

**SITE PLAN ATTACHED**

**HERON COURT 198 BRENTWOOD ROAD HERONGATE ESSEX CM13 3PN**

**PROPOSED REDEVELOPMENT OF HERON COURT CARE HOME. PROPOSED DEMOLITION OF THE 20TH CENTURY WINGS AND SOUTHERLY DAY ROOM. NEW EXTENSION ON THREE FLOORS TO BE CREATED, FORMING A SECURE COURTYARD ENCLOSURE. EXISTING GROUND LEVEL TO BE REDUCED. INCREASE IN BEDROOM NUMBERS FROM 33 TO 65 BEDROOMS.**

**APPLICATION NO: 18/00099/FUL**

**WARD** Herongate, Ingrave & West  
Horndon

**PARISH** Herongate & Ingrave

**CASE OFFICER** Mr Nick Howard

**The application has been referred to committee as it a large extension to an existing care home situated in a Conservation Area and the Green Belt. The application, which has attracted objections from the Parish Council and local residents, raises issues of design and very special circumstances to outweigh the harm to the Green Belt.**

## **1. Proposals**

Heron Court is a residential care home, it comprises an original half-timbered building of three storeys in height with a single storey extension to its south. It currently has 32 resident bedrooms (31 single rooms and 1 double room) and one staff bedroom (15 bedrooms within the original house and 18 bedrooms within the C20th extension). The building is set in generous grounds which slope down and away from the building to the south east.

The total proposal is to redesign the layout of the original house to comprise nine larger resident bedrooms and one existing staff bedroom within the original house and demolish the existing 20<sup>th</sup> century additions and replace with a larger extension to comprise of 56 bedrooms. The extension, will comprise part three storey, two storey and single storey and will take the form of a courtyard arrangement, which creates a formal and secure central amenity area. The proposal provides a more efficient plan layout with 'service corners' and a formal arrangement of functional spaces for residents to access communal living areas, along with staff facilities. The

proposal would also include single storey glazed links between the host building and the extension and therefore provides a visible connection around the remaining 19th century house.

The site is situated in the Green Belt and Herongate Conservation Area.

## **2. Policy Context**

Local Development Plan:

The Local Development Plan is currently at the 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 making, as set out in paragraph 216 of the National Planning Policy Framework. As the plan advances and objections become 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.

Brentwood Replacement Local (2005):

Relevant policies include:

- CP1 General Development Criteria
- T2 New Development and Highway Considerations
- GB1 New Development in the Green Belt
- GB2 Development Criteria in the Green Belt
- C14 Development Affecting Conservation Areas

National Planning Policy Framework (NPPF) (2012)

The Government through the NPPF attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence (para 79).

As with previous Green Belt policy, inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances (para 87).

When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations (para 88).

A local planning authority should regard the construction of new buildings as inappropriate in Green Belt. Exception to this include the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building (para 89).

The draft revised NPPF (2018) has recently been the subject to consultation and continues to place a strong emphasis on the importance of Green Belts.

### **3. Relevant History**

Planning application BRW/1047/2001 was allowed on appeal in 2003 for a 40-bed care home, which included a new first floor extension. This scheme was never implemented.

A previous planning approval from Brentwood Borough Council (reference 11/00607/FUL), to increase the bedroom number to 44 was approved in 2011 with permission expired in 2014.

### **4. Neighbour Responses**

6 letters of objection on the following grounds:

- The scale of the development
- The development encroaches onto Green Belt
- It will have a detrimental impact on the view when approaching Herongate from the A127.
- The style of the building does not fit in with the existing property, the street scene or the conservation area because of the materials used and the mass of the building. As the plans are not sympathetic to the architectural merit of the existing building the redevelopment will make no positive contribution to preserving or enhancing the character of the existing building or the Herongate Conservation area.
- The impact would result in a wider change to the setting of 'Friars and Button Hall' which are listed buildings
- Inadequate provision of parking. The number of parking spaces on site will increase from 12 to 15, yet it is proposed that the number of residents' bedrooms will increase from 33 to 65. There is only one vehicular entrance to the Care Home site, with a very limited curtilage for parking.

### **5. Consultation Responses**

- **Essex Badger Protection Group:**

The Essex Badger Protection Group is not aware of any badger setts close enough to be adversely affected by this proposal. With this in mind and noting the findings

of the supporting habitat survey which found no sign of badgers on site, we have no objections to this scheme as proposed.

