

APPLICATION NO.: 13/00389/FUL

DESCRIPTION: CONSTRUCT SINGLE STOREY, TWO STOREY AND FIRST FLOOR EXTENSIONS AND ALTERATIONS TO CONVERT BUILDING FROM ADULT LEARNING CENTRE TO 6 NO TWO BEDROOMED AND 1 NO BEDROOMED FLATS (7 NO FLATS TOTAL)

AT NORMAN HOUSE, ROCHEWAY, ROCHFORD, ESSEX, SS4 1DQ

APPLICANT: SILVER CITY ESTATES

ZONING: RESIDENTIAL

PARISH: ROCHFORD

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.1198 requiring notification of referrals to the Head of Planning and Transportation by 1.00 pm on Wednesday, 21 August 2013 with any applications being referred to this Meeting of the Committee. The item was referred by Cllr Mrs G A Lucas-Gill.

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

1 NOTES

- 1.1 The proposal is for the change of use of a building from Use Class D1 (day care centre) to C3 (residential use) involving the extension of the building to create 1 one bedroomed and 6 two bedroomed flats. The site is within the existing residential development allocation on the saved Rochford District Replacement Local Plan (2006) and the principle of the re-use of the building for a form of residential use is generally acceptable and in accordance with the current development plan. Policy H1 of the Core Strategy 2011 requires the Council to prioritise the reuse of previously developed land and the proposal is considered to meet this requirement.
- 1.2 The existing building is of 1930s municipal design and originally served as the school masters house to the former adjoining secondary school. It subsequently served as a day centre but has been vacant for the past 12-18 months. There has been no other relevant planning history for the site.

- 1.3 Norman House shares a boundary with a number of properties. It is set to the rear of two bungalows at Nos. 22 and 24 Rocheway (96/00481/FUL). There are also two detached bungalows to the east, Nos. 30 and 32, which share the same access to the site (97/00704/FUL). To the south is a recently built single storey building, which provides administrative and training services for Disability Essex (08/00241/FUL). The site shares part of its rear boundary with a dwelling at 1 Townfield Road and also with a public open space. The site is relatively close to the Rochford Town Centre.
- 1.4 The existing building is of a somewhat unusual design and incorporates a central single storey pitched roof section with flanking single storey flat roofed elements and a two storey flat roofed element to the rear.
- 1.5 The proposed development would retain much of the original footprint increasing it only by a small degree in the south west corner by infilling part of the stepped arrangement that presently exists. At first floor level the flat roofed flanking sections would have pitched roofs added to complement the existing central section. These one and a half storey additions would provide for an expanded internal area at first floor. The northern elevation would feature a first floor window set at 1.7m above floor level thus no overlooking issues would occur to the adjacent dwellings on Rocheway. There would be a first floor bedroom window at the northwest end which would be 25m to the rear of 1 Townfield Road but it is noted that this window is angled away from the rear of that property and directed towards the open space. It is considered that such a relationship would be adequate to maintain privacy. There are no overlooking issues from any other window. In terms of the overall design of the additions it is considered that these would complement the unusual form of the existing building. The modest additional mass of the proposed extensions would be proportionate additions to the existing building. The proposal is considered to be in accordance with Core Strategy policy CP1 in reflecting the unusual characteristics and form of the existing building and also the relevant parts of Local Plan policy HP6 relating to design and layout.
- 1.6 The existing vehicular and pedestrian access to the site would remain unchanged and, together with the vehicular parking/turning area, are already constructed of bound material. The Council's minimum parking standard would require 1 car parking space for the one bedroomed flat and 2 car parking spaces for each two bedroomed flat. In addition visitor provision at 0.25 spaces per flat would be required. This standard would require a total of 14 spaces for the development. The proposal, in utilising the existing hard surfaced area, would provide a total of 9 spaces with 1 allocated space for each of the flats and 2 unallocated visitor spaces. The bay sizes would meet the minimum required bay size of 5m x 2.5m and this is considered to be acceptable as it involves a reuse of an existing hard surfaced area. A cycle store would be provided in the north eastern corner of the site. The Local Highways Authority considers the onsite parking arrangements to be acceptable as there will be adequate provision due to the town centre location with its proximity of public car parks and sustainable modes of transport.

