

14/00050/FUL**58 SUTTON ROAD ROCHFORD****DEMOLISH CONSERVATORY AND DETACHED GARAGE
AND CONSTRUCT SINGLE STOREY PART PITCHED
ROOFED PART FLAT ROOFED SIDE AND REAR
EXTENSION AND CHANGE USE OF RESULTING BUILDING
TO PROVIDE RESIDENTIAL CARE HOME****APPLICANT:** CARE CO ACTIVE**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. 1225 requiring notification of referrals to the Head of Planning and Transportation by 1.00 pm on Wednesday, 19 March 2014 with any applications being referred to this meeting of the Committee. The item was referred by Cllr K J Gordon and Cllr Mrs G A Lucas-Gill

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 an extension and change in use of a dwelling to a residential care home (Use Class C2) providing a total of four bedrooms for elderly people.
- 1.2 The dwelling is a detached two-bed bungalow that was permitted in 1954. It is located on the southern side of Sutton Road with an outlook to the front over the Metropolitan Green Belt. The neighbouring dwellings either side are both semi-detached houses. To the rear the site abuts the side of the rear garden of 1 Sutton Court Drive. The site is 327m² in area. The dwelling has a detached single garage in the rear garden and is accessible by a driveway to the side of the house. There is a conservatory attached to the rear of the property. Both the garage and conservatory would be removed to facilitate the development.

2 MATERIAL CONSIDERATIONS

- 2.1 The site is located within the residential area of Rochford and a residential care home would, in principle, be considered acceptable here. In addition to this, at the heart of the National Planning Policy Framework (NPPF) is a presumption in favour of sustainable development. It is considered that the proposed residential development accords with this presumption and represents 'sustainable development' at this site.

DESIGN AND LAYOUT

- 2.2 The proposed extension would be L shaped and attached to the rear and part of the side of the building. From the original rear wall it would have a depth of 4.29m and a rear elevation width of 11.4m. The front elevation of the extension projecting beyond the side would be set back 2.76m from the front corner of the building and would have a width of 2.4m. This side part would have a total depth of 9m. The part of the extension projecting to the side of the original dwelling would have a front to back pitched roof matching the pitch angle of the existing roof. The remainder of the proposed extension projecting beyond the original rear elevation would be flat roofed.
- 2.3 There would be one new window in the west facing side elevation of the existing dwelling. There is an intermediate fence providing a visual barrier. There would be no window openings in the side elevations of the extended part. The front elevation would contain a single doorway and an adjacent small window. The rear elevation would feature two glazed doors and three windows of varying sizes.
- 2.4 A rear garden would be retained. This would have a width of 13m and a depth varying between 5.6m and 6.2m to give an approximate area of 76.7m².

PARKING AND ACCESS

- 2.5 The parking standard for Use Class C2 is 1 space per full time equivalent staff and 1 visitor space per 3 beds. The application form states that there would be two full time staff members. There are a total of four bedrooms in the development. The standard would require a total of 4 spaces and this number of spaces would be provided in the proposed parking area in front of the property. The indicated bay sizes on the plan are 4.8m in depth with three of them 2.5m in width and one 2.4m in width, however there is sufficient space for these to be increased in size to meet the adopted standard. The Local Highways Authority has no objection to the development, subject to recommended conditions.

RESIDENTIAL AMENITY

- 2.6 The new window in the west facing side elevation would have an outlook towards the rearmost part of the side elevation of the neighbouring dwelling and be angled such that it is not considered that there would be a significant adverse impact on residential amenity. The remainder of the development would also not have an adverse effect on neighbouring amenity.

OTHER MATTERS

- 2.7 It is noted that the Parish Council objects to the proposal citing that it would be a gross over-development of the site and has concerns about parking and access. Notwithstanding these views it is noted that the development, when completed, would retain the appearance of a modestly sized single storey domestic dwelling and would not have an adverse impact on the domestic residential character of the area and furthermore the Local Highways Authority has no objection to the development proposal.

REPRESENTATIONS

- 2.8 ROCHFORD PARISH COUNCIL - Very strong objections: Gross over-development of the site. Inadequate turn facility in proposed parking area, which would mean vehicles reversing into the very busy Sutton Road. There is no provision of parking for emergency vehicles. The proposed side extension goes up to the properties boundary of a shared drive, and will have a negative impact on the neighbouring property.
- 2.9 ECC HIGHWAYS - No objection, subject to recommended conditions.

3 RECOMMENDATION

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

That the application be approved, subject to the following conditions:-

- (1) SC4B Time Limits Full - Standard
- (2) SC15 Materials to Match (Externally)
- (3) Prior to commencement of the development a 1.5 metre x 1.5 metre pedestrian visibility splay, as measured from and along the highway boundary, shall be provided on both sides of the vehicular access. Such visibility splays shall be retained free of any obstruction in perpetuity. These visibility splays must not form part of the vehicular surface of the access.
- (4) Four parking spaces having minimum dimensions of 2.9 metres x 5.5 metres for each vehicle shall be provided prior to the first beneficial occupation of the development and retained, thereafter, in perpetuity.