However, given the presence of badgers in the wider area, the foraging area offered by the site and the edge of woodland location, we would request that the following conditions be added to any approval granted:

- o That all excavations are covered overnight with strong boards to prevent foraging badgers from falling in and becoming trapped, or planks are placed within the excavations to give badgers an easy exit route.
- o That all liquids associated with the building work are removed from the site or otherwise made safe each night in order to prevent any possibility of badgers being poisoned.
- o That a walkover survey is completed prior to the commencement of works to ensure badgers have not taken up occupation since the habitat survey was completed.

- **Essex Wildlife Trust:**

I can confirm that we have no comments to make.

- **Parish Council:**

Following discussion amongst the Councillors it was agreed that we object to the development on the following grounds:

1. The extension will encroach into Green Belt, and the Parish Council as a whole object to building on Green Belt.

2. We have grave concerns regarding the access road Heron Court. There are already major issues regarding parking on Heron Court restricting access to the Care Home and Heron Chase. On many occasions ambulances, delivery vehicles and bin lorries have had to drive over the verges in order to get past parked cars and as a result the verges and kerbstones have been severely damaged and in the case of the verges largely destroyed. An extension of this size will inevitably lead to more traffic and therefore more problems regarding the access road.

The residents would like there to be parking restrictions in the form of double yellow lines put in place in Heron Court as part of any planning application.

3. We feel the number of parking spaces as detailed in the application is woefully inadequate especially given the proposed increase in beds from 33 to 65. This will inevitably mean more staff will be needed as well as more visitors to residents and the degree of increase in parking spaces is by no means enough to cope. There are no other parking facilities available (I refer you also to point 2 above) for the overflow.

4. We feel the size of the extension and the planned increase from 33 to 65 beds is an over-intensification of the site. The Care Home is located in quite a small discreet location with limited access and the planned extension is a large increase in the overall footprint of the Care Home.

5. We feel the building materials as described in the application are completely out of keeping with the Conservation Area Guidelines which all other residents are held to. The Care Home is in a Conservation Area and we feel the proposed development

materials and style are completely unsympathetic to the Conservation Area appearance.

The Parish Council hopes you will take their objections into account when coming to your decision on this planning application.

- **Historic Buildings and Conservation Officer:**

No objections subject to conditions. The HBO's comments are summarised later in the report.

- **Horongate And Ingrave Preservation Society:**

Although in principal we would not oppose improvements and development at this property, at this stage we oppose the plans as submitted.

We feel that the development is not in keeping with the conservation area, indeed on the plans submitted the street scene is shown in summer when the deciduous trees in the front of the building are in leaf. In the winter months the modern property would be very visible.

We would prefer to see any building use materials sympathetic to the existing street scene and the attached building.

We also feel that the building is an over development of the site and we object to the fact that it encroaches into Green Belt.

Provision of parking for this development, which amounts to doubling in size, is another concern. The access road has existing difficulties and we would not want to see these exacerbated by parking from Heron Court overflowing into the access road.

With appropriate changes to the above factors we would not have an objection to an extension at Heron Court.

Further, we support the application of the immediate neighbours to Heron Court who have requested that parking restrictions in Heron Court are provided as a condition of planning approval.

- **Basildon Fire Station:**

Access for Fire Service purposes has been considered in accordance with the Essex Act 1987 - Section 13 and the Building Regulations 2010. The proposal itself does not affect fire service access to existing premises in the vicinity.

- **Highway Authority:**

The documents accompanying the application have been duly considered and, given the existing access and use of the site plus the increase in parking provision,

from a highway and transportation perspective, the impact of the proposal is acceptable to the Highway Authority subject to conditions.

- **Essex & Suffolk Water:**

We have no objection to this development subject to compliance with our requirements, consent is given to the development on the condition that a water connection is made onto our Company network for the new dwelling for revenue purposes.

## **6. Summary of Issues**

The site is a non-designated heritage asset and located within the Herongate Conservation Area (a designated heritage asset). The site is within the Green Belt. The proposal to demolish the 20th century additions to the Care Home and replace with a large extension. The main issues are as follows:

### **Design and Heritage Issues:**

Comments have been sought from the Heritage, Conservation and Design officer in relation to the effect of the proposals on the existing building and Conservation Area, and are presented as follows:

The host building is not conducive to the efficient, functional and practical needs of the care home, particularly given the specialist care which is offered here. Indeed, it would be counterproductive to attempt to rationalise the internal spaces within this host Arts and Crafts building to meet the needs of the current occupiers, potentially resulting in a loss of significant fabric and architectural detail, which could not be resisted given the building has no statutory protection.

The proposals seek to demolish later elements of the complex to provide new fit for purpose accommodation. The design of the proposal has developed positively, for example, the flatted roof and render materiality options viewed at the preapplication stage have been substituted for softer pitched sculptural shapes with a more subordinate materiality; such contrasts in shape and detail with the use of vertical timber is complementary to context and not seeking to challenging the strong architectural style of Heron Court at its inception, nor is the proposed design trying to replicate the host building.

Whilst an architectural contrast of this nature may be viewed as 'at odds' with the host building, it is quite the contrary. Such contemporary contrasting extensions and buildings in Conservation Areas and indeed at Listed Buildings, if executed well with the highest quality of materiality and detailing, will actually serve to enhance the setting and significance of the host building, acting as a counterpoint back to the original and most important architecture in the curtilage, in this case, Heron Court.

National Planning Policy Framework clearly states that it is not for Local Authorities to impose a style, but to reinforce local distinctiveness and promote Good Design. Given the overarching style within the context is Georgian, original and pastiche, and there is a wealth of variety serving domestic architecture, the design intent proposed here refrains from an overambitious narrative and offers a neutral contrast.

In design terms, the proposed weight of form and layout is set to the south and rear, with light 'links' connecting the old and new, this will open up the site and create a new courtyard at the rear, relieving the host building of the later additions; the private garden space at the rear is unusable at present given the topography and current layout, this proposed layout serves as a better quality of living for residents and their needs whilst conserving the most important Asset within the curtilage.

Based on these comments, it is considered that the proposed development will not be harmful to and will preserve the character and appearance of the Conservation Area and therefore complies with Policy C14.

**Impact on the openness of the Green Belt.**

The proposal is for a large extension to the south of the host building. Paragraph 89 of the Framework provides exceptions to inappropriate development in the Green Belt. One exception is that the extension or alteration of a building provided it does not result in disproportionate additions over and above the size of the original building. The table below shows the extent of the extension compared to the host building, expressed in Gross External Area (square metres).

	Existing	To be demolished	Proposed New	Total
Proposed				
Lower Ground Floor	-	-	1179.0	1179.0
Ground Floor	1062.2	591.9	1287.3	1757.6
First Floor	327.1	0	819.2	1146.3
Second Floor	139.0	0	0	139.0
TOTAL	1528.3	591.9	3285.5	4221.9

Even though the proposal will result in some demolition the net gross external area increase would be 2693,6 square metres which represents an increase of 176%. This level of increase is therefore considered a disproportionate addition over and above the size of the original dwelling. Accordingly, the proposal is considered to be inappropriate development in the Green Belt. Therefore, it is incumbent on the applicant to demonstrate that very special circumstances exist to overcome the harm to the Green Belt.

**Very Special Circumstances**

*Planning History*

The inspector's report on the 2001 application appeal found the arguments persuasive for the general improvement of the care home, in relation to the size, shape and layout of rooms, particularly in the older parts of the building, with the ability to provide a high standard of care hampered by the high dependence of elderly occupants on wheelchairs and the need for specialist lifting equipment. In addition, there was inadequate communal dining areas and insufficient space for storage, administration, private meetings areas and facilities for medicinal and personal services.

It was considered that the proposed extension would facilitate a considerable improvement to the quality of occupants' living conditions and the quality of care at the existing home, which was considered to be in the wider public interest.

### *Population Need*

The Local Plan acknowledges that the Boroughs population is ageing and that just over a fifth of the population is over 65 years. The forecast change in population by broad age groups for the next 15 years predicts an increase of 26.7% of the over 65 age group. A similar picture is painted in other forecasts.

The Essex Joint Strategic Needs Assessment for Brentwood anticipates that up to 2025, the number of individuals aged 65 and over increases by 17% to 2600 and will represent almost a quarter of the total population of the District. By 2030 the number of residents living with dementia is likely to have risen to 1,740. The need for residential care beds will therefore continue to be pressing, particularly for people living with dementia.