- 1.7 An enclosed (1.8m high close barded fence) refuse store would be located to the north boundary adjacent the parking area. This would be of a suitable size to provide the required provision of refuse and recycling bins for the development.
- 1.8 The existing boundaries to the site predominantly consisting of 1.5m metal railings backed by 2m close boarded fencing or hedges would remain. The proposal includes for the existing soft landscaping to be extended with new planted beds and lawned areas between the building and the southern boundary and extended lawned areas between the building and the northern and western boundaries providing communal amenity areas for the seven flats. For flat developments the provision of 25 square metres of useable amenity space for each flat is required and thus a total of 175 square metres would be required for communal areas in this instance. The main areas indicated on the layout plan would provide for a total of 248 square metres which would satisfy the amenity requirements. Furthermore the existing gated access to the adjacent public open space would remain for the benefit of residents. It is proposed that a first floor flat located on the southwest corner of the building would have access to a roof terrace 3.4m x 2.6m in area. This area would be shielded from views towards dwellings to the north by the remainder of the building and existing trees would provide adequate screening to the rear of the dwelling at 1 Townfield Road (not directly opposed) located 30m to the northwest. The main outlook would be towards the Disability Essex building together with some views over the public open space.
- 1.9 In addition to an objection from Rochford Parish Council there have been a total of seven objections with six of these originating from dwellings in Rocheway and one from a residence in Stambridge Road. Comments generally relate to the perceived overdevelopment of the site and concerns that the access and parking arrangements may impact on other residents. Nevertheless it is considered that the proposal is in proportion to the existing building and the size of the site, that the privacy of adjacent residents would not be unduly affected by overlooking and that the parking and access arrangements would be acceptable for a development in this location.
- 1.10 It is considered that the proposed development would amount to the appropriate reuse of a building within a residential area and that it would be in accordance with local and national planning policy.

2 CONSULTATIONS AND REPRESENTATIONS

ROCHFORD PARISH COUNCIL

- 2.1 It is considered that this constitutes overdevelopment of the site. There is a lack of acceptable amenity area around the building, and the character of the original building will be detrimentally altered. In addition, the second floor flats will overlook neighbouring properties, thus having a detrimental effect on the neighbour's enjoyment of their amenity. If it is decided to approve this application, any windows on the North side of the building should be opaque glass.
- 2.2 The application states that there are spaces for 7 resident's cars and three visitors. This is inadequate, bearing in mind there could be two cars per property, and Rocheway is already heavily congested with parked cars. The turning area is considered too small to accommodate larger vehicles, including emergency vehicles.
- 2.3 The plans do not show two gates which allow access to the adjacent Disability Essex property. These should be closed.
- 2.4 The planned position of the refuse bin store is adjacent to the fences of neighbouring properties, again causing a nuisance to residents of those properties, especially if they are allowed to overfill, thus creating smells. Assuming there a commercial bins used, this will involve heavy refuse Lorries using the driveway to access the bins. Even with the normal resident's bins, there may still be a need for these vehicles to use the driveway.
- 2.5 Refuse Lorries using the driveway to access the bins. Even with the normal resident's bins, there may still be a need for these vehicles to use the driveway.

ANGLIAN WATER

- 2.6 No comments as less than ten dwellings/0.5ha.

ECC HIGHWAYS

- 2.7 The onsite parking provision is considered to be acceptable as there will be adequate parking provision due to the town centre location with its proximity of public car parks and sustainable travel, therefore; no objection to the proposals subject to the following conditions being attached.
1. Vehicular hardstandings having minimum dimensions of 2.9 metres x 5.5 metres for each vehicle shall be provided in accordance with Parking Standards Design and Good Practice September 2009 (Essex Planning Officers Association/ECC).

2. A minimum dimension of 6m shall be provided between the rear of the parking bay within the parking court.
3. Prior to the commencement of the development the details of the number, location and design of cycle parking facilities shall be submitted to and approved in writing by the Local Planning Authority. The approved facility shall be secure, convenient and covered and provided prior to occupation and retained at all times.
4. Prior to the commencement of works on site the applicant shall indicate in writing to the Local Planning Authority an area within the curtilage of the site for the parking of operatives' vehicles and the reception and storage of building materials clear of the highway.
5. Prior to occupation of the proposed development, the Developer shall be responsible for the provision and implementation of a Residential Travel Information Pack for sustainable transport, approved by Essex County Council, to include 6 All Essex Scratch card tickets.

NEIGHBOURS

2.8 Seven objections. 15, 20, 22, 24, 30, 15 Rocheway. 16 Stambridge Road.

Main points relate to:

- overdevelopment of the site,
- parking and
- access arrangements.

APPROVE

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 The external facing materials to be used in the construction of the development hereby permitted, shall match (i.e. be of an identical appearance to) those of the corresponding areas of the existing building.
- 3 Prior to the commencement of the construction of the residential housing hereby approved the applicants shall submit details to, and be approved in writing by, the Local Planning Authority to demonstrate the extent of how the dwellings hereby approved comply with the lifetime homes standard and implementation of the approved scheme.
- 4 No balustrading, or similar means of enclosing any part of the roof area (including any roof void) of the flat roofed area on the north west corner of the building, shall be erected (or otherwise installed), nor shall any part of the said

roof area be used as a balcony, roof garden, amenity or other sitting out area or similar purpose.

- 5 No window, door or other means of opening shall be inserted above first floor finished floor level on the northern or western elevations of the development; hereby permitted, in addition to those shown on the approved drawing.
- 6 Prior to the commencement of the development the details of the number, location and design of cycle parking facilities shall be submitted to and approved in writing by the Local Planning Authority. The approved facility shall be secure, convenient and covered and provided prior to occupation and retained at all times.
- 6 No occupancy of the flats shall commence; before provision has been made within the site for the parking; of vehicles, in accordance with the details shown on approved drawing. Thereafter, such areas of the site shall be retained and maintained in the approved form and used for no other purpose which would impede the parking of vehicles.

REASON FOR DECISION

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.



Shaun Scrutton

Head of Planning and Transportation

Relevant Development Plan Policies and Proposals

H1, H6, CP1, ENV9, T8, Rochford Core Strategy Adopted Version December 2011

HP6, Rochford District Replacement Local Plan (2006) as saved by Direction of the Secretary of State for Communities and Local Government and dated 5 June 2009 in exercise of the power conferred by paragraph 1(3) of schedule 8 to the Planning and Compulsory Purchase Act 2004.

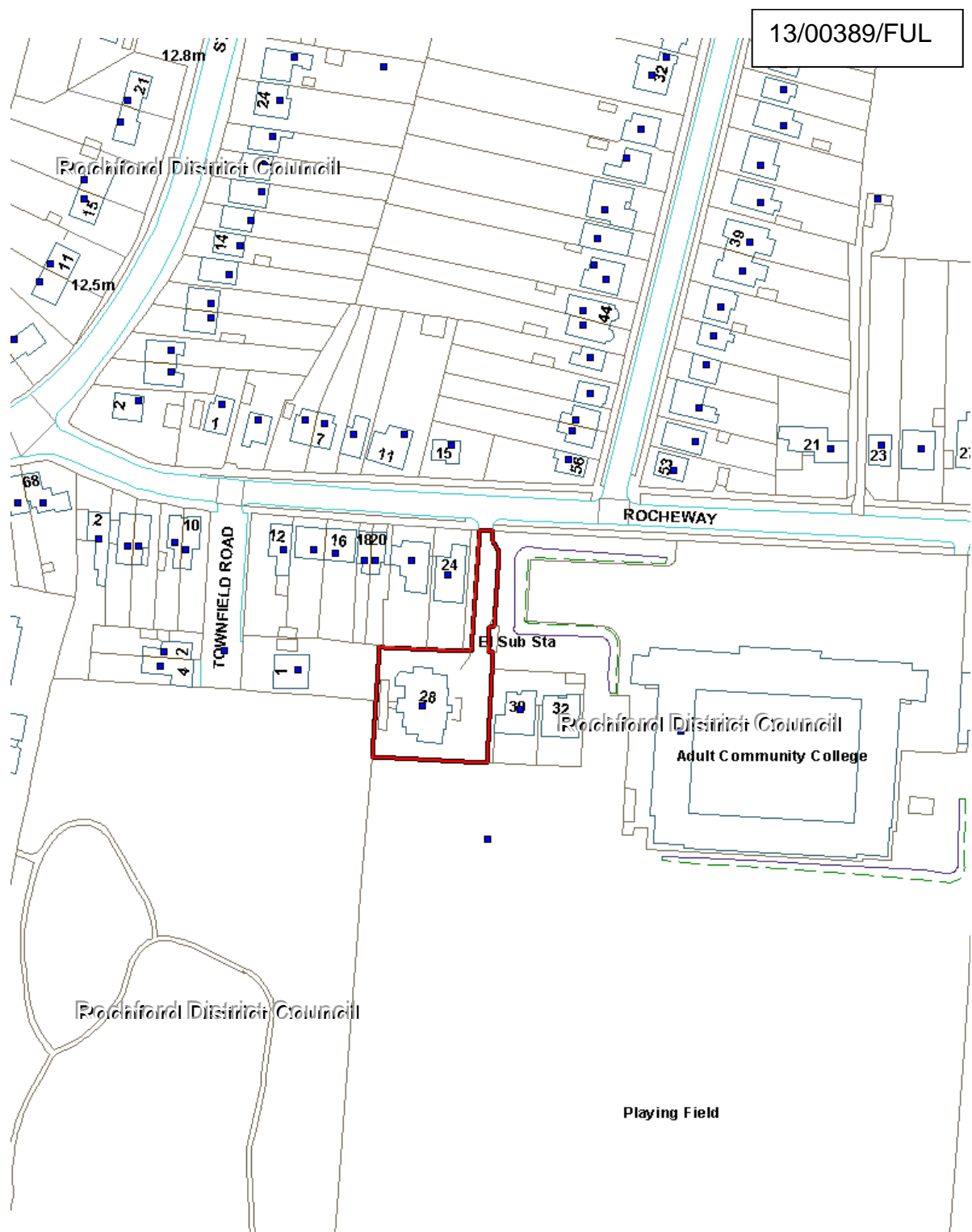
Parking Standards: Design and Good Practice Supplementary Planning Document adopted December 2010

For further information please contact Robert Davis on:-

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



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