

Referred Item R5

TITLE : 07/00030/FUL
CONSTRUCT DISABLED ACCESS RAMP WITH HANDRAIL
TO FRONT AND INSTALL 3 NO. EXTERNAL AIR
CONDITIONING UNITS ON FLAT ROOFED AREA TO REAR
OF BUILDING.
14 WEST STREET ROCHFORD

APPLICANT : MARTIN MCCOLL

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. 871 requiring notification of referrals to the Head of Planning and Transportation by 1.00 pm on Tuesday, 20 March 2007, with any applications being referred to this meeting of the Committee. The item was referred by Cllr Mrs H L A Glynn and Cllr Mrs S A Harper.

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

- 5.1 **Rochford Parish Council:** Concern that the proposed ramp was not in keeping with the Conservation Area and would also encroach into the footway. Concern also expressed that the air conditioning units may produce excess noise and affect nearby residents.

NOTES

- 5.2 Planning permission is sought for a ramped access to the shop entrance at 14 West Street, Rochford together with the addition of three air conditioning units on flat roofs to the rear of the building.
- 5.3 The property is a commercial shop that, whilst not listed, is located within the historic core of the Rochford Conservation Area.
- 5.4 The proposal involves the installation of a sloping ramp parallel to the shop front measuring 3.3m in length and 1.4m in width. It is accessed via both ends and has a wrought iron side handrail that is 1.1m in height. It is stated in the design and access statement that the proposal arises from a number of complaints regarding disabled/wheelchair access.

Referred Item R5

- 5.5 The three air conditioning units are to be installed in association with the possible re-siting of the Rochford sub-Post Office to the premises.
- 5.6 The County historic buildings adviser has no objection to the installation of a ramp on conservation grounds and does not consider that the character of either the building or this part of the Conservation Area would be significantly affected. With regard to the air conditioning, he expresses the view that provided the proposed air conditioning units are positioned as shown (wholly behind the parapet side wall) they would not be of visual detriment. He recommends approval, although concern is voiced as to the practicality of the proposal.
- 5.7 The Highway Authority objects to the proposal as the available footway between the ramp and the adjacent cycle rack will be reduced to less than the minimum requirement width of 2m when the cycle rack is in use. However, they have confirmed that the Highway Authority have separate direct control over this requirement as part of the necessary consent the applicants will require from them to carry out works to the highway.
- 5.8 In these circumstances, it would not be appropriate to refuse planning permission when the Highway Authority have their own separate direct control over the matter.
- 5.9 **County Surveyor (Highways):** Wishes to raise an objection as submitted:-
 - Ramp as shown will reduce the available width of footway between the ramp and the cycle rack. This is not acceptable to the Highway Authority, as the minimum width of footway should be two metres. If a cycle is left in the designated rack this will reduce the width to below that required.
 - Notes the following:-
 - Any ramp approved within the highway needs to conform with Essex County Council Policy Note TPN50 and will require a legal agreement with the Highway Authority.
 - From the plans as submitted, it would appear that the ramp can be constructed within the retail unit.
- 5.10 **County Planner (Historic Buildings):** No objection to the installation of the ramp on conservation grounds. No objection to the air conditioning units on the understanding that they are concealed behind the parapet wall.
- 5.11 **Environmental Services:** No adverse comments.
- 5.12 **Neighbours:** two letters of objection received from the owners of 9/9a and 7/7a North Street.
 - Concern regarding the direction to the access ramp and potential to cause obstruction to pedestrians.
 - Possible obstruction to alleyway adjacent to Martin's (No.14) which serves as a means of fire escape and also is the only access for tenants of 7a and 9a North Street.

Referred Item R5

- Suggestion made to re-orientate the ramp to face the other direction.
- Impact of noise pollution from the air conditioning units on tenants of 7a and 9a North Street especially in the summer when windows are open.
- Detrimental to visual amenity of tenant at 7a North Street.
- Concern regarding ability to let flat (9a) due to impact of noise from air conditioning units.

One petition received with 104 signatories with the following comments:-

- Pedestrians may get obstructed as walking past.
- Pedestrians will no longer have a path to cross due to the new ramp when the Square is in market use on Tuesdays.
- Causes obstruction to pedestrians, as the footpath will be compromised.

APPROVE

- 1 SC4B Time Limits Full - Standard
- 2 SC14 Materials to be Used (Externally)

REASON FOR DECISION

The proposal is considered not to cause significant demonstrable harm to any development plan interests nor harm to any other material planning consideration.