At the time of print, the Preferred Site Allocations consultation document and Strategic Housing Market Assessment (Part 2) set out a residential care need of approximately 424 beds across the plan period (2013-33).

The current home is rated good by the Care Quality Commission and is an important provider of specialist dementia care providing bed spaces for both self-funded residents and commissioned placements for both Essex County Council and Thurrock Councils.

### *Residential Care – Its Changing Nature*

The application is accompanied by a 'Fit for Care?' report by Roger Sinden which sets out of the changing nature of residential care, including:

- The development of home base community care services, development of assisted technology, the prioritised acute care focus of the NHS and various stepped care solutions (such as extra care housing) means that the age and needs profile of residents entering care homes is significant different to say 20



years ago – residents are generally older, frailer at the point of admission and have specialist needs.

- More dependent residents now require the support of mobility equipment including wheelchairs, hoists and profile beds. Reduced mobility makes en-suite wet rooms essential and there is well documented research evidencing the importance of specialist facilities, which are designed to meet the needs of residents with dementia

Discussions with Essex County Council who place residents at Heron Court, also indicates that by having an increased number of beds in this area this would assist in flexibly managing planned respite, nursing or nursing dementia care, residential reablement or interim placements.

### *Current Care Facilities – Layout and Design*

Historically, the Care Quality Commission (CQC) used narrowly defined national minimum room and facility standards in determining the fitness for purpose of care facilities. While guidance still exists around the necessity for rooms to be no smaller than 12 square metres and to have access to en-suite, the CQC has now adopted the wider and more comprehensive Essential Standards of Quality and Safety (ESQS), which consists of 28 regulations, including:

- the care and welfare of people who use services;
- safety and suitability of premises;
- respecting and involving people who use services, and
- requirements relating to workers, staffing and supporting workers.

A series of site visits have been undertaken with regard to this application and the following observations have been made:

- Limited circulation space - a significant proportion of Heron Court residents require assistance with mobility and the use of hoists and lifting apparatus requires good levels of circulation space for equipment and staff, particularly within resident bedrooms. Within the sample of bedrooms visited (both within the original house and extension) it was noted that rooms had limited door access widths and cramped bedroom spaces for the movement of equipment.
- Current design restrictions - resident bedroom spaces could not easily be redesigned within the original house and the 1980's extension would require significant remodelling, which with the possible loss of bedrooms may result in an unviable project. Corridor widths were narrow and the older building featured various pinch points
- Privacy and Dignity – en-suite facilities were generally not available, with shared bathroom facilities noted within the extension.

- Limited communal, staff and visitor spaces – it as noted that while the resident lounges were comfortable they were of a limited scale and cramped in parts. No designated staff space was identified for storage and changing and the level of visitor facilities / meeting space was very limited.
- Garden - although the site features a change in elevations, the garden was an unexploited asset.

The Fit for Care Report compares the current facilities at Heron Court with the ESQS and indicates that:

- Heron Court at present has eighteen single rooms which fall below the previous minimum requirements, with the smallest room being only 9.7 sq metres. Rooms below this basic standard limit the comfort and quality of life of residents, whose ability to personalise their rooms is adversely affected through reduced space. Such rooms are difficult to allocate to residents whose frailty and dependency requires the daily use of equipment and aids. Often this is the requirement of individuals seeking care home vacancies now. The proposal will ensure that all bedrooms which have access to the external terraces will have a small garden area as outside amenity space. This helps create a more intimate scale to the open areas and provides some private outdoor space.
- Furthermore. smaller rooms pose challenges for staff who attempt to undertake daily caring tasks, often involving hoists and other independence promoting equipment. The current limited availability of rooms of sufficient floor space is adversely impacting upon the ability of the home to meet resident needs and expectations.
- Only just over half the bedrooms have en-suite facilities which limits resident's dignity and their potential to be independent in terms of toileting and bathing. The preventive management of incontinence is significantly assisted by accessible shower and toilet facilities. It is currently the industry norm for operators to build single rooms around 20 square metres, including integral en-suite wet room for facilitated activities, which is what is being proposed here.
- With regard to communal rooms it is the Regulator's expectation that people who use the services have access to such rooms that are of sufficient size and that provide opportunities to comfortably participate in social, therapeutic, cultural, daily living or educational activities, either individually or with others. The proposal includes a number of new communal rooms which meets modern standards.
- In addition, the existing treatment/medical consultation area is cramped, the visitors room is cramped and limiting (an issue where bedrooms are small or are shared and therefore privacy/confidentiality cannot be guaranteed) and there is no designated meeting room for supervision/sensitive meetings. This is an issue as

the Manager shares the office with an Administrator. The proposed extension will free up much needed space within the host building.

