

PLANNING SERVICES COMMITTEE - 20 March 2003 Item R9 Referred Item

TITLE : **02/00862/FUL
CONSTRUCTION OF SINGLE STOREY AND TWO STOREY
EXTENSION TO SIDE IRON GATES TO SIDE ALLEY WAY,
RELOCATION OF MAIN DOOR TO FRONT ELEVATION AND
INTERNAL ALTERATION
ROCHFORD M S P O 17 NORTH STREETROCHFORD**

APPLICANT: **MR H THAKKAR**

ZONING: **PRIMARY SHOPPING FRONTAGE**

PARISH: **ROCHFORD PARISH COUNCIL**

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. 666 requiring notification of referrals to the Head of Planning Services by 1.00pm on Tuesday 18th March 2003, with any applications being referred to this Meeting of the Committee. The item was referred by Councillor Mrs M S Vince.

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

- 9.1 **Rochford Parish Council** - commented on the application as originally submitted as follows, 'recommend refusal, there are concerns that the front entrance will inhibit access for parents with double buggies, and also wheelchair users. Also the footway in North Street could become blocked. Any considerations must be in consultation with the Conservation Officer.'

NOTES

- 9.2 The application involves the provision of a single storey store building to the side (previously approved under ref. 02/00230) and a first floor extension providing a staircase to the existing first floor flat. The existing staircase will be removed to increase the floor area of the post office/shop. The first floor extension lies to the rear of the site and will not be conspicuous in the street scene, it also complies with the normal 1m to boundary requirement.

- 9.3 The application also involves the relocation of the entrance to the post office from the side of the building to the front (left-hand side). As originally submitted, the resiting of the door included the raising of the pavement to the front of the Post Office to provide disabled access. The highway authority raised concerns relating to alterations to the pavement, considering that the ramped access should be provided within the building. Revised plans have subsequently been received showing this arrangement. The position of the door has also been further amended; it is now proposed to the centre.
- 9.4 It is proposed that a pair of 2.3m high gates be provided to the side alley. The alley will be used by small delivery vehicles. The highway authority raises no objection to this, subject to conditions relating to the associated vehicular access. The gates will be provided to the rear of the post box located in the alley, and the post box will not be affected by the proposals.
- 9.5 A condition is recommended to deal with the Senior Historic Buildings Advisor concern relating to the door (see below).
- 9.6 **County Surveyor (Highways)** - recommends conditions relating to the provision of a vehicular access to the side of the premises.
- 9.7 **Essex County Council (Senior Historic Buildings Advisor)** - does not think the proposed alterations will have any significant effect upon the character or appearance of the conservation area. He queries the appearance of the doorway, considering the submission of more detailed drawing necessary. He also raised concerns relating to the provision of an internal glazed screen bounding the ramped access.
- 9.8 **Environment Agency** - draws attention to the location of a former landfill fill site, and the possibility of landfill gas migrating from the landfill site to the strata beneath the application site.

APPROVE

- 1 SC4 Time Limits Full - Standard
- 2 SC14 Materials to be Used (Externally)
- 3 The glazed screen and door to be provided to the front elevation shall be constructed such that the glazing bars are of the same appearance (design, width and depth) as those of the sash windows to either side.
- 4 Prior to the provision of the gate to the side alley, details of the appearance of the gate, including its appearance, materials of construction and finish shall be submitted and approved in writing by the Local Planning Authority. Thereafter, the gate shall be provided in strict accordance with the approved details.
- 5 Prior to the proposed new street door to the premises coming into beneficial use the internal ramp as referred to in Informative no. 1 below, shall be provided and thereafter retained for use by members of the public.
- 6 Prior to any the use of the side alley being made by motor vehicles:

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- 1) the vehicular access illustrated on the submitted plans shall be constructed to a minimum width of 3.6m with a suitable splay from the highway boundary; and,
 - 2) the vehicular access and side alley shall be surfaced with materials that shall have previously been submitted to and approved in writing by the Local Planning Authority.
- 7 The gates hereby approved shall open into the site and not outwards, onto the pavement.

Relevant Development Plan Policies and Proposals:

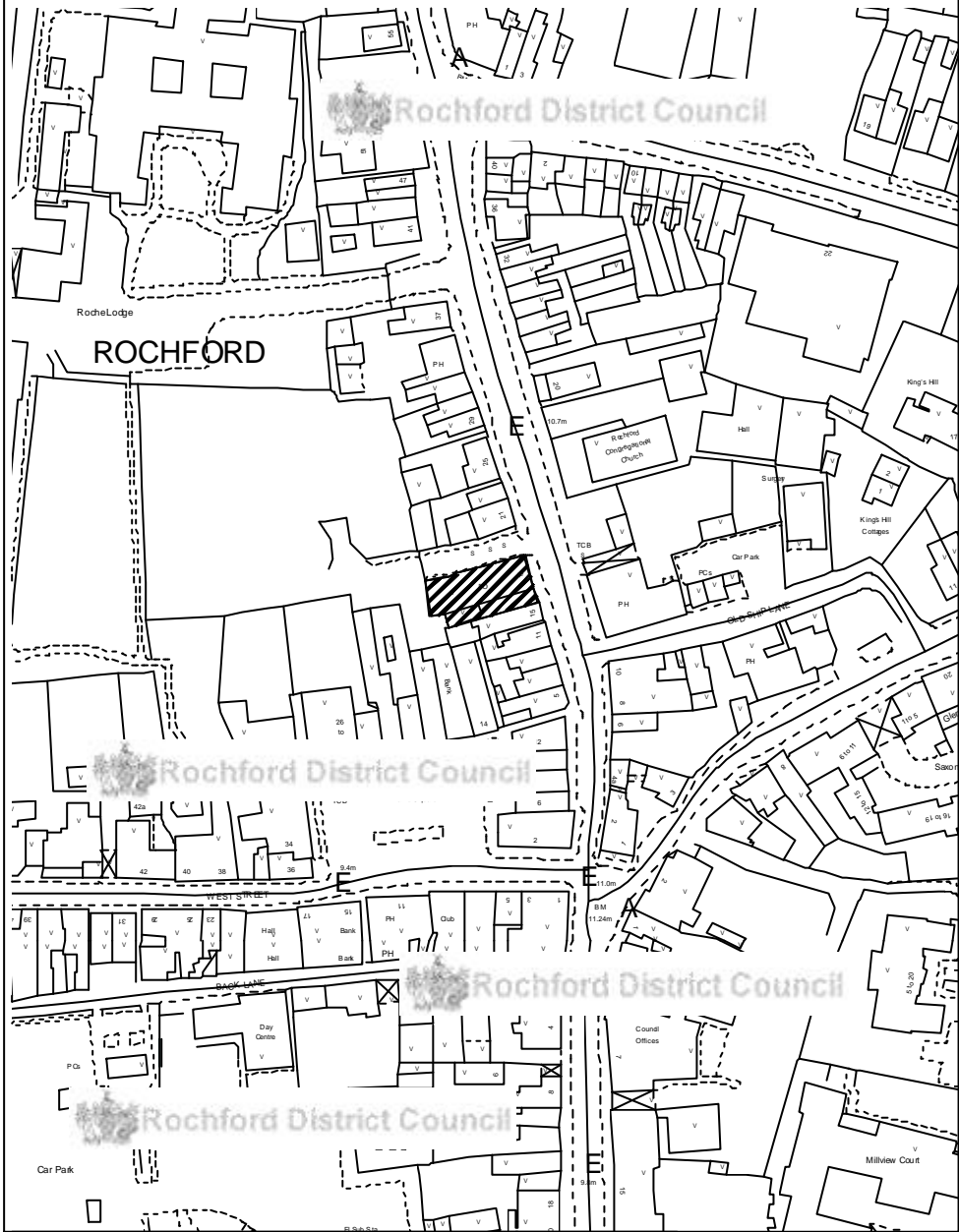
UC3, of the Rochford District Council Local Plan First Review



Shaun Scrutton
Head of Planning Services

The local Ward Member(s) for the above application are Cllr. Mrs M S Vince Cllr. R A Amner

For further information please contact Peter Whitehead on (01702) 546366.



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