

15/00715/FUL

**ROCHFORD DISTRICT COUNCIL DEPOT, SOUTH STREET,
ROCHFORD**

**DEMOLISH EXISTING BUILDING AND CONSTRUCT NEW
PORTACABIN**

APPLICANT: ROCHFORD DISTRICT COUNCIL

ZONING: NO ALLOCATION

PARISH: ROCHFORD

WARD: ROCHFORD

1 SUMMARY

- 1.1 This application is brought directly before the Committee in the interests of openness because the Council is the applicant. The proposal is for a replacement portacabin structure with a reduced floor space. The building proposed would retain the existing relationship with other built forms in the locality and would provide some enhancement of the appearance of this part of the town. Detailed matters concerning the final floor level and flood resilience of the new building are recommended as conditions to the grant of permission.

2 PLANNING APPLICATION DETAILS

- 2.1 This application is brought before the Committee as the Council is the applicant.

3 SITE DESCRIPTION

- 3.1 This application site is within the Council's depot located on the north bank of the River Roach at the southern end of South Street to the rear of the Rochford fire station and opposite the Riverside Industrial Estate.
- 3.2 The site is served by a concrete surfaced access road and this site in general is hard surfaced with concrete. The site comprises workshops and portacabin

offices, together with parking areas enclosed by a metal 1.8m high palisade fence.

4 THE PROPOSAL

- 4.1 The proposal is to remove the existing portacabin and pre-fabricated structures on the site that are in poor condition and to replace with a new portacabin building.
- 4.2 The existing building to be removed provides offices and welfare facilities for manual staff such as toilets, showers and staff room. The existing building is broadly “L” shaped on plan to an overall width of 23.3m and a depth of 16m. The existing building has a floor area of some 255 square metres.
- 4.3 The proposed building is also of portacabin type design but would feature insulated walls, doors and roof. The proposed building would also be single storey with a slight pitch to an overall height of 3.35m and having a rectangular plan 18.1m wide and 12.2m in depth to an overall floor area of 220 square metres.
- 4.4 The walling to the proposed building would be finished in goosewing grey colour with a black plinth and blue aluminium framed windows.
- 4.5 The application details state there would be no change to the operating hours of the depot between 0600 hours – 1800 hours each day. There would be no change to staffing numbers. As such the car parking requirements would be unaffected.
- 4.6 The development is classified as a minor extension for flood risk purposes.

The layout of the building was revised on 28 October to revise and include additional windows to suit the office uses and internal layout of the building.

5 RELEVANT PLANNING HISTORY

- 5.1 Application No. 95/00370/DPDP3
Site portable building for use as offices.
Permission granted 15 August 1995.

6 CONSULTATIONS AND REPRESENTATIONS

Rochford Parish Council

- 6.1 No objection to raise.

Environment Agency

- 6.2 Have reviewed the application and it appears to us that some 95% of the portacabin lies within Flood Zone 2. Therefore feel that our flood risk standing advice is applicable in this case and we have no further comments to submit.

7 MATERIAL PLANNING CONSIDERATIONS

- 7.1 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. The site is without specific allocation as there are no allocation policies for the existing residential area, given that they are already developed.
- 7.2 The site is outside the Rochford town centre and is outside the existing employment land allocation in the Council's adopted Allocations Plan. The site is outside the Rochford Conservation Area.
- 7.3 Although of a temporary modular design very similar to that proposed to be removed, the proposed new building would refresh the appearance of the depot site against the background of more recent lock up type industrial units at Riverside Industrial Estate. The development would maintain the existing relationship with adjoining buildings and would be of a design, form and scale not out of place in this location.
- 7.4 The application is accompanied by a Flood Risk Assessment, which identifies that most of the site lies within Flood Zone 2 with a small part of the site lying in Flood Zone 3, the area at greatest risk from flooding. The FRA identifies that the surface water from the existing offices discharges to public sewers and soakaways. As the proposal is for a replacement of existing offices and welfare facilities to a building slightly less in size, the assessment concludes there will be no material increase in surface water run off in accordance with the standing advice of the Environment Agency on reducing flood risk. This approach is considered acceptable.
- 7.5 The standing advice of the Environment Agency requires that the new building be installed to the same existing floor level as the building to be removed or higher to 300mm above existing flood levels so as to improve flood resilience. No details have been submitted to demonstrate this. Furthermore no measurements are shown to demonstrate flood resilience of the building such as the access of electricity services. A condition to the grant of permission will require these details to be submitted making this development acceptable in terms of future flood risk.