Relevant Development Plan Policies and Proposals

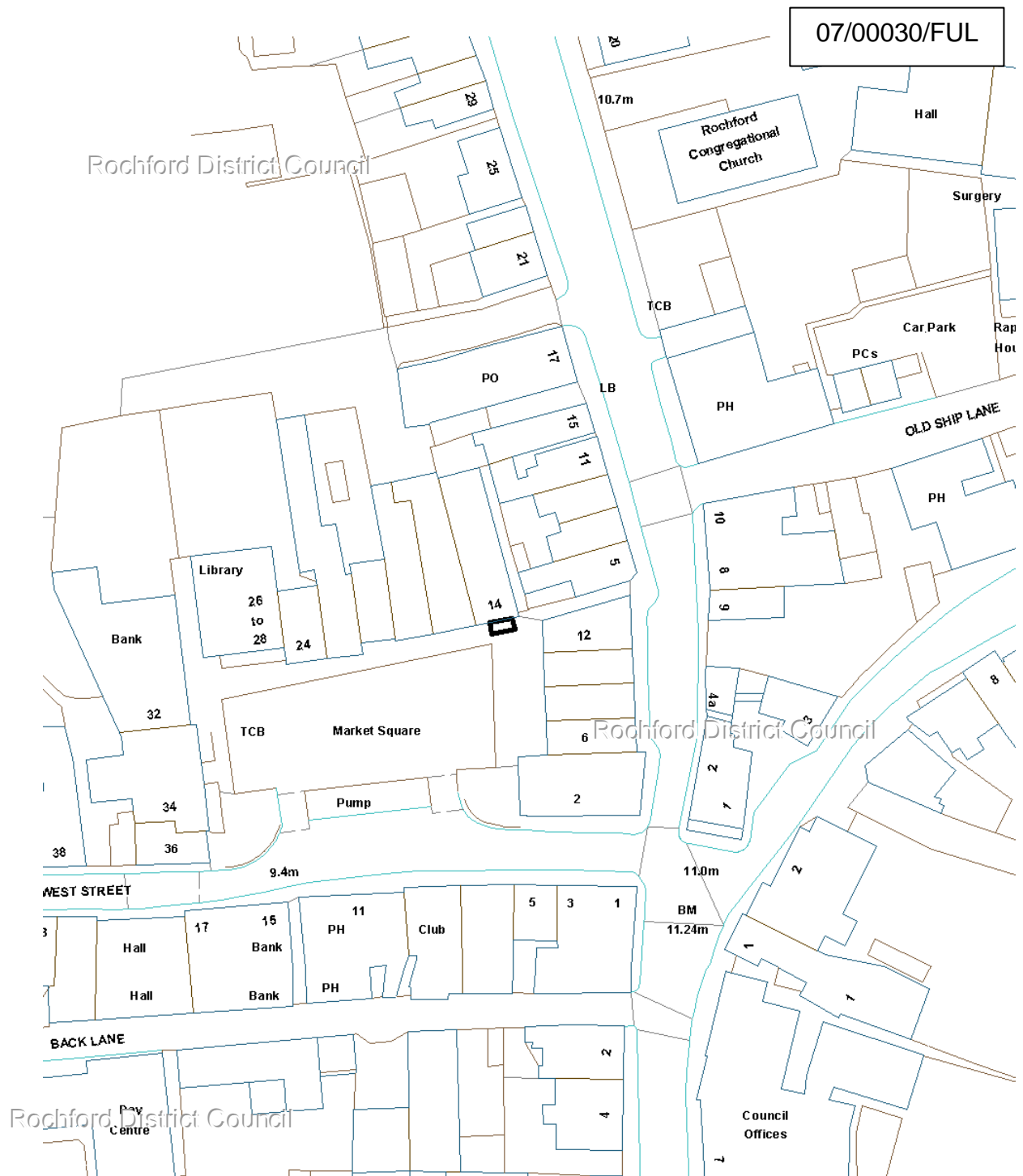
BC1, SAT8, of the Rochford District Council Adopted Replacement Local Plan



Shaun Scrutton
Head of Planning and Transportation

For further information please contact Judith Adams on (01702) 546366.

The Ward Members for this application are: Cllr J P Cottis, Cllr K J Gordon and Cllr Mrs S A Harper.



Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office Crown Copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. This copy is believed to be correct.

Nevertheless Rochford District Council can accept no responsibility for any errors or omissions, changes in the details given or for any expense or loss thereby caused.

Rochford District Council, licence No.LA079138

NTS



INVESTOR IN PEOPLE