

SITE PLAN ATTACHED

06. CEMETERY LODGE LORNE ROAD WARLEY ESSEX CM14 5HH

CONSTRUCTION OF GARAGE

APPLICATION NO: 16/00542/FUL

WARD	Brentwood West	8/13 WEEK DATE	18.07.2016
PARISH		POLICIES	GB1 GB2 CP1 C16 C5 NPPF NPPG
CASE OFFICER	Kathryn Mathews		01277 312500
Drawing no(s) relevant to this decision:	REVO/2142 A; 01 ;		

1. Proposals

Proposed garage building 5.5m in length x 2.5m in width and 2.9m in height; pitched roof. The materials to be used to construct the external surfaces of the building would consist of pebble dash render for the walls and slate for the roof to match the existing museum building.

The proposed use of the building would be for storage equipment to maintain museum and associated external areas.

2. Policy Context

Planning decisions must be made in accordance with the development plan unless material considerations indicate otherwise. The Brentwood Replacement Local Plan (RLP) is the development plan for this purpose. The National Planning Policy Framework (NPPF), and the National Planning Practice Guidance (NPPG) are also material considerations in planning decisions.

NPPF - National Planning Policy Framework.
NPPG - National Planning Practice Guidance
Brentwood Local Plan:

GB1 (New development) refers to the need for very special circumstances to justify proposals which are inappropriate in the Green Belt.

GB2 (Development Criteria) refers to the need to proposals not to harm the openness of the Green Belt or conflict with the purposes of including land in the Green Belt. The Policy also requires account to be taken to public rights of way, existing landscape features and the location of any building in respect of the surrounding landscape and adjoining buildings.

CP1 (General Development Criteria) Requires development to satisfy a range of criteria covering the following considerations: Character and appearance of the area; Residential amenities; Access; Highway safety; Environmental protection; and the Natural and Historic Environment.

C5 (Retention and Provision of Landscaping and Natural Features in Development)

C16 (Development within the Vicinity of a Listed Building)

3. Relevant History

- : - None

4. Neighbour Responses

18 letters of notification were sent out, a site notice was displayed at the site and a press notice was published. No letters of representation have been received.

5. Consultation Responses

- **Historic Buildings And Conservation Officer:**

The development site is in proximity to the Grade II listed building of CEMETERY CHAPEL (List entry Number: 1207445) A Mid-C19 Chapel of Random Kentish rag-stone walling with oolitic limestone dressings, chamfered plinth, slate roofs. Rectangular 2-bayed nave to E and smaller chancel to W. Vestry to N of chancel (Historic England 2016).

Having assessed the proposals I raise no objection to the principle of the development or the finishes annotated, materials must be of a good quality with natural slate used - not imitation. The ancillary building being proposed to the rear will not I advise impact negatively upon the setting of the listed chapel provided the scale is amended from 1:100 on the elevations ; I assume it should read 1:50 scale.

Consequently I support this application for approval.

6. Summary of Issues

The museum site is land owned by Brentwood Borough Council.

The museum site is located at the end of Lorne Road, a residential road, but is within the Metropolitan Green Belt and accommodates a grade II listed building. The site is also within a Conservation Area and at the edge of the Thames Chase Community Forest.

The main issues which require consideration as part of the determination of the application are the impact of the development on the Green Belt, the impact of the development on the character and appearance of the area and the setting of the listed building, and any impact on the amenity of the occupiers of neighbouring properties.

S72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 provides specific protection for buildings and areas of special architectural or historic interest and requires that special attention is paid to desirability of preserving or enhancing the character or appearance of Conservation Areas.

Whilst the proposal is for a new building within the Green Belt, given the size, height and position for use ancillary to the existing use of the site as a museum, it is not considered that the development would be inappropriate development in the Green Belt and would not materially reduce the Green Belt's openness at this point, in compliance with the NPPF (section 9) and Policies GB1 and GB2.

Based on the advice of the Historic Buildings and Conservation Officer, it is also considered that the proposed building would not have an adverse impact on any heritage asset and would not have an adverse impact on the character or appearance of the area, subject to the use of natural slate, in compliance with the NPPF (section 12), NPPG and Policies CP1 (criteria i, iii and viii), C14 and C16. Given the nature and scale of the development, the proposal would not have an adverse impact on the adjacent Thames Chase Community Forest (Policy C11).

As a result of the size, position and proposed use of the building, it is not considered that the proposed development would have an adverse impact on the amenity of the occupiers of any neighbouring property.

7. Recommendation

The Application be APPROVED subject to the following conditions:-

1 TIM01 Standard Time - Full

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2 U13771

The roof covering shall be natural slate.

Reason: In the interests of protecting the setting of the adjoining listed building and the character and appearance of the Conservation Area.

3 DRA01A Development in accordance with drawings

The development hereby permitted shall not be carried out except in complete accordance with the approved drawing(s) listed above and specifications.

Reason: To ensure that the development is as permitted by the local planning authority and for the avoidance of doubt.

Informative(s)

1 INF04

The permitted development must be carried out in accordance with the approved drawings and specification. If you wish to amend your proposal you will need formal permission from the Council. The method of obtaining permission depends on the nature of the amendment and you are advised to refer to the Council's web site or take professional advice before making your application.

2 INF05

The following development plan policies contained in the Brentwood Replacement Local Plan 2005 are relevant to this decision: GB1, GB2, C11, C14, C16, CP1 the National Planning Policy Framework 2012 and NPPG 2014.

3 INF21

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against 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.

BACKGROUND DOCUMENTS

DECIDED: