creeksea Ferry Road Canewdon | Lee Walton | PAGE 3 |
| 2 | 01/00938/FUL
Erect Five 4-Bed Detached Houses (4 with Integral
Garages, 1 with Detached Garage) (Demolish
Existing Bungalow)
1 Sunny Road Hockley Essex | Kevin Steptoe | PAGE 8 |
| 3 | 02/00172/FUL
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(Involving Alterations and Additions to Structure)
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TITLE : 01/00727/FUL
NEW PITCHED ROOF TO BUILDING; ENCLOSURE OF OPENINGS ON THE GROUND FLOOR AND PROVISION OF TWO VERANDAHS
ESSEX MARINA, CREEKSEA FERRY ROAD, CANEWDON

APPLICANT : ESSEX MARINA

ZONING : METROPOLITAN GREEN BELT, ROACH VALLEY NATURE CONSERVATION ZONE

PARISH: CANEWDON

WARD: CANEWDON

PLANNING APPLICATION DETAILS

- 1.1 The application seeks planning permission for alterations to the Wardroom at Essex Marina. The works include the enclosure of open areas to the north elevation. Also proposed is the replacement of the existing flat roof with a pitched roof; the creation of an open entrance porch; and the addition of two open verandas (to the north elevation and to the west of the Wardroom) raised on supports at first floor linked to the function room. The areas beneath the verandas are to remain open.
- 1.2 The floor area created by the enclosure of the open areas and the alterations to the roof totals 67.35 metres. The proposed open entrance porch and verandas total another 147.9 metres. The overall internal headroom height measures about 2 metres. The application does not propose any change to the authorised use of the building.

RELEVANT PLANNING HISTORY

- 1.3 Essex Marina has a long and complicated planning history. Relevant to the Wardroom site include:
- **ROC/0772/64** Approved. Clubhouse, managers quarters, yachting station and car and boat park
 - **ROC/0052/70** Approved. Extend Kitchen and lounge
 - **ROC/0519/95** Approved. Demolish existing external staircase and erect enclosed staircase to first floor function room (incorporating ground floor cloakroom
 - **CU/0316/96/ROC** Approved Retain use of the Wardroom as Public House and restaurant/function room with ancillary staff accommodation and car park.

CONSULTATIONS AND REPRESENTATIONS

- 1.4 **Canewdon Parish Council** - No objection to the application, however, Members expressed concern that the existing means of foul drainage would not be able to cope with such an increase in the facilities at the site.
- 1.5 **Housing Health and Community Care** - No adverse comments.
- 1.6 **Crouch Harbour Authority** - No objections to the proposal, but would ask that no bright lights should be permitted to be mounted on the structure that might shine across the river or navigation channel.
- 1.7 **Maldon District Council** - No objection
- 1.8 **Anglian Water** - No objection
- 1.9 **County Surveyor (Highways)** - De-Minimis
- 1.10 **Environment Agency** - The site lies within the 1 in 200 year tidal floodplain. Prior written consent of the Agency is required for any proposed works or structures either affecting or within 9 metres of the tidal or fluvial flood defence

MATERIAL PLANNING CONSIDERATIONS

- 1.11 The proposal seeks permission for alterations and enlargement of the Wardroom at Essex Marina. The main consideration is Green Belt policy, which does not recognise the use as appropriate in the Green Belt. Therefore the applicant needs to be able to provide very special circumstances for the Authority to permit the application.
- 1.12 The proposal involves the filling in of open voids at ground level on the north elevation facing the sea defence embankment, providing a pitched roof over the whole of the Wardroom in place of the existing flat one, and constructing two open verandas at first floor level, as well as a porch
- 1.13 While the provision of the pitched roof will inevitably add to the visual impact of the building, the effect of this will be reduced by its location within the central area of the site surrounded by parked yachts, etc. Moreover, the works would improve the appearance of what is a utilitarian looking building. The replacement of the flat roof is aesthetically much more pleasing. In terms of the extra floor space created by the proposals the applicant has offered to demolish and remove two redundant buildings next to the approach drive at the front of the site. This would further open up the site by removing these individual structures, which are sited to the fore and away from the centre of the site, adjacent to the river. This would have a positive impact improving the openness of the Green Belt at this point. Furthermore a landscaping condition is proposed to ensure that the land on which the two buildings are located and the general environs of these buildings will be restored and the items thereon found removed from the site.

- 1.14 The very special circumstances, which are considered relevant, are the opportunities to reduce sprawl within the site. The location of the two buildings is in a prominent position at the front of the site next to the approach drive. Their removal and the landscaping of the immediate area to remove the scattered items placed there will have a positive affect on the openness of the Green Belt.

CONCLUSION

- 1.15 The application proposes the provision of a pitched roof to the Wardroom restaurant, together with the enclosure of open areas at ground floor and the provision of two open veranda areas.
- 1.16 The site falls within the Green Belt, wherein the extension of premises such as this constitutes inappropriate development. However, in exchange for the proposed extensions, the applicant has offered to demolish two buildings (one claimed as a residential unit, the other previously used as a sales office) sited alongside the access track. This is an opportunity to push back the sprawl found in this part of the site on the edge of the built up working area. The removal of these buildings would improve the openness of the Green belt at that point.
- 1.17 While the extensions to the building would add to its visual mass and height, the effects of this will be reduced by the building's location adjacent to an area where yachts of some scale are stored, and to the flood defence embankment. The openness of the Green Belt would not, therefore, be effected to the degree it would be were the extensions proposed to a building situated on an open site. It is also considered that the provision of a pitched roof would generally enhance the appearance of the building.
- 1.18 In conclusion, it is considered that the proposals are reasonable, having regard to their limited impact, the enhancement of the existing building and the opportunity to demolish the two out-lying buildings.

RECOMMENDATION

- 1.19 It is proposed that this Committee **RESOLVES** to **APPROVE** this application subject to the following heads of condition:-
- 1 SC14 Materials to be Used
 - 2 SC4 Time Limit Full - Standard
 - 3 The roof void hereby created shall not be used for any public, working or other floorspace in association with the uses of the building other than for ancillary storage purposes.
 - 4 The porch hereby created shall not be enclosed by any walls, glazing or other enclosure so as to provide enclosed floorspace.
 - 5 No development shall take place before the two buildings identified by the applicant in his letter dated 13 March 2002 and the accompanying drawing have been demolished and the materials therefrom have been cleared from the site.

- 6 No development shall commence, before plans and particulars showing precise Details of soft landscaping and the reinstatement of the area of the buildings to be demolished have been submitted to and agreed in writing by the Local Planning Authority , referred to in the applicants letter of 13 March 2002. Any scheme of landscaping details as may be agreed in writing by the Local Planning Authority, which shall show the clearance of the site, including building materials, rubbish, any other item/article dumped and the site grassed and landscaped, shall be implemented in its entirety during the first planting season (October to March inclusive) following commencement of development. 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.
- 7 There shall be no enclosure of the spaces beneath the verandas by any walls, glazing or other means of enclosure so as to provided enclosed floorspace.

Relevant Development Plan Policies and Proposals:

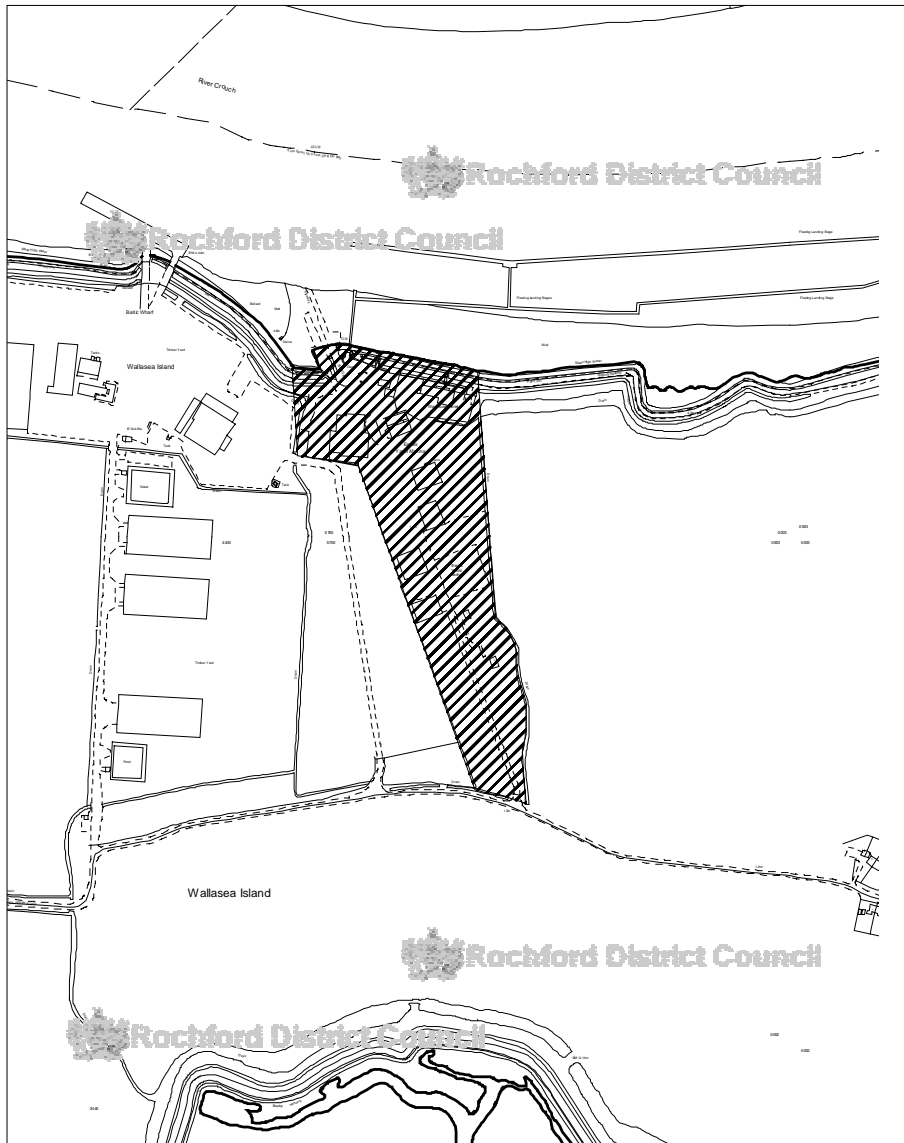
GB1, of the Rochford District Local Plan First Review



