

## **PLANNING SERVICES COMMITTEE - 16 December 2004 Item R2 Referred Item**

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**TITLE :** 04/00940/FUL  
THREE STOREY REAR EXTENSION, ALTERATIONS TO  
PROVIDE DISABLED ACCESS AND REVISED CAR  
PARKING LAYOUT  
COTTIS HOUSE LOCKS HILL ROCHFORD

**APPLICANT:** COTTIS HOUSE LTD

**ZONING:** CLASS B1 (BUSINESS) USE, HISTORIC CORE,  
CONSERVATION AREA

**PARISH:** ROCHFORD PARISH COUNCIL

**WARD:** ROCHFORD

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In accordance with the agreed procedure this item is reported to this meeting for consideration.

This application was included in Weekly List no. 756 requiring notification of referrals to the Head of Planning Services by 1.00 pm on Tuesday 14 December 2004, with any applications being referred to this meeting of the Committee. The item was referred by Cllr Mrs S A Harper.

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

### **2.1 Rochford Parish Council - No Objections.**

#### NOTES

- 2.2 This application follows consideration of an application to extend at the rear of the building and provide revisions to the access which was refused permission on 27<sup>th</sup> July 2004 following a Members' site visit and under application reference 04/00326/FUL.
- 2.3 The proposal, as previously, is to extend the existing building at the rear of the eastern side wing and backing onto properties fronting South Street a further 3.9 metres in depth at each floor. The rear access well to the building would be modified by being extended out level with the extension proposed at ground floor and being recessed slightly by 0.5 metres at first floor and to 2.6 metres at second floor level to accord with the architectural styling of the building. The entrance steps would be turned parallel to the rear of the building and the car park layout revised losing three existing spaces. The resubmission has again omitted the details of the lift tower but it is considered that this matter can be the subject of a satisfactory condition to any approval that might be given.

- 2.4 This revised proposal deletes previously proposed windows serving offices at first and second floor levels to both the side and rear facing elevations of the extension on the corner closest to the adjoining properties fronting South Street at both first and second floor. The remaining windows proposed are to the rear elevation facing north and overlook the immediate car park and longer back gardens beyond.
- 2.5 The reason for refusal of the previous application was on grounds of adverse impact on the amenities of properties in South Street, particularly through overshadowing and loss of privacy.
- 2.6 It would be untenable to continue with the issue of loss of privacy given the deletion of the windows. Whilst their removal makes the proposal arguably more dominant as it is unrelieved by windows, given officers' recommendation of approval to the previous application, it is again recommended for approval.
- 2.7 There are no other changes in circumstances since the previous decision.
- 2.8 The extension proposed is of a design and form in keeping with the architectural design of the existing building. The proposal would deepen the building increasing shadowing upon the adjoining properties immediately to the east of the building which front South Street. These properties have very shallow rear yards and gardens. The impact of the building as it is, does much to darken and shade these buildings given their close relationship. The extension proposed will add to this effect but would not be so significant as to justify withholding consent for this reason.
- 2.9 **Essex County Council Highways - De-Minimis.**
- 2.10 **Essex County Council Historic Building and Conservation Area Advice-** Advise that the removal of the windows and the subsequent large areas of blank wall could hardly be considered an improvement in design terms. However, the overall design and character of the new work is at least in keeping with the rest of the building and do not think that the appearance of the conservation area would be significantly affected.
- 2.11 Comment on the absence of details of materials and finishes of the proposed lift tower. If this is resolved, have no objections to the application.
- 2.12 **Building Control Manager –** Advises that the access corridor to the disabled WC's on ground and first floor need to be a minimum of 1.2 metres wide.
- 2.13 **Technical Support (Engineers) -** No Objections/observations.

- 2.14 One letter has been received from residents in the vicinity of the site and which make the following objections;
- Refers to previous application which does not appear to be any different to the current proposal.
  - Wording of application to provide disabled access and revised car parking layout is incorrect. The application is to provide additional office space. Disabled access can be provided without the need for a three storey extension. Car parking will be reduced, not enhanced.
  - Overlooking
  - Loss of light, particularly natural light and sunlight.
  - Loss of view
  - Not in keeping with the surrounding properties and Conservation area
  - Will detract from the present character of the area
  - Extension will have an overbearing effect
  - Loss of value to adjoining property

**APPROVE**

- 1 SC4 Time Limits Full - Standard
- 2 SC15 Materials to Match (Externally)
- 3 No development shall commence before full written details showing the finish of the proposed lift tower have been submitted to and approved in writing by the Local Planning Authority. Such details as may be agreed shall be implemented and thereafter retained in the approved form.
- 4 All plant, machinery and equipment installed or operated in connection with the carrying out of this permission shall be so enclosed in accordance with details previously submitted to and agreed in writing by the Local Planning Authority and/or attenuated that noise therefrom does not exceed a noise rating level of 5dB(A) below the existing background level when measured according to British Standard BS4142 1997, at a point 1 metre external to the nearest noise sensitive property, at any time.

