

APPLICATION REFERRED FROM THE WEEKLY LIST

WEEKLY LIST NO. 1354 – 6 January 2017

16/01159/FUL

FRANCES COTTEE LODGE, CLARENCE ROAD, RAYLEIGH

**PROPOSED MINOR INTERNAL AND EXTERNAL
ALTERATIONS TO EXISTING SHELTERED HOUSING
COMPLEX, PROVISION OF ADDITIONAL CAR PARKING
SPACES AND LANDSCAPING TO ENTRANCE OF SITE**

1 DETAILS OF REFERRAL

- 1.1 This item was referred from Weekly List No 1364 requiring notification to the Assistant Director, Planning & Regeneration Services by 1.00 pm on Wednesday, 11 January 2017 with any applications being referred to this meeting of the Committee.
- 1.2 Cllr C M Stanley referred this item on the grounds of Inadequate parking on site – policy 2 spaces for the unit; air quality to neighbouring properties with additional driveway and parking to rear; and light pollution – owing to potential additional security light, etc. on the premises.
- 1.3 The item that was referred is attached at appendix 1, as it appeared in the Weekly List.
- 1.4 A plan showing the application site is attached at appendix 2.

2 RECOMMENDATION

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

To determine the application, having considered all the evidence.

Appendix 1

SITE AND PROPOSAL

1. Sanctuary Group Ltd., a registered social housing provider, seeks planning permission for an extension to the existing building and alterations to the hard and soft landscaping at Frances Cottee Lodge. The property is a two storey sheltered housing complex located on Clarence Road, Rayleigh and approximately 30m north of the junction with Eastwood Road. To the south of the site is a further two storey flatted development also owned by Sanctuary Group Ltd. The site is also adjacent to residential dwellings on Eastwood Road, York Road and Lilian Place. The site has an area of approximately 0.25ha.

2. The building is broadly L shaped in plan form albeit with a series of three projections to the northern side elevation. The westernmost of these projections, and closest to Clarence Road, is the two storey wardens house.

3. The site has two vehicle access points onto Clarence Road. There is a minor access adjacent to the northern boundary with a driveway leading to a turning point approximately 18m into the site and to a single detached garage located approximately 23m into the site. The main access is towards the southern end of the site frontage and this leads to a car parking area which provides nine parking spaces. There is also a shared amenity area containing a patio and lawned area in front of the building to the east of the parking area.

4. The building currently provides a total of 12 residential units with 9 one bed flats, 2 two bed flats and 1 two bed wardens house.

PROPOSAL

5. The proposal involves an extension to the front elevation of the wardens house and the conversion of this into separate ground and first floor flats (Flats A and B). This extension would have a depth of 2m and a width of 5.8m. The extension would have a dual pitched gable ended roof with an eaves height and ridge height to match the gable end of the main part of the existing building. New window openings would face the street and there would be no new window openings facing the side or rear of the building.

6. The proposal also features internal alterations to convert a communal room into a one bed flat (Flat C) and the conversion of a room used as a hair dressing salon to a kitchen to be used by an existing ensuite guest room allowing this to function as a separate residential unit (Flat D). Apart from the subdivision of a large window into two smaller windows separated by brickwork, a replacement front door and new canopy over this would not result in a further external change to the building.

7. The proposed changes would result in the number of residential units on the site increasing from 12 to 15 and this would include 13 one bed flats and 2 two bed flats.

8. The proposal also includes alterations to the external areas of the site. The existing garage alongside the northern site boundary would be removed and the driveway increased in area to provide for a total of four parking spaces within this area of the site. A further parking space, suitable for use by a disabled person, would be formed from land in front of the proposed building extension. The main parking area would also be increased in size to add a further 7 parking spaces to the existing 9 spaces. One of these spaces would be for disabled use. There would also be a cycle storage area adjacent the main entrance to the building.

9. It is also proposed to provide additional landscaping to the site. This would include the erection of stone pillars with fencing and walls to each side of the side entrance. There would be a vehicle access gate to the other vehicular entrance which would be set back 6.5m from the highway boundary. New soft landscaping, including tree pits featuring ornamental trees either side of the main access, and variable planting, gravel beds and trellising would also be provided. A new 1.8m high timber fence would also be erected within the site alongside the existing boundary with the existing boundary treatment remaining intact and untouched.

MATERIAL CONSIDERATIONS

10. The Local Planning Authority must determine the proposal in accordance with the adopted Development Plan which includes policies in the Rochford District Core Strategy (2011) and the Development Management Document (2014), taking account also of any other relevant planning policy and other material planning considerations.

11. The Rochford District Council Local Development Framework Allocations Plan (Adopted 25th February 2014) forms part of the Development Plan for Rochford District. The Allocations Plan superseded the proposals map that accompanied the 2006 Replacement Local Plan. The site was allocated existing residential development in the Local Plan and is now white land, without formal designation, in the Allocations Plan. A proposed extension to this residential building would therefore be appropriate.