Shaun Scrutton
Head of Planning Services

The local Ward Member for the above application is Cllr A Hosking.

For further information please contact Lee Walton on (01702) 546366.



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TITLE : **01/00938/FUL
ERECT FIVE 4-BED DETACHED HOUSES (ONE CHALET
STYLE) (FOUR WITH INTEGRAL GARAGES, ONE WITH
DETACHED GARAGE) (DEMOLISH EXISTING BUNGALOW)**

APPLICANT : **MESSRS COTTRELL AND FROST**

ZONING : **EXISTING RESIDENTIAL**

PARISH: **HAWKWELL**

WARD: **HAWKWELL WEST**

SITE AREA: **0.18Ha** SITE DENSITY: **28 per hectare (approx)**

PLANNING APPLICATION DETAILS

- 2.1 Five dwellings are proposed on this site which is located at the corner of The Westerings and Sunny Road in Hawkwell. The main aspect of the dwellings will be towards The Westerings, and four of them will be accessed in this way. These four will have integral garages. The fifth dwelling, located on the corner of the two roads, will have a driveway and separate garage accessed from Sunny Road. When first submitted five full two storey dwellings were proposed. The scheme has been revised such that a chalet style dwelling has been introduced to plot 1 (adjacent 21 The Westerings). Amendments have also been made to the roof styles (to give more visual variety) and the depth of the dwelling on plot 5 (the corner plot) has been reduced. The following details relate to the scheme as amended.
- 2.2 Plot 1, closest to 21 The Westerings is to be a chalet style dwelling with dormers to the front and rear accommodating rooms in the roof. It has a frontage width of 7.15m, height to the eaves of 2.45m and to the ridge of 6.8m. Plot 2 is a part chalet/part full two storey dwelling. It is to have a hipped roof to sides and rear with a front gable. Frontage width is 7.15m, height to eaves 5.1m and to ridge 9.1m
- 2.3 Plots 3 and 4 are to be mirror images except that plot 3 is to have a gabled roof to each side whereas plot 4 is to be hipped. These are two storey dwellings. The frontage width for both is shown to be 7.15m. The height to the eaves 5.15m and to the ridge 9.85m.
- 2.4 Plot 5 is a two storey dwelling with a largely hipped roof. The frontage here is 7.15m and the heights to the eaves 5.2m and ridge 9.3m.

RELEVANT PLANNING HISTORY

- 2.5 None.

CONSULTATIONS AND REPRESENTATIONS

First Round

- 2.6 The County **Highway Authority** has no object subject to conditions requiring access width to an agreed standard, visibility splays, details of the means of access construction and a 6m distance between any garage door and the highway.
- 2.7 The **Environment Agency** has no objections but makes comments in relation to the course of action to be followed if any culverting is required (none required here) and methods to be followed to avoid pollution to groundwaters.
- 2.8 **Anglian Water** has no objection subject to conditions requiring details of foul and surface water drainage and that no building is placed within 3m of any sewer (none proposed in this case).
- 2.9 **English Nature** is of the view that, as part of any design brief, the presence or absence of any protected animal should be established. If protected species are present an ecological survey should be required. Bats may use the existing dwelling on site. (Note – that dwelling is now demolished).
- 2.10 The **Woodlands and Environmental Specialist** comments verbally that there are no apparent signs of the activity of protected animal species at the perimeter of the site.
- 2.11 The **Head of Housing Health and Community Care** has no adverse comments.
- 2.12 The **Highways and Buildings Maintenance Manager (Engineers)** notes that the area (but not necessarily this site) has land drainage problems. Recommended that surface water piped to surface water sewer rather than soakaways.
- 2.13 **Hawkwell Parish Council** objects on the grounds of over development of the site and highway safety.
- 2.14 The occupiers of four properties in the vicinity of the site have responded to consultation raising, in the main, the following issues:
- will lead to additional traffic/ congestion and exacerbate existing safety /congestion problems;
 - possible safety implications due to the proximity to The Westerings school and the children that walk to it;
 - out of character with the area;
 - will reduce amenity, daylight and result in upheaval to adjacent occupiers;
 - outlook harmed by the fact that property on plot 5 (or more of the units) do not face Sunny Road frontage, as the house opposite does;
 - possibility of protected animal species on the site;
 - limited scope for landscaping.

