

**12/00496/FUL****PROPOSED NEW PREMISES FRONTAGE CONSISTING OF  
NEW GLAZING, FRAME, ENTRANCE DOORS AND BI-FOLD  
DOORS, RETRACTABLE AWNING AND 4 NO. EXTERIOR  
LIGHTS****27-29 EASTWOOD ROAD RAYLEIGH****APPLICANT: ASTOUNDING INTERIOR DESIGN INTERNATIONAL  
LTD****ZONING: PRIMARY SHOPPING FRONTAGE****PARISH: RAYLEIGH TOWN COUNCIL****WARD: WHEATLEY**

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

This application was included in Weekly List no. 1157 requiring notification of referrals to the Head of Planning and Transportation by 1.00 pm on 31 October 2012, with any applications being referred to this meeting of the Committee. The item was referred by Cllr Mrs M J Webster.

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

**1 NOTES**

- 1.1 Planning permission is sought for a new premises frontage consisting of new glazing, frame, entrance doors and bi-fold doors, retractable awning and 4 no. exterior lights.
- 1.2 Planning permission is sought for a new premises frontage consisting of new glazing, frame, entrance doors and bi-fold doors, retractable awning and 4 no. exterior lights.
- 1.3 The premises is currently vacant but would be put to use as a wine bar and bistro, a use granted planning consent earlier this year (Ref. 12/00113/COU).

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## **2 RELEVANT PLANNING HISTORY**

- 2.1 12/00491/ADV - Replace the existing fascia sign with a new internally illuminated fascia sign and for advertising to a proposed awning and vinyl adverts to the glazed frontage. PENDING DECISION.
- 2.2 12/00113/COU – Change of Use From Retail A1 to A3, A4 Use. APPROVED.
- 2.3 Planning permission for use of the first floor of the whole building was granted planning permission, on appeal, for use as 12 residential flats in 2009 (reference 09/00024/COU). The first floor has previously been used as offices and approved for use as training premises within Use Class D2 and as a beauty salon before this. The second floor is understood to be in use as residential flats.
- 2.4 In 1999 (reference 99/00096/COU) planning permission was granted for use of the ground floor as a coffee shop within the A3 Use Class.

## **3 PROPOSAL**

- 3.1 The current premises frontage consists of two large windows with one set of centrally positioned double entrance doors. The proposal seeks to change the frontage to create two smaller width windows to the right hand side of new double entrance doors, which would remain centrally positioned and having new bi-fold doors to the remainder of the frontage. All new glazing would extend the full depth of the frontage and have aluminium frames. The proposed retractable fabric awning would be positioned just above the glazing, below the proposed fascia board advert. The four exterior lights proposed would be attached to the front wall at intervals; these would be made of stainless steel and resemble small tubes, projecting light upwards and downwards from either end of the tube.

## **4 MATERIAL PLANNING CONSIDERATIONS**

- 4.1 The proposed changes to the shop front would not be objectionable in the street scene, which includes a number of retail and other businesses premises at ground floor level. The frontage would remain largely glazed in keeping with other units in the area and the new materials and finish would give the unit a modern appearance appropriate to the modern building of which the premises is a part and in compliance with Policy SAT8 of the Local Plan. The projecting canopy would not project out any further than the existing overhang to the first floor and there are other examples of projecting canopies to premises in the locality.
- 4.2 The proposed lighting would spill light upwards and downwards at intervals across the frontage and would complement the frontage appearance. Given the existing overhanging canopy of the first floor, the light from these would not spill into the residential flats above so as to cause nuisance.

- 4.3 The premises was granted consent to change from retail (A1 Use) to use within Classes A3 (Restaurants and Cafés) and A4 (Drinking Establishments) earlier this year. At the time of this application the end user was not stated although the current proposed frontage changes and advert application relate to proposed use as a wine bar/bistro.
- 4.4 Conditions were imposed on the change of use consent requiring details of any mechanical extraction system and external openings in the walls to be agreed prior to installation in the interests of residential amenity.
- 4.5 The current proposal for bi-fold doors would enable nearly half of the frontage to be opened up to the street. This would give rise to increased potential for noise transfer from the premises to the first floor flats above with the bi-fold doors open, but is something that can be addressed through licence controls should the need arise. The premises is located in a town centre location with a higher level of background noise than surrounding residential areas. Another premises, in use as a restaurant on High Street in the town centre, has a similar arrangement of bi-fold doors on the frontage; this premises does not currently have residential use directly above, although consent has recently been granted for such. The use at ground floor as a restaurant would, however, be considered unlikely to give rise to the same potential level of noise transfer to the flats above as could result from a bar/bistro use, which is likely to remain open later in the evening.
- 4.6 Overall, the proposed frontage changes are considered acceptable with regard to visual amenity and with regard to residential amenity.

## 5 Representations

- 5.1 RAYLEIGH TOWN COUNCIL: The Town Council objects to the application as it is not in keeping with the street scene.
- 5.2 Revised comments; No objection.
- 5.3 HIGHWAYS: No objection.
- 5.4 RDC (Environmental Protection): No adverse comments in respect of this application.