12. Policies DM1 and CP1 to the Council's adopted Development Management Plan and the Core Strategy seek a high standard of design and layout and advise that proposals should have regard to the detailed advice and guidance in Supplementary Planning Document 2 (SPD2). Part (ix) of Policy DM1 requires proposed development to avoid overlooking, ensuring privacy and promoting visual amenity. Part (x) of Policy DM1 requires new development to have a positive relationship with existing and nearby buildings.

13. The proposed extension to the building would be small in scale and would match the appearance of the existing building. There would be no new windows that would have an adverse impact on neighbouring privacy as any new openings would be directed towards the street. The proposed extension would be no nearer the existing site boundary shared with 30 Clarence Road than the present building and with a

separation of 3.5m to the boundary would not lead to overshadowing or other such adverse impact on the amenity enjoyed by those adjoining occupiers.

14. The extension would result in the provision of two new flats each with one bedroom. The ground floor flat (Flat A) would have an internal floorspace of 44.5m² and the first floor flat (Flat B) would have a floor space of 52.3m². The floorspace of the ground floor flat would be marginally below the 50m² requirement for a two person occupancy however it would exceed the 37m² requirement for a one bedspace flat with a shower room. The floorspace of the new flat to be formed from the conversion of the communal room (Flat C) would also exceed the standard. Flats A, B and C would also offer larger amounts of habitable space than the existing one bed flats in the development. The addition of a kitchen across the corridor from a former guest room (Flat D) would result in an arrangement not exceeding the standard but as it is the conversion of an existing building it is considered to be acceptable in this instance and any grounds for refusal would not be able to be substantiated.

15. The two accessible parking spaces would meet the Council's adopted size for the provision of such spaces. The other additional parking spaces would match the existing 4.8m x 2.4m of the original parking spaces. Although this size would be below the adopted size for parking spaces on new development sites the Council has previously relaxed the size requirement elsewhere in circumstances where additional parking provision is added to existing parking areas. It is considered reasonable to adopt a similar approach at this site. The parking standard requires 1 space to be provided for each one bed dwelling and 2 spaces for each two bed dwelling. In terms of this requirement a total of 17 spaces are required. The scheme would provide for a total of 21 spaces which is considered appropriate for a development in this location. The building also has ready access to local bus routes.

16. The development proposal has resulted in a number of objections being received from local residents.

17. Concerns relating to the future use of the building and the criteria for any prospective tenants are not matters for consideration in this application.

18. Concerns relating to the expansion of the parking capacity and the impact on the local highways network are not considered to be substantiated. It is further not considered that the proposal would lead to parking pressures on the local road network particularly as the number of spaces would increase from 9 to 21 spaces. The additional parking spaces including the provision of new spaces within the north eastern corner of the site would not adversely impact to any significant degree. Any potential increase in traffic generated as a result of the development would have a negligible impact on surrounding development by virtue of noise, increased activity and the use of headlights.

19. The overall appearance of the development has also raised concerns however it is considered that the hard and soft landscaping to be incorporated into the development would improve the overall look of the site. At present the open lawned

areas and concrete parking area offer a rather bland appearance. The new landscaping would limit the visibility of the parking area from the street and soften the site frontage; the provision of new trees and shrubbery would improve the overall appearance of the site and add to the character of the area.

20. A resident has raised concern about the location of the new bi store and the potential for bad odours or vermin. The location of the binstore would however be in a similar position to the existing refuse storage area, according to the site plan, and would be sufficiently separated from any nearby dwellings such that there would be no additionally adverse impact on residential amenity.

21. Notwithstanding the concerns expressed by local residents it is considered that the proposed development would not have an adverse impact on local amenity and/or be of detriment to the character of the local area.

CONCLUSION

22. The proposal is considered to be in accordance with local and national planning policy.

Representations:

RAYLEIGH TOWN COUNCIL –

The Town Council objects to this application as it contravenes Policy DM3 of the Local Development Framework document, including environmental reasons due to noise and light pollution to the neighbouring residents' houses, as extra parking spaces are being created next to their properties.

Members are also concerned that, although extra parking spaces are being created for Frances Cottee Lodge, current spaces are also used by residents of, and visitors to, the adjacent block. These will be lost as the new spaces are to be individually numbered for Frances Cottee Lodge causing a loss of amenity to them, thus creating additional parking on the highway of a busy road at a busy junction.

NEIGHBOUR REPRESENTATIONS

Nine letters have been received from the following addresses:

Lilian Place: 2,4.
Grove Road: 42.
Eastwood Road: 309.
Clarence Road: 15,32,46.
York Road: 5.
Leslie Road: 11.

and which in the main make the following comments and objections:

- Significant increase in parking.