Second Round

- 2.15 **Hawkwell Parish Council** object on the grounds that the proposals constitute over-development.
- 2.16 The occupiers of three properties in the vicinity of the site have responded to consultation raising, in the main, the following issues:
- will lead to additional traffic/congestion and exacerbate existing safety /congestion problems;
 - possible safety implications due to the proximity to The Westerings school and the children that walk to it;
 - out of character with the area;
 - outlook harmed by the fact that property on plot 5 (or more of the units) do not face Sunny Road frontage, as the house opposite does;
 - limited scope for landscaping.

MATERIAL PLANNING CONSIDERATIONS

- 2.17 It is necessary to consider the following issues:
- density of the development proposed;
 - impact on visual character and residential amenity;
 - impact on protected animal species.

Density

- 2.18 The application site is located within an area of established residential development. Densities of the existing development in the area vary. Some of the development on The Westerings, taken in isolation, is at 16 dwellings per hectare. There is an area of development on Hockley Rise to the north however at 31 dwellings per hectare. Most of the other in the vicinity varies between these parameters.
- 2.19 Government guidance with regard to the density of development is set out in PPG3, Housing. It is made clear that, in its view, Local Planning Authorities should avoid developments which allow inefficient use of land. Where there are no other factors (such as highway safety for example) which indicate otherwise, Authorities should aim for developments which constitute at least 30 dwellings per hectare.
- 2.20 This development does not quite achieve that level. It could be achieved on this site, by the introduction of differing forms of development (semi detached, terracing or flats). It is not considered however that the product of the development, in density terms, is so far from the guidance levels that it should be resisted on that basis. With respect to the arguments that the proposals represent over development, there are no clear and sustainable reasons as to why a level significantly under the guidance figures would be appropriate here. On that basis it is considered that the number of dwellings proposed is acceptable.

Character and Residential Amenity

- 2.21 As indicated, the area of the site is one of established residential development. It constitutes a significant mix of styles and types of development, bungalows, chalet style and two storey dwellings are all apparent. Significant modern development, and the re-development of plots has taken place in the area. In many cases the development which has taken place has used the full frontage of the plots or only allows the minimum 1m separation to boundaries.
- 2.22 The styles of development now proposed in this application reflect those which are already present in the area. Minimum side separation and adequate parking provision are both achieved. For plots 1 to 4 minimum garden size is achieved. For plot 5 the shortfall is minimal and can be made up by moving the dwelling no more than 1m towards the front of the plot (this is covered by suggested condition). Given the similarity of the development now proposed to that which exists in the area it is not considered that the proposals will result in any harmful impact on character in general terms.
- 2.23 The greatest potential that the proposals have for impact on existing residential amenity is where the new dwellings are adjacent to existing. This only occurs directly adjacent to 21 The Westerings and 3 Sunny Road.
- 2.24 No. 21 The Westerings is a two storey house. The internal layout is such that the only windows direct to the kitchen are located on the side facing the proposed development. The house has greater width at first floor which is constructed over a driveway at ground floor and supported by pillars. This is some 2-3m in additional width and, whether it was constructed at the same time as the house originally or later, it restricts the amount of light received in the side kitchen windows.
- 2.25 The development will further restrict the light received to these windows, even though the chalet property now proposed here will have less impact than the house originally proposed. However, the consistently applied policy approach of the Authority is to protect residential amenity in terms of daylight received in relation to windows to the front and rear of properties only. In that respect adjacent properties which projected too far forwards or rearwards would be resisted. The property at 21 The Westerings has a dining area with front facing windows and a lounge area with rear facing windows. Light received in these will not be affected. Given that, and because of the policy approach of the Authority it is not considered that there is an impact here that it would be reasonable for the Authority to resist. In all other respects it is considered that the relationship with the property at 21 The Westerings is acceptable.
- 2.26 No. 3 Sunny Road is a bungalow. This is to the south of the site and proposed, adjacent to this property, is the detached garage to be provided for plot 5. The garage is set back from the frontage of the bungalow and is adjacent to the side of that property which has a blank elevation. It is not considered that there will be any harmful privacy or other impacts. The proposed dwellings have rear elevations a minimum of 15m from the side boundary with this plot. This meets the guideline figure in the Essex Design Guide.