## 5.5 RECOMMENDATION

- 5.6 It is proposed that the application be **approved**, subject to the following conditions:-
- (1) SC4B - Time Limits Full – Standard

- (2) Materials to be used in the exterior finish and the colour scheme of the development hereby approved (save for the fabric awning) shall be those as stated on the approved plans date stamped 22 OCT 2012 unless an alternative colour scheme and/or materials are submitted to and approved in writing by the Local Planning Authority in which case the scheme as approved shall be implemented. Details of the material for the fabric awning including material sample (where deemed necessary by the Local Planning Authority) shall be submitted to and approved by the Local Planning Authority prior to the fabric awning being installed. The fabric awning shall then be provided in accordance with the material details, as approved and retained thereafter in this form.



Shaun Scrutton

Head of Planning and Transportation

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### **Relevant Development Plan Policies and Proposals**

Rochford District Replacement Local Plan, Policy SAT8.

National Planning Policy Framework

Parking Standards Design and Good Practice Supplementary Planning Document  
(Adopted December 2010)

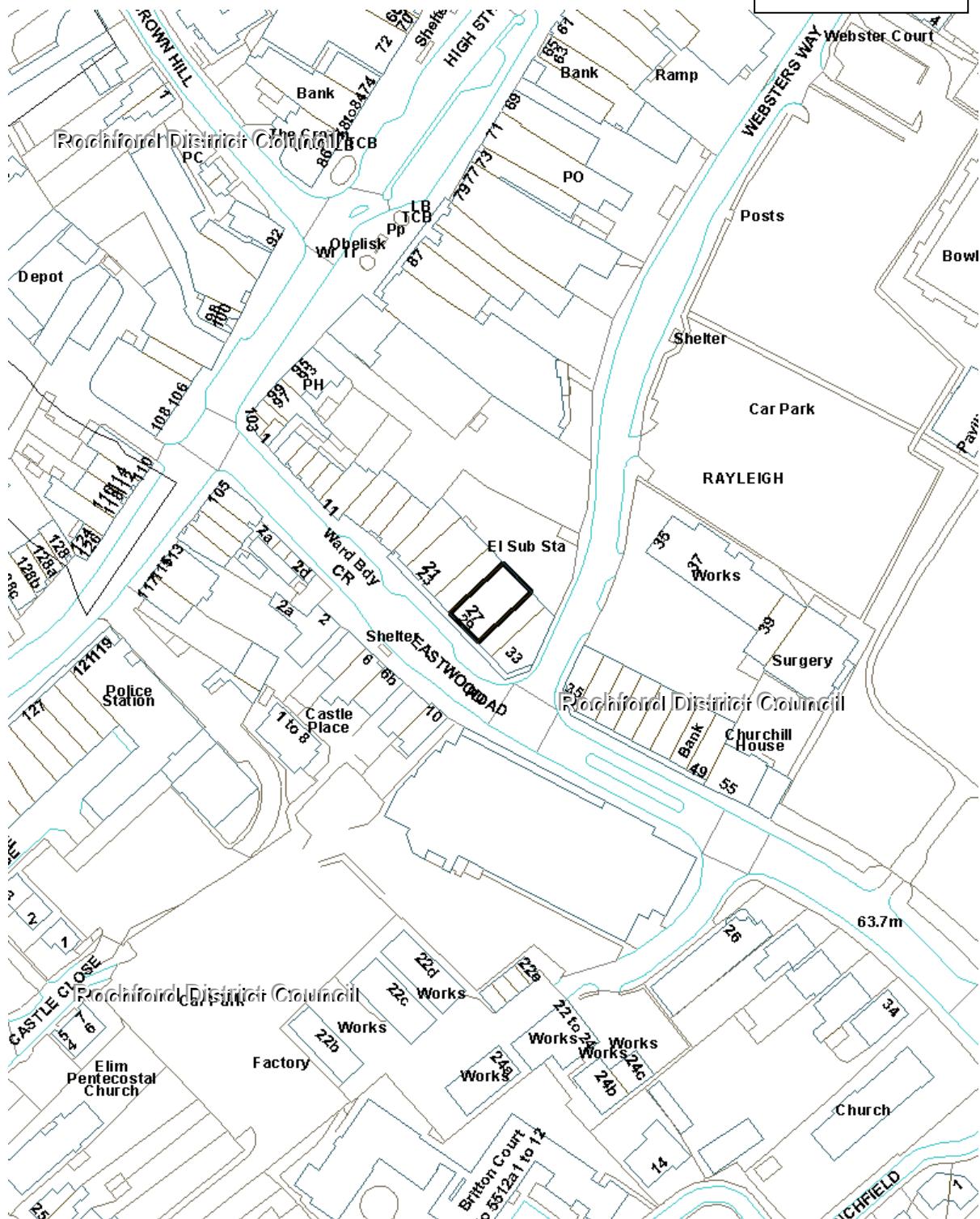
For further information please contact Katie Rodgers on:-

Phone: 01702 546366

Email: [Katie.rodgers@rochford.gov.uk](mailto:Katie.rodgers@rochford.gov.uk)

If you would like this report in large print, Braille or another language please contact 01702 318111.

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