**Relevant Development Plan Policies and Proposals:**

H24, SAT6, of the Rochford District Council Local Plan First Review

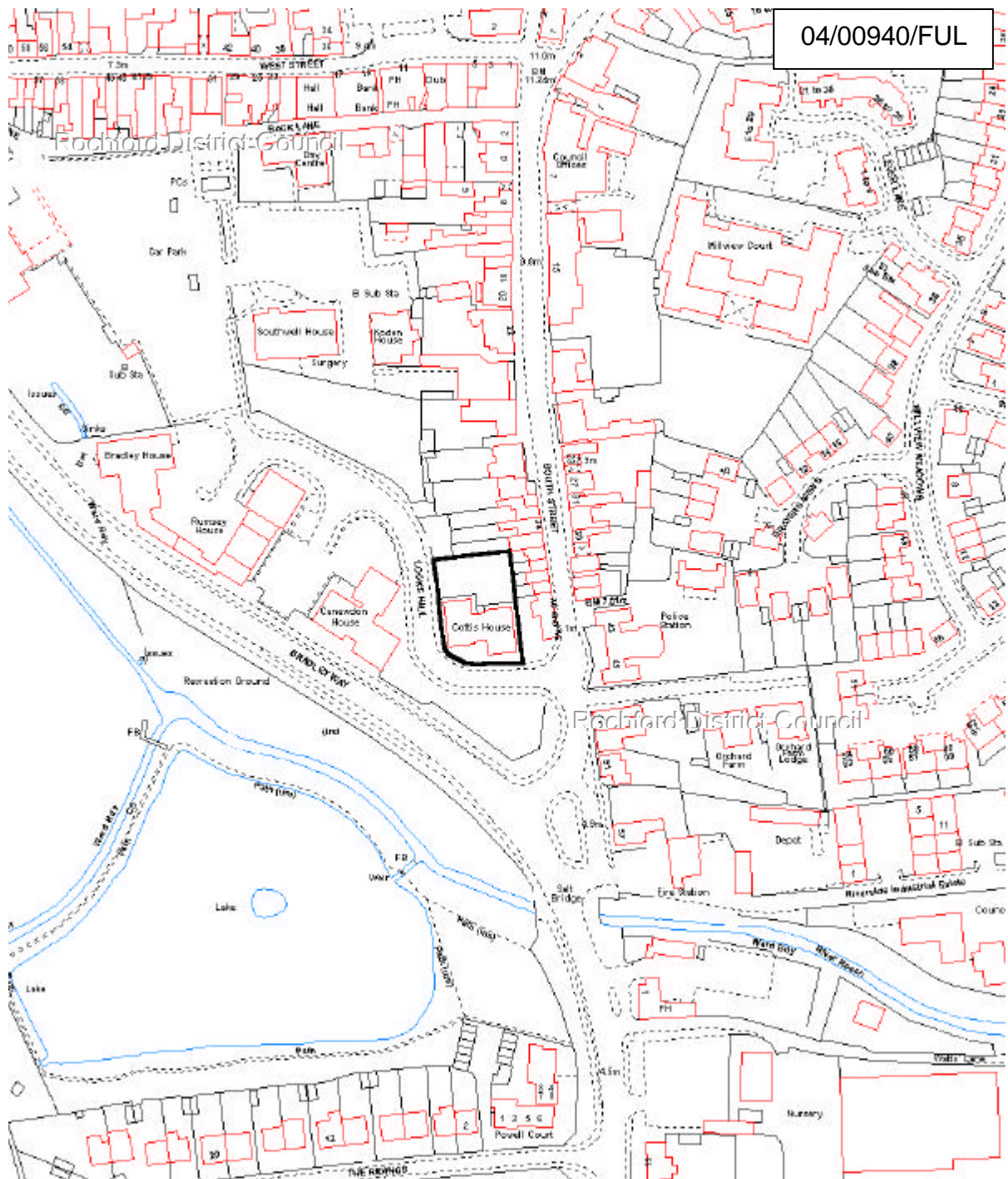


Shaun Scrutton  
Head of Planning Services

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The local Ward Member(s) for the above application are Cllr Mrs S A Harper  
Cllr K J Gordon Cllr. Mrs M S Vince

For further information please contact Mike Stranks on (01702) 546366.



04/00940/FUL

Rochford District Council

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