- 2.27 All other existing occupiers in the area for which the development is likely to have some visual impact will be in dwellings which face the site across the roads of The Westerings and Sunny Road. To The Westerings, there is a conventional street frontage. The issue has been raised however as to whether the relationship between the proposed dwelling on plot 5 and the existing at 2 Sunny Road is acceptable.
- 2.28 The visual frontage of plot 5 is to The Westerings (although vehicular access will be from Sunny Road). The proposed dwelling will therefore present a side elevation to the existing dwelling, a house, at 2 Sunny Road. The distance between the two elevations will be 19m approx. This is not an unusual relationship and examples of it can be seen in the area at the junctions of Jubilee Close/ The Westerings, within Jubilee Close and High Mead/ The Westerings. The exact distances and relationship between properties varies in each case but it is not considered that, in the case now proposed, any specifically harmful impact will arise. The new property is not considered to be so close to the existing that any harmful dominance or overlooking impact occurs.
- 2.29 It is claimed that no. 2 Sunny Road was constructed in the manner that it now is due to previous design requirements of the Local Planning Authority. Even if that is the case the matter still appears to be a question of judgement as to whether harmful impact now occurs. It is not considered that it can be demonstrated that it does.

Protected Animal Species

- 2.30 The application site is currently largely cleared. This involves buildings and most planting. Visual inspection of the periphery of the site by the Woodlands and Environmental Specialist reveals no indication of the presence of protected animals on the site. Any claims made in this respect appear without any corroboration. It is not considered reasonable then, in the absence of any specific evidence, to withhold permission on this basis. If any were to be discovered however, the developer would be committing an offence, if development continued which resulted in harm to any such animals, or the receipt of the required licenses, where appropriate. It is considered that an informative warning to this effect should be attached to any decision notice.

CONCLUSION

- 2.31 The proposals are located in an area of established residential development. They are of a density which is supported by government guidance and akin to other existing development in the area. The style and character of the scheme is broadly similar to existing development in the area. Whilst there will be some change to the outlook of existing occupiers, it is not considered that this will be significant or harmful. It is not considered that there are any other harmful impacts of the proposed development such that permission should be resisted.

RECOMMENDATION

- 2.32 It is proposed that this Committee **RESOLVES** to **APPROVE** this development subject to the following heads of condition:

- 1 SC4 Time limits full
- 2 SC14 Materials
- 3 SC18 Restriction on permitted development for outbuildings to the rear of the dwellings
- 4 SC22 restriction on permitted development for any further windows to the eastern elevation of the first floor of plot 1 (adjacent 21 The Westerings)
- 5 SC50A Means of enclosure
- 6 SC67 Pedestrian visibility
- 7 SC74 Driveway surface finish
- 8 SC84 Slab levels
- 9 SC90 Surface water drainage
- 10 SC91 Foul water drainage
- 11 SC16 Restriction on permitted development for vehicular access to the frontage of plot 5
- 12 Requirement to move the dwelling on plot 5 forwards by 1m to allow the provision of adequate rear garden area.

Relevant Development Plan Policies and Proposals:

H1, H2, H11, H19, H25 of the Rochford District Local Plan First Review

CS1, BE1, H2, H3 of the Essex and Southend on Sea Replacement Structure Plan



Shaun Scrutton
Head of Planning Services

The local Ward Members for the above application are Cllr Mrs M A Weir. Cllr J R F Mason

For further information please contact Kevin Steptoe on (01702) 546366.

01/00938/FUL



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NTS



TITLE : 02/00172/FUL
CHANGE OF USE OF EXISTING FARM BUILDING TO DWELLING (INVOLVING ALTERATIONS AND ADDITIONS TO STRUCTURE) RESUBMISSION FOLLOWING 01/00259/FUL

APPLICANT : MR AND MRS A BURGESS

ZONING : METROPOLITAN GREEN BELT, LANDSCAPE IMPROVEMENT AREA

PARISH: BARLING MAGNA

WARD: BARLING AND SUTTON

PLANNING APPLICATION DETAILS

- 3.1 Under this proposal the core of the existing barn on the site would be retained. Existing additions to it, to the east and west sides are proposed to be replaced by new, lean to style additions (indeed the original additions have already been demolished). New door and window openings would be created in the building, a first floor inserted and a chimney stack added. The area to the west of the building would become the garden area.