- (5) The development shall only be used as a residential care home for 4, or less, elderly people and for no other purpose, including any use otherwise permitted within Class C2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (including any Order revoking or re-enacting that Order, with or without modification), or such uses ordinarily incidental to the use hereby permitted.



Shaun Scrutton

Head of Planning and Transportation

Relevant Development Plan Policies and Proposals

HP6 , of the Rochford District Council Adopted Replacement Local Plan

National Planning Policy Framework

For further information please contact Robert Davis on:-

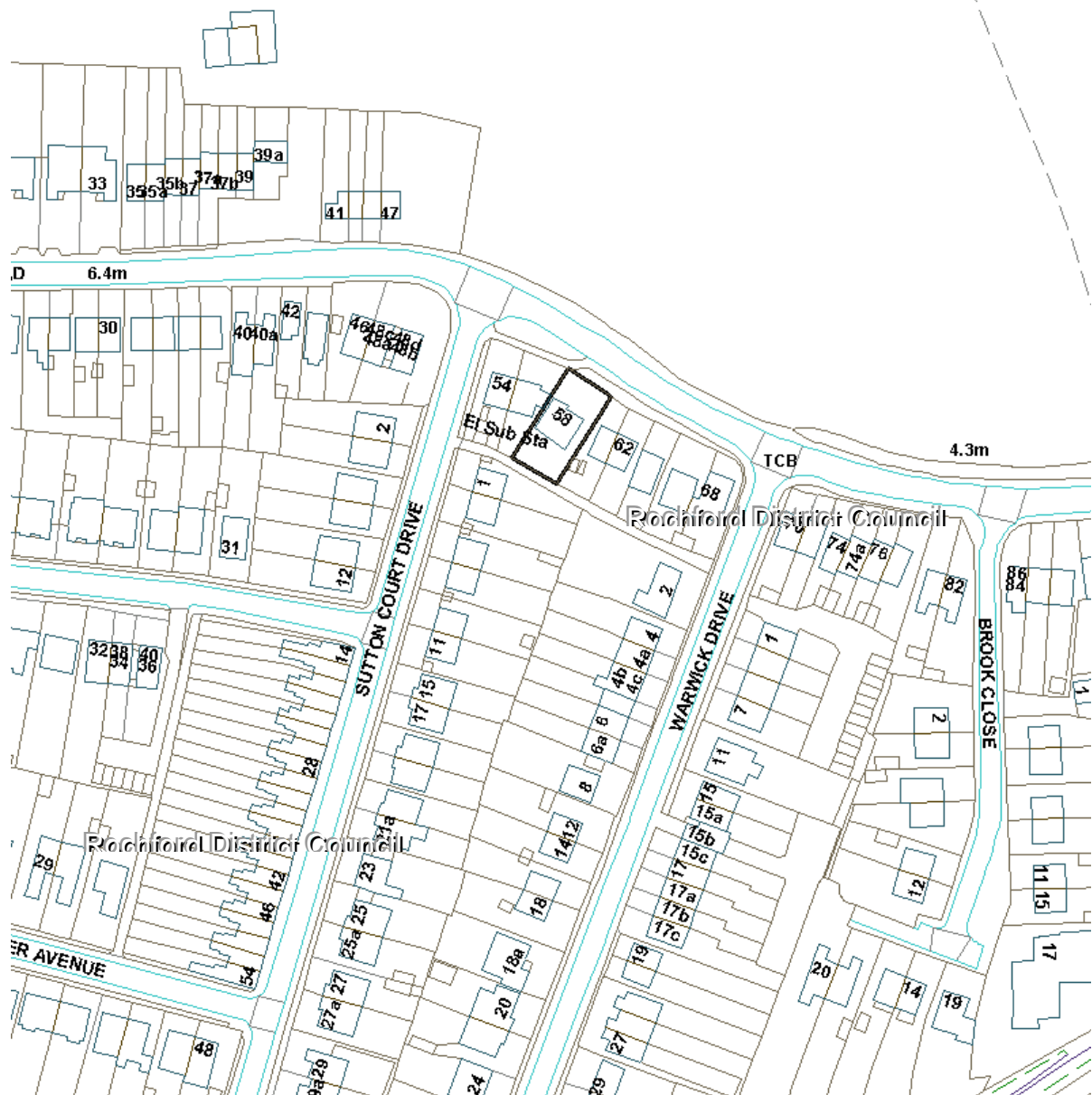
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Rochford District Council



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