### *Economic Viability*

The applicant has carried out an economic review of the home and it has been established that Heron Court needs to increase in size to remain effective, and to meet the growing demand. To remain viable, the number of bedrooms needs to increase significantly. On new builds, Essex County Council has confirmed that a new care home needs to be at least 50-60 beds as a minimum to make a development financially viable. Essex County Council has also stated that it cannot afford to lose 33-35 beds in the Brentwood Borough. The County Council's future commissioning framework is looking to only focus placements in homes rated good or outstanding by CQC. Meaning at the time of assessment (April 2018) of the 44 vacant beds in the Borough only 22 are in homes rated good by the CQC and of these only 10 are available at rates ECC predominately pays (3 of the 10 beds were within Heron Court).

While there is a history on this site of non-implemented permissions, it is understood that the applicant has undertaken similar refurbishment and expansion developments in a timely and successful manner in Essex. The average occupancy across all of Runwood Essex homes currently stands at 92.75%. This would imply the stated occupancy rate of 96.4% as indicated in the applicant's financial appraisal is broadly achievable.

The emerging new local plan sets out a number of sites and locations for specialised residential care accommodation, but these opportunities could be some 5-7 years in the future. It is also generally understood that the accommodation costs for residents at Heron Court are reasonable, with new build care homes often charging values well in excess of that which could be afforded by Essex County Council for resident placements.

Overall in consideration of the above issues, officers accept cumulatively that the applicant has demonstrated very special circumstances which will outweigh the harm to the Green belt. The proposal accords with Policies GB1, GB2 and the Framework.

### **Other Matters**

Concerns have been raised that the proposal will have a detrimental impact on the view when approaching Herongate from the A127. The applicant has produced a visual assessment in support of the application. It considers that the site is well bounded by mature tree and woodland vegetation to the west and south helping to screen most of the development area from Public Rights of Way, the A128 and wider settlements, as well as many publicly accessible locations. The report states in detail the following:

*Views from the A128 towards the Site (which is not the focus of the view along the road) are afforded through gaps in the roadside vegetation at the edge of Button Common and down Heron Court (the street), and would predominantly be glimpses as vehicles, cyclists or pedestrians travel along the road. The combination of mature roadside vegetation and sections of vegetation on the boundary would maintain the limited views towards the new building seen together with the existing façade of the main house. Pedestrians using the pavement on the side of the A128 in Herongate (which does not extend beyond Heron Court) as illustrated from example photo location 4 may experience some longer lasting glimpse views of the proposed extension and more open views of the older building as a result of hedge thinning on the western boundary but this will likely be perceived as an enhancement of the visual relationship between the townscape and the façade of the historic building.*

Officer's agree with this assessment and conclude the proposal would be largely screened by mature vegetation when viewed from the road.

Neighbours have raised an issue that the proposal would result in a wider change to the setting of 'Friars and Button Hall' which are listed buildings. However, these two buildings are situated to the north of Heron Court and given the extension is positioned to the south of the host building, the impact on the setting of these listed buildings would be insignificant.

There have been a number of concerns about inadequate provision of parking. The number of parking spaces on site will increase from 12 to 15, however this does not directly relate to the significant increase in bedrooms. However, given the use of the building, the number of bedrooms does not directly correlate with the amount of parking provision. Furthermore, the highway authority raises no objections to the proposal.

The issues raised by residents, the Parish Council and the Preservation Society are therefore non-determinative in this planning application.

## **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 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.

- 3 MAT01 Samples (details acceptable)  
No development shall take place until details of the materials to be used in the construction of the external surfaces of the building hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: In Order to safeguard the character and appearance of the area.

- 4 U24489  
No development shall take place, including any ground works or demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- i. the parking of vehicles of site operatives and visitors;
- ii. loading and unloading of plant and materials;
- iii. storage of plant and materials used in constructing the development;
- iv. wheel and underbody washing facilities.

Reason: To ensure that on-street parking of these vehicles in the adjoining streets does not occur and to ensure that loose materials and spoil are not brought out onto the highway in the interests of highway safety.

- 5 U24490  
Notwithstanding the details shown on the Proposed Site Plan, the proposed development shall not be occupied until such time as the vehicle parking area, including a minimum of 3 parking spaces for the mobility impaired, have been hard surfaced, sealed and marked out in parking bays. The vehicle parking areas and associated turning areas shall be retained in this form at all times. Each parking space shall have minimum dimensions in accordance with current parking standards. The vehicle parking shall not be used for any purpose other than the parking of vehicles that are related to the use of the development unless otherwise agreed with the Local Planning Authority. Full details of the revised layout to be submitted to and approved by the Local Planning Authority.

Reason: To ensure that on street parking of vehicles in the adjoining streets does not occur in the interests of highway safety and that appropriate parking is provided in accordance with Policy T2 of the Brentwood Replacement Local Plan.

- 6 U24492  
Prior to first occupation of the proposed development, the northbound bus stop on the A128 Brentwood Road adjacent to Park Lane shall be improved to Essex County Council specifications. The stop shall be provided with raised kerbs to enable disabled access.
- Reason: To encourage trips by public transport and in the interest of accessibility in accordance with Policies T2 of the Brentwood Replacement Local Plan
- 7 U24493  
Prior to first occupation of the proposed development cycle parking shall be provided on site. The approved facilities shall be secure, convenient, covered and provided prior to occupation and retained at all times.
- Reason: To ensure appropriate cycle parking is provided in the interest of highway safety and amenity in accordance with Policy T2 of the Brentwood Replacement Local Plan
- 8 U24494  
Prior to the commencement of development a walkover survey shall be completed to ensure badgers have not taken up occupation since the habitat survey was completed. The survey shall be submitted to and approved by the Local Planning Authority. Furthermore all excavations in connection with the proposed development shall be covered overnight with strong boards to prevent foraging badgers from falling in and becoming trapped, or planks are placed within the excavations to give badgers an easy exit route and all liquids associated with the building work are removed from the site or otherwise made safe each night in order to prevent any possibility of badgers being poisoned.
- Reason: To ensure any badgers are protected during the construction process
- 9 BOU01 Boundary treatment to be agreed (gen)  
The development shall not be occupied until details of the treatment of all boundaries including drawings of any gates, fences, walls or other means of enclosure have been submitted to and approved in writing by the local planning authority. The approved boundary treatments shall be completed prior to the first occupation of the development and shall thereafter be permanently retained and maintained.
- Reason: In the interests of safeguarding the character and appearance of the area and living conditions of adjacent occupiers.
- 10 LAN02 landscaping, full, details not submitted  
Prior to the commencement of the development hereby permitted a scheme of hard and soft landscaping shall be submitted to and approved in writing by the local

planning authority. The submitted scheme shall indicate the existing trees shrubs and hedgerows to be retained, the location, species and size of all new trees, shrubs and hedgerows to be planted or transplanted, those areas to be grassed and/or paved. The landscaping scheme shall include details of all surfacing materials and existing and proposed ground levels. The landscaping scheme shall be completed during the first planting season after the date on which any part of the development is commenced or in accordance with a programme to be agreed in writing by the local planning authority. Any newly planted tree, shrub or hedgerow or any existing tree, shrub or hedgerow to be retained, that dies, or is uprooted, severely damaged or seriously diseased, within five years of the completion of the development, shall be replaced within the next planting season with another of the same species and of a similar size, unless the local planning authority gives prior written consent to any variation.

Reason: In order to safeguard and enhance the character and appearance of the area.

#### Informative(s)

- 1 INF02  
The Council has had regard to the concerns expressed by residents but the matters raised are not sufficient to justify the refusal of permission.
- 2 U05405  
The following development plan policies contained in the Brentwood Replacement Local Plan 2005 are relevant to this decision: CP1, T2, GB1, GB2 & C14; the National Planning Policy Framework 2012 and NPPG 2014.  
INF21
- 3 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.
- 4 The proposal represents "inappropriate development" as defined by NPPF (National Planning Policy Framework 2012): Green Belt; however the Council considers that there are other material matters sufficient to outweigh the harm due to inappropriateness and any other harm and that very special circumstances exist to justify the granting of planning permission.

#### BACKGROUND DOCUMENTS