RELEVANT PLANNING HISTORY

- 3.2 Members may recall a number of recent applications in relation to the conversion of this building into a dwelling. The first two of these were refused on the basis that the proposals were harmful to the character of the area and contrary to national and local policies in relation to the reuse of buildings in the Green Belt (ref 00/00244/FUL and 00/00729/FUL).
- 3.3 Permission was given last year, however, for a residential conversion proposal, application ref 01/00259/FUL. That scheme is different from this proposal in that a larger amount of the existing additions to the original building were to be retained. Whilst it was not expressly set out in the plans submitted with the previous scheme, it was assumed that demolition would be restricted only to those parts of the existing extensions which were to be modified. That has not been the case, and all the previous extensions to the original core of the building have been removed. There is a question to be answered as to whether the implementation of the approved scheme can continue given the extent of demolition which has taken place. This is referred to more fully below.

- 3.4 In the latest scheme different detailed design treatment is to be applied to the building from the scheme which has permission. A base plinth is now proposed, a chimney stack and above window arch brick courses are also now proposed.
- 3.5 In addition to the recent applications in relation to the residential use of the building, there have also been previous proposals for a restaurant use. Of three submissions two were refused (and one dismissed at appeal), one (ref CU/186/96/ROC) was approved.

CONSULTATIONS AND REPRESENTATIONS

- 3.6 None received at time of report writing.

MATERIAL PLANNING CONSIDERATIONS

- 3.7 It is necessary to consider the compatibility of the proposals with local and national policies relating to the re-use of buildings in the Green Belt and the impact of the alteration proposed on the character of the building and area.
- 3.8 Comparison can be made between the scheme now proposed and that which has been granted permission. It was set out above that the scheme which has permission has not proceeded as anticipated. Instead of the retention of most of the building with minor alterations, all of the previous extensions to the building have been demolished.
- 3.9 The permission previously granted was for a 'change of use' of the existing building. Clearly there is an issue as to when a change of use, or a conversion, ceases to be that and instead becomes a new build project.
- 3.10 Whilst the work has been in progress on the currently permitted scheme, the applicants submitted a Structural Engineers report to substantiate their view that the demolition of the remainder of the building would be necessary. Clearly, if that had taken place, the resulting building on the site would have been entirely new. The conclusions of the report have not been accepted by Officers. This has not been the subject of further dispute and it is anticipated that the core of the building will now be retained.
- 3.11 As indicated, it was not explicit from the submitted plans for the scheme granted approval, how much of the building would be retained. No conditions were imposed which regulated this matter. (If Members are mindful to support this proposal such a condition is now suggested). Given this situation it is considered that it would be difficult for the Authority, and indeed could be considered unreasonable, to prevent the full implementation of the existing permission. On that basis it is considered valid to make comparisons between the scheme now proposed and that which has permission.

Policy

- 3.12 National policy is set out in PPG2, Green Belts and PPG7, The Countryside etc. In PPG2 a number of tests are set out which, if met by the proposals, indicate that the proposals are not inappropriate. These include that:
- the proposals should not have a materially greater impact on openness;
 - control should be exercised over extensions or the use of the land around the building;
 - the buildings are of a permanent construction; and,
 - the form and bulk is in keeping with the surroundings.
- 3.13 In terms of openness, the original building, with the extensions that had already been added to it, had an externally measured footprint of 260sqm. The permission which has been granted proposed the reduction in this footprint (and consequent loss of building volume) by 30sqm (to 230sqm).
The proposals now being considered have a footprint of 207sqm approx. This is a further reduction of 23sqm over the currently approved scheme and a reduction of 53sqm of the footprint of the building as it previously existed. The approved scheme involved the conversion of part of the building to a garage. No garage is now proposed and so, even though permitted development rights to subsequently build one can be removed, it could be that any benefit from the reduction in footprint would be lost if permission for a garage were given in the future.
- 3.14 Nevertheless, on the basis of this comparison, the scheme as it stands, could not be argued to have a materially greater impact on openness. If one were to make comparisons with the situation as it now exists a different conclusion could be reached. The core of the old building remains, with a footprint of some 93sqm. Any additions to that will reduce openness compared with the current situation on the site. Indeed, if the position now were to be taken as the starting point then it is doubtful that any conversion or reuse scheme would stand up to scrutiny against the national policies. An argument could be made that the previous permissions amount to very special circumstances which override the normal presumption of restraint in Green belt areas. As set out above however, this is not considered to be the most appropriate viewpoint and instead the proposals should be judged against the full implementation of the permission which exists.
- 3.15 With regard to the other tests, it is considered that they are all met by the proposals, or can be met by the application of appropriate conditions. As indicated above, whilst there has been dispute with regard to the integrity of the remaining structure, this now appears to have been resolved. The issue of the detail of the design now proposed is addressed in the section below with regard to the impact on the character of the building.