8 CONCLUSION

- 8.1 The proposed development would allow for the improvement of existing offices and staff facilities required at the Council's depot. The design and form of the portacabin is industrial in nature and as such uninspiring. As this site lies outside the Rochford Conservation Area and would replace similar structures the design is acceptable. The replacement building as proposed is of a superior appearance and quality such that the visual appearance to the area would be improved.

9 RECOMMENDATION

- 9.1 It is proposed that the Committee **RESOLVES**

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

Time Limit

- (1) SC4B – Time Limit standard 3 years

Approved Plans

- (2) The development shall be implemented in accordance with the following plans hereby approved Drawing Nos.3001 ROC 051 existing site plan and proposed site plan, 15-7236-01 and 15-7236-03.

REASON: In the interests of clarity and to define the scope of the development hereby approved.

Submission of Finished Floor Levels

- 3) Prior to the commencement of the development the applicant shall submit to the Local Planning Authority details of the finished floor levels for the building hereby approved that shall be not less than the finished floor level of the existing building to be removed or 300mm above the estimated flood level for the site. The development shall be implemented in accordance with such details as may be agreed.

REASON: In the interests of ensuring flooding resilience to the development approved.

Prior to commencement justification: In order to ensure that adequate and practical flood resilience is provided and given the close proximity of this site to the River Roach it is considered necessary that such provisions be agreed upon by the Local Planning Authority prior to the commencement of works.

Submission of Flood Resilience Measures

- 4) Prior to the commencement of the development the applicant shall submit to the Local Planning Authority details for the increased flood resilience for the building hereby approved. The development shall be implemented in accordance with such details as may be agreed.

REASON: In the interests of ensuring flooding resilience to the development approved.

Prior to commencement justification: In order to ensure that adequate and practical flood resilience is provided and given the close proximity of this site to the River Roach it is considered necessary that such provisions be agreed upon by the Local Planning Authority prior to the commencement of works.

External Materials

- 5) The materials shall be those materials specified on the plans, application form and Design and Access Statement date stamped 5 October 2015, submitted in relation to the development hereby permitted, unless alternative materials are proposed. Where alternative materials are to be used, no development shall commence before details of those alternative external facing materials to be used in the development have been submitted to and approved in writing by the Local Planning Authority. Where other materials are agreed in writing by the Local Planning Authority, the materials agreed shall be those used in the development hereby permitted.

REASON: To enable the Local Planning Authority to retain adequate control over the appearance of the building, in the interests of visual amenity.

REASON FOR DECISION AND STATEMENT

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against the adopted Development Plan and all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework. The proposal is considered not to cause significant demonstrable harm to any development plan interests, other material considerations, to the character and appearance of the area, to the street scene or residential amenity such as to justify refusing the application; nor to surrounding occupiers in neighbouring streets.



Christine Lyons

Assistant Director, Planning Services

Relevant Development Plan Policies and Proposals

Rochford District Council Local Development Framework Allocations Plan Adopted February 2014

Rochford District Council Local Development Framework Core Strategy Adopted Version (December 2011)

CP1.

Rochford District Council Local Development Framework Development Management Plan adopted 16th December 2014.

