

COMMITTEE REPORT

ITEM 08

Reference:
17/00714/FUL

Site:
1 - 2 Seven Arches Road
Brentwood
Essex
CM14 4JG

Ward:
Brentwood South

Proposal:
Provision of two new access doors to front and side, provision of ramps to improve accessibility and install steps to side door, Installation of a new window to detached car park store.

Plan Number(s):
10077-P1A; 10077-P2A; 10077-P3A; 10077-P4; 10077-P5A; 10077-P6;
10077-P7; STATEMENT;

Applicant:
Brentwood Borough Council

Case Officer: Mr Nick Howard

The application is presented to the planning committee as the applicant is Brentwood Borough Council.

1.0 DESCRIPTION OF PROPOSAL

The proposal is for two new access doors to the front and side of the building, the provision of two wheelchair ramps and the installation of a new door and window. The alterations are intended to improve the accessibility to the building.

2.0 SITE DESCRIPTION

The building is situated to the south of the Town Hall and is currently vacant. To the south of the site are residential properties, to the west is the Council's South car park and to the east is Seven Arches Road.

3.0 RELEVANT HISTORY

None

4.0 SUMMARY OF CONSULTATION RESPONSES

Detailed below is a summary of the consultation responses, if any received. The full version of each consultation response can be viewed on the Council's website via Public Access at the following link: <http://publicaccess.brentwood.gov.uk/online-applications/>

- **Highway Authority-**

From a highway and transportation perspective the Highway Authority has no objections to the proposal. All works/ramp to be positioned clear of the highway.

5.0 SUMMARY OF NEIGHBOUR COMMENTS

This application has been advertised by way of individual neighbour notification letters, press advert and public site notice which has been displayed nearby.

Detailed below is a summary of the neighbour comments, if any received. The full version of each neighbour response can be viewed on the Council's website via Public Access at the following link: <http://publicaccess.brentwood.gov.uk/online-applications/>

No representations received.

6.0 POLICY CONTEXT

The starting point for determining an application is the development plan, in this instance, the Brentwood Replacement Local Plan (RLP) 2005. Applications must be determined in accordance with the development plan unless material considerations indicate otherwise. Relevant material considerations for determining this application are the following RLP policies, the National Planning Policy Framework (NPPF) 2012 and National Planning Policy Guidance (NPPG) 2014.

RLP Policy:CP1 Core Policy

Local Development Plan:

The Council's emerging Local Development Plan is currently at draft stage (Regulation 18) and as there are outstanding objections to be resolved, only limited weight can be given to it in terms of decision-taking, as set out in paragraph 216 of the National Planning Policy Framework. As a plan advances and objections are resolved, more weight can be applied to the policies within it. Nevertheless, the draft Local Plan provides a good indication of the direction of travel in terms of aspirations for growth in the Borough and where development is likely to come forward through draft housing

and employment allocations. The next stage of the Local Plan will be a site-focused consultation (Regulation 18) later in 2017, followed by the Pre-Submission Draft (Regulation 19) which is currently anticipated to be published early in 2018. Following this, the Draft LDP will be submitted to the Secretary of State for an Examination in Public. Provided the Planning Inspectorate finds the plan to be sound it is estimated that it could be adopted in late 2018 or early 2019.

7.0 ASSESSMENT

Principle:

The property is currently vacant. The Council are proposing a number of alterations to doors and windows and the installation of ramps to improve the accessibility to the building. Following the alterations, the building will be used for drop in services to the public, together with office and meeting facilities. Furthermore, the former marriage registration use will be reinstated.

Impact on Amenity:

The proposal is for two new wheelchair accessible doors replacing existing windows. One is on the Seven Arches Road frontage and the other is on the rear north elevation. The door to the front of the building will provide direct access to the wedding room. The new door to the rear will enable users to enter the building by a more direct route. Furthermore, wheelchair access will also be improved to an existing door on the north elevation with the provision of a ramp.

The building is not a listed building and is not within a conservation area. Currently the building is vacant and the proposed alterations will significantly improve the accessibility of the building, providing a future use for the public whilst not harming the appearance of the building. Overall the proposals are considered and comply with Policy CP1 of the Brentwood Replacement Local Plan.

8.0 CONCLUSION

The proposed alterations are modest in scale and will be for the public benefit in that the building can be brought into full use. The proposal is therefore considered acceptable.

9.0 RECOMMENDATION

The Application be APPROVED subject to the following conditions:-

1. 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. 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. The following development plan policies contained in the Brentwood Replacement Local Plan 2005 are relevant to this decision: CP1; the National Planning Policy Framework 2012 and NPPG 2014.
2. 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.

Documents:

All background documents including application forms, drawings and other supporting documentation relating to this application can be viewed online:

www.brentwood.gov.uk/planning