- 3.16 Policy guidance in PPG7 establishes that the guiding principle is whether proposals both benefit the local economy and maintain or enhance the environment. With regard to the economy the issue is whether commercial rather than residential reuse of buildings should be favoured. This issue was considered when the previous proposals came before the Authority. It was noted that a commercial reuse for the building has been permitted and not implemented and that, prior to any of the recent submissions, the building was not in commercial use. In these circumstances the guidance leads the Authority to an assessment as to whether job creation is sufficiently a priority that no other reuse should be permitted.
- 3.17 The decision taken with regard to the last application was that job creation, although important, is not always the overriding priority, and a residential conversion could be allowed. There do not appear to be any significant changes in circumstances such that a different view is now appropriate.
- 3.18 Structure Plan policy RE2 is appropriate. In that policy it is indicated that preference will be given for commercial reuses although care should be taken not to introduce additional activity which is likely to change the character of the area. Residential conversions will not normally be permitted if the building occupies an isolated site. This same policy background was relevant when the previous decision to allow the residential reuse was made.
- 3.19 Local Plan policy was formulated prior to the revised government guidance in PPG2 and 7. It also predates the Structure Plan policy. The proposals do not meet the terms of the relevant policies (GB5, 3 and 1) however, neither did the previous proposal which has been granted permission. In any event it is considered that less weight must be attached to the Local Plan policy on this matter given the advance in Structure Plan and government guidance.

Impact on Character

- 3.20 As set out above, the proposals now in front of the Authority involve the reduction in the overall footprint of the building below both that as it existed, and that for which a permission has been granted. Traditional materials are proposed, brick, weatherboarding and tiled roofs, the use of which can be safeguarded by means of condition.
- 3.21 Reference was made above to some detailed design elements. A brick plinth is to be introduced around the base of the building and some of the windows are to have arch brick courses above. These are not elements that would be found typically in barns. They do have an impact on the character of the building changing it from one that is typically agricultural in nature. It is understood that revised drawings are to be submitted which show the omission of the plinth. Until these are received, conditions can be applied to ensure that the plinth as shown and other detailed design elements are not implemented. It is considered that, although they impact on character, the window arches can be retained. The introduction of the chimney stack is clearly an unacceptable design element.

Agricultural buildings do not have features of this nature. Again this is to be omitted from revised drawings, but a condition is to be attached in the interim.

- 3.22 The other alterations to be made to the building, in terms of new window and door openings, are similar to those of the proposal for which permission has been given. There is a rooflight to the east roof elevation. This is in common with the permitted scheme and is to allow more light to the bathroom at first floor. The insertion of the first floor was also proposed in the earlier scheme.
- 3.23 In its favour, this new scheme loses the entirety of the existing south east extension to the building. This part of the building had the least favourable design treatment under the previous scheme. In the report dealing with the previous scheme it was set out that some of the new window and door openings were a little unsympathetic in size and shape to the character of the building. This comment referred specifically to this south east extension which is (already) removed under these latest proposals. The treatment which is applied in its place is more sympathetic.
- 3.24 Design comparisons with the situation as it exists at this time are more difficult and have little meaning. If this current proposal were not to be granted permission, and it is held that the previous scheme cannot be implemented, then the building is likely to remain without further development. It currently has no roof and consists only of walls with the previous barn door openings. Whilst 'ruins' of this nature (if that is what it were to become) are not necessarily unattractive in the countryside it is not considered that it would have greater design merit or character over a completed dwelling as per the proposals now before the Authority.

CONCLUSION

- 3.25 A permission for residential conversion of this buildings has been granted. Implementation of the permission has begun and, whilst it has not proceeded as anticipated, it is considered that it could still proceed to completion. This is not an unreasonable position for the Authority to take. On that basis it is considered that comparisons with the situation of the building as it currently exists should not be given undue weight, although they are helpful to retain a perspective in relation to conflicting viewpoints. Given that comparisons with the current scheme are considered most appropriate it is not considered that the principle of residential reuse is not in place for this new scheme.
- 3.26 It is a question then as to whether the resulting building, and the detail now to be applied to it is acceptable. The scheme has moved further from the conversion situation to a new build situation, in that, of the three previously existing extensions to the building which were to be converted (to a greater or lesser degree) all are currently demolished. The proposals therefore constitute new build of these elements, in the same place, and to broadly the same type and scale. The third is to be different and indeed of a reduced scale, to how it previously existed.

- 3.27 In its favour, these current proposals represent a reduction in the overall footprint of the building below both that of the original building, and that for which permission has been granted. Whilst some of the design detail moves away from that associated with agricultural buildings, that which was least satisfactory in relation to the permitted scheme is now avoided.

RECOMMENDATION

- 3.28 It is proposed that this Committee **RESOLVES** to **APPROVE** this proposal subject to the following heads of condition:

- 1 Prohibition of further demolition works on site without specific agreement
- 2 SC14 Materials
- 3 SC16 PD restricted for enlargement of the dwelling, porches or outbuildings.
- 4 SC55 Hedgerow to be retained
- 5 SC75 Parking and turning space
- 6 SC50 Means of enclosure
- 7 Condition prohibiting provision of base plinth and chimney. Details of any flue to be submitted and agreed.

Relevant Development Plan Policies and Proposals:

H11, GB1, GB3, GB5 of the Rochford District Local Plan First Review

CS2, C2, RE2 of the Essex and Southend on Sea Replacement Structure Plan

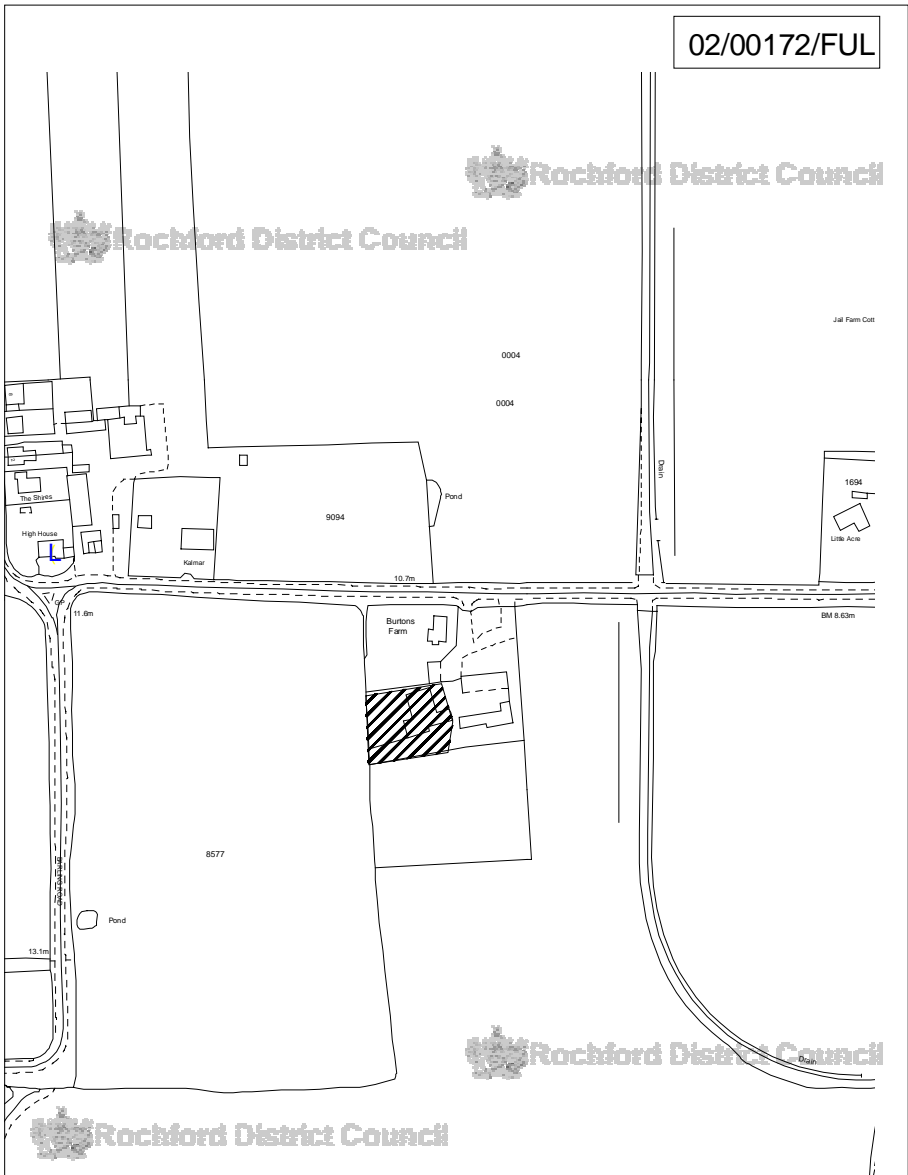


Shaun Scrutton
Head of Planning Services

The local Ward Member for the above application is Cllr R A Allen

For further information please contact Kevin Steptoe on (01702) 546366.

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