DM1

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

B1

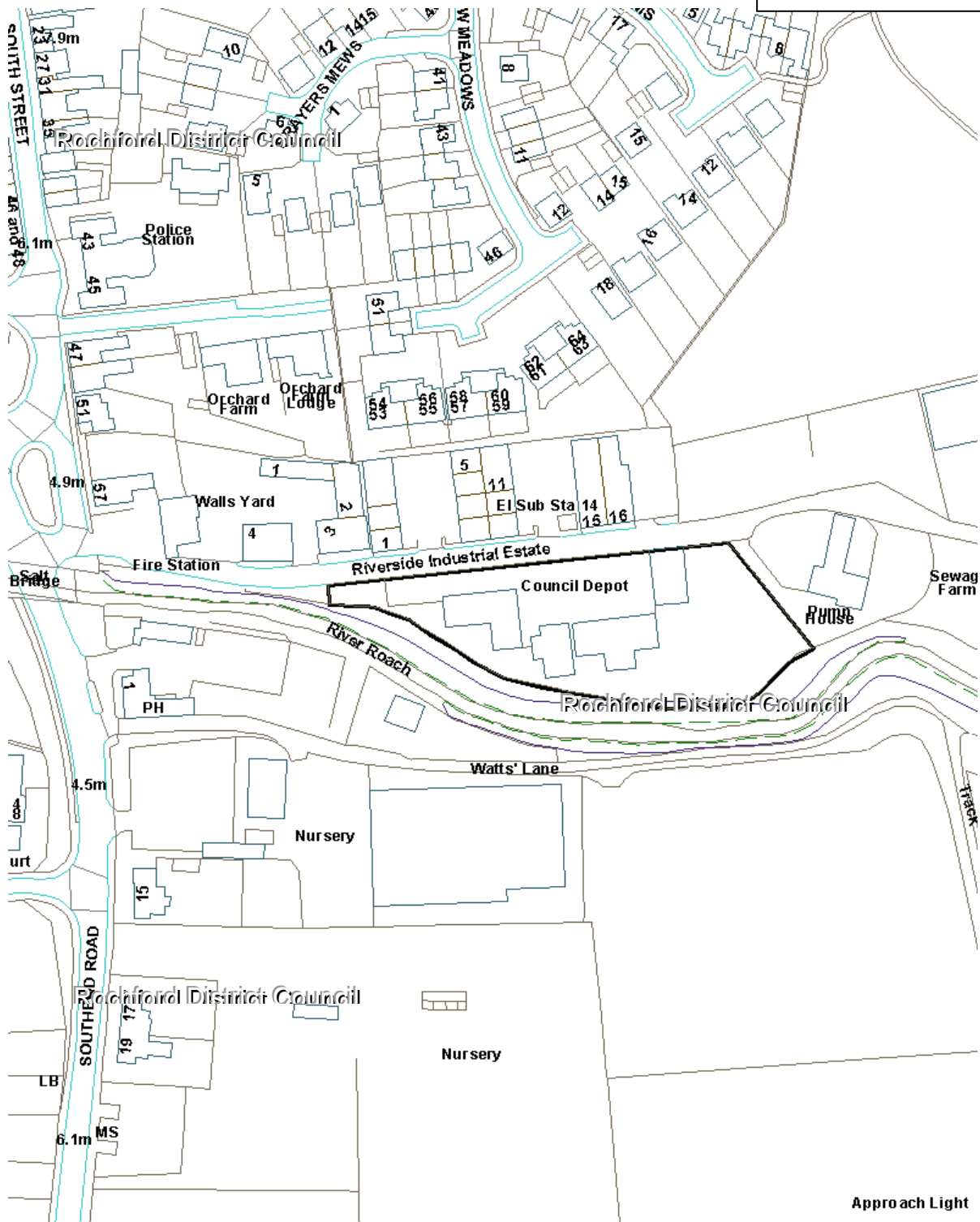
For further information please contact Mike Stranks on:-

Phone: 01702 318 092

Email: mike.stranks@rochford.gov.uk

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

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7.7

Approach Light



NTS