

**CONSULTATION FROM SOUTHEND ON SEA BOROUGH COUNCIL - PROPOSED 22-BED TRAVEL INN EXTENSION, STRAWBERRY FIELD, NESTUDA WAY, SOUTHEND.****1 SUMMARY**

- 1.1 This report is submitted following the receipt of a consultation from Southend on Sea Borough Council. A planning application has been submitted to that Council for the extension of the hotel by the addition of 22 rooms and alterations in the layout of the car park such that there is a reduction of 4 spaces.
- 1.2 It is discretionary as to whether this Council responds to this consultation.

**2 PROPOSALS**

- 2.1 The existing development comprises the Brewers Fayre public house and a 60 bed Travel Inn Hotel. The hotel building is a three-storey development. It is proposed that a 22-bed addition is made in the form of a two-storey projection at right angles and to the south of the existing building. Two rooms in the existing hotel building will be lost to result in a net gain of 20 rooms to a total of 80.
- 2.2 As a result of the extension, part of the existing car park will be taken up with the loss of 23 parking spaces. New provision is to be made to the south side of the site however, with the addition of 19 new spaces. There will be an overall reduction of 4 spaces therefore.

**3 DESIGN**

- 3.1 The design is to be similar to that of the existing hotel, brick built with a concrete tiled roof. It is considered that this will be in keeping with the existing development and is an appropriate form of extension for the hotel.

**4 PARKING**

- 4.1 There are currently 139 parking spaces at the site. Judging the site against the current parking standards referred to by the applicant, indicates that 130 spaces are required (and therefore the requirement is currently met). The additional development would, when judged against the standards, require that the provision be increased to 150 spaces.
- 4.2 However, the applicants point out that national guidance in PPG13, Transport, indicates that developers should not be required to provide

more parking than they themselves see as sufficient for their needs. The applicants have devised their own standard which, when the proposals are judged against them, only require that 130 spaces are provided.

- 4.3 In addition, parking surveys have been commissioned at the site. These show that, in its current form, the maximum number of spaces occupied is 115. Factoring this upward, to take into account the new bedrooms, it is again argued that the provision that will remain will be sufficient.

## **5 RESIDENTIAL AMENITY**

- 5.1 The site is remote from residential areas, separated from them by either the roadway of Prince Avenue to the south or the new Royal Bank of Scotland development site to the east. As a result there are considered to be no residential amenity impacts.

## **6 ENVIRONMENTAL IMPLICATIONS**

- 6.1 Some of the landscaping implemented with the original development will be removed to allow this proposal to proceed. This does not currently have a significant impact due to the limited time it has been established. New planting can be required to reduce the long term impact.

## **7 CONCLUSION**

- 7.1 The proposals represent an appropriate form of development in terms of their design. There is no impact with regard to residential amenity. There remains a question as to whether sufficient parking space will be available on the site. This will be the subject of assessment by Southend Council as part of the consideration of the development proposals.

## **8 RECOMMENDATION**

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

that **NO OBJECTIONS** are raised to the proposed development.  
(HPS)

Shaun Scrutton

Head of Planning Services

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**Background Papers:** Planning application consultation papers submitted by Southend on Sea Borough Council

For further information please contact Kevin Steptoe on:-

Tel:- 01702 546366 ext 3409

E-Mail:- [kevin.steptoe@rochford.gov.uk](mailto:kevin.steptoe@rochford.gov.uk)