- No mention to change in use of the building.
- Potential noise and disturbance generated by traffic in what is currently a small access road to the garage.
- Noise and disturbance will surely exist due to large amounts of people congregating in surrounding area causing noise and disturbance to us the local residents.
- No guarantee to use of building.
- Building should be for over 55 yrs old.
- Overdevelopment to this site and not in keeping with the surrounding area.
- Traffic generation/access supplying extra parking to this site and access alone to this site would cause congestion and poor access to the main road and in the event of emergencies will prove detrimental to this area.
- Potential for vermin, smell/odour in our properties which are situated near where the proposed Waste Bin area is to be placed.
- The proposed entrance to parking with signage, trees, lights etc will make the development look more like a hostel than if it was left as it is, blighting the local area even more.
- No information on construction work times/parking of contractor vehicles.
- The design does nothing to offer a sense of pride of place for the new residents and is rather a bland attempt to 'make do'.

APPROVE

- 1 SC4B Time Limits Full - Standard
- 2 The external facing materials shall match the existing parts of the building or site and/or be those materials specified on the plans and application form 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.

Relevant Development Plan Policies and Proposals:

Development Management Plan 2014 - DM1, DM3, DM30

Core Strategy 2011 - H1, CP1, T8

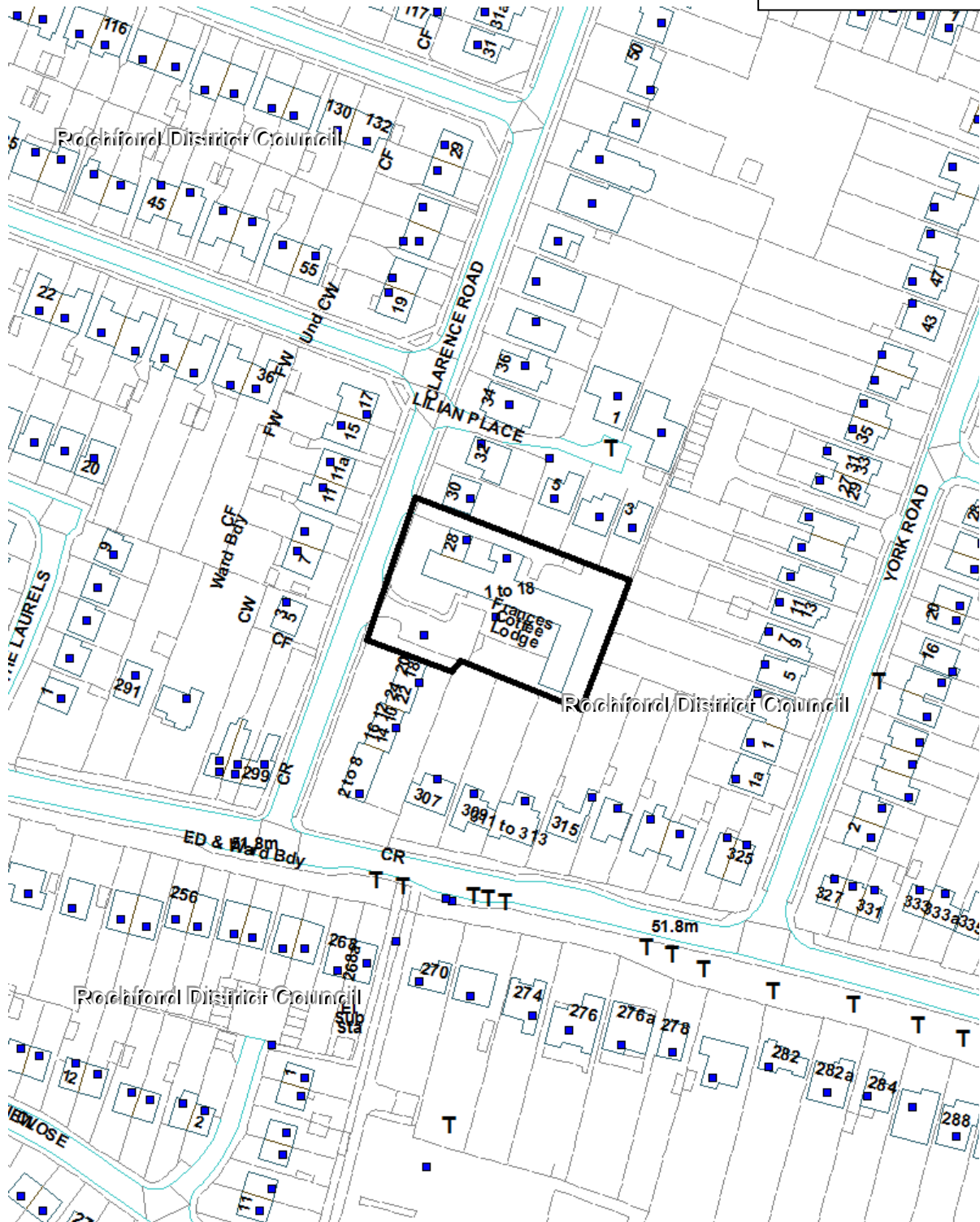
Supplementary Planning Document 2: Housing Design

National Planning Policy Framework

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

Appendix 2

16/01159/FUL



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