

**SITE PLAN ATTACHED**

**ESSEX POLICE & LA PLATA HOUSE LONDON ROAD BRENTWOOD ESSEX CM14 4QJ**

**APPLICATION FOR APPROVAL OF RESERVED MATTERS FOR SCALE, LAYOUT, APPEARANCE OF BUILDINGS, ACCESS, AND LANDSCAPING DETAILS PURSUANT TO CONDITION 1 OF OUTLINE PERMISSION 16/01805/OUT FOR (OUTLINE APPLICATION FOR DEMOLITION OF EXISTING POLICE STATION BUILDINGS, CONVERSION OF LA PLATA HOUSE TO RESIDENTIAL USE AND DEVELOPMENT OF UPTO 70 NEW RESIDENTIAL DWELLINGS (ALL MATTERS RESERVED) FOR THE CONVERSION OF LA PLATA TO 4 X DUPLEX DWELLINGS AND CONSTRUCTION OF TWO RESIDENTIAL BLOCKS OF FLATS BETWEEN 3 AND 4 AND HALF STOREYS CONSISTING OF 22X 1 BED, 36X 2 BED AND 8 X 3 BED FLATS, WITH ASSOCIATED LANDSCAPING, PARKING AND ACCESS.**

**APPLICATION NO: 18/01790/REM**

<b>WARD</b>	Brentwood West	<b>8/13 WEEK DATE</b>	19.02.2019
<b>PARISH</b>		<b>POLICIES</b>	
<b>CASE OFFICER</b>	Ms Tessa Outram	01277 312500	

**Drawing no(s)  
relevant to this  
decision:**

WH194\_18\_P\_30.30 P2; Remediation Method StatementV1; Built Heritage StatementApril2019; Ground Investigation ReportV2; transport AssessmentApril2019; Environmental Noise Assessment ReviewMarch2019; WH194\_18\_P\_30.20/P3; WH194\_18\_P\_25.31/P1; WH194\_18\_P\_25.30/P3; WH194\_18\_P\_35.01P4; WH194\_18\_P\_35.02P2; WH194\_18\_P\_35.03P2; Arboricultural Impact Assessment Addendum; Topographical SJG2538 1/3; Topographical SJG2538 2/3; Topographical SJG2538 3/3; accommodation ScheduleB; Phase I Land Contamination Assessment; Environmental Noise Assessment; WH194\_18\_P\_10.00P2; WH194\_18\_P\_10.01P2; WH194\_18\_P\_10.02P3; WH194\_18\_P\_10.03P6; WH194\_18\_P\_10.10P6; WH194\_18\_P\_25.10P6; WH194\_18\_P\_25.20P5; WH194\_18\_P\_25.21P5; WH194\_18\_P\_25.22P5; WH194\_18\_P\_30.10P6; WH194\_18\_P\_30.11P6; ST-18137 D30108; WH194\_18\_P\_100.03P3; WH194\_18\_P\_100.04P3; WH194\_18\_P\_100.05P3;

**The application is a major development of strategic importance to the Borough and therefore the application has been referred to members for a decision.**

## **1. Proposals**

This application seeks approval of details relating to the access, appearance, layout, scale and landscaping, reserved as part of the outline planning permission reference 16/01805/OUT for the demolition of an existing police station buildings, conversion of La Plata House to residential use and development of up to 70 new residential dwellings which was granted outline planning permission, subject to 18 conditions and a s106 agreement on 29<sup>th</sup> August 2018.

The proposal has been revised during the application process to include alterations to the design, appearance, layout, landscaping and access of the originally submitted scheme. The proposal consists of the demolition of four existing buildings/structures, the construction of two new residential blocks (Block A and Block B) forming 66 units and the conversion of La Plata House into 4 residential units with associated parking, cycle parking, refuse stores, landscaping, play space and pedestrian and vehicular accesses.

Block A fronts London Road, is between three and four stories in height and contains 13 residential units ( 5 x 2 bed and 8 x 3 bed), accessed by two internal cores and served by a refuse store to the east of the block. Block B is between four and four and a half storeys in height and is of an L-shaped layout containing 53 units (22 x 1 bed and 31 x 2 bed) with under croft parking, cycle and refuse stores. La Plata House is to be retained and converted into 4 residential duplexes.

Vehicular parking within the development would be provided through a mix of undercroft parking and communal parking areas as well as secure resident and visitor cycle parking.

## **2. 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) 2019 and National Planning Policy Guidance (NPPG) 2014.

RLP Policy: CP1, T2, T5, H6, PC4, C5,

## Local Development Plan:

The emerging Local Development Plan went through Pre-Submission (Publication Draft) Stage (Regulation 19) consultation between 5 February and 19 March 2019. The responses to the consultation are currently being assessed. Following this, the LDP will be submitted to the Secretary of State for an Examination in Public in Q3 or Q4 of 2019. Provided the Inspector finds the plan to be sound, it is estimated that it could be adopted by the Council in early/mid 2020.

The Brentwood Replacement Local Plan 2005 remains the development plan and its policies should not be considered out-of-date simply because they were adopted or made prior to the publication of the National Planning Policy Framework (NPPF). Due weight should be given to them, according to their degree of consistency with the NPPF (the closer the policies in the plan to the policies in the NPPF, the greater the weight that may be given).

As the emerging plan advances and objections become resolved, more weight can be applied to the policies within it. At this stage there are outstanding objections to be resolved, nevertheless, the Local Plan Pre-Submission (Publication Draft) 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.

### **3. Relevant History**

- 16/01805/OUT: Outline application for demolition of existing police station buildings, conversion of La Plata House to residential use and development of up to 70 new residential dwellings (All matters reserved) -Approved (Subject to Section 106 concerning developer contribution for education and affordable housing obligations).

### **4. Neighbour Responses**

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/>

Seven neighbour representation letters were received; 5 of which objected to the proposed development. 2 additional objection letters were received from the same

parties in response to the revised submission. The concerns arising from the objections letters included:

- Noise and anti-social behaviour from new access
- New access on Westbury Drive is unsafe and lead to accidents
- Increase on-street parking
- Development should provide new affordable houses not flats
- 4 storey block of flats is unsightly
- Development will impact value of property
- Overlooking from Block A and loss of privacy
- There should not be an access next to my property
- Design and height is not in keeping with Brentwood
- Impact on wellbeing to family
- Disregard for occupiers during construction/demolition

## **5. 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/onlineapplications/>

- **Environmental Health & Enforcement Manager:** Housing and Environmental Health has no objection to this application. I have studied the Noise Impact Assessment and cannot fault the methodology used or the attenuation measures suggested regarding the fabric of the building.
- **Anglian Water Services Ltd:** No comments received.
- **County Archaeologist:** No comments received.
- **Schools & Education:** No comments received.
- **Basildon Fire Station:** From the information available it appears that Fire Service vehicular access may have to be extended into the routes currently identified as pedestrian ways to meet basic Building Regulation and Fire Service requirements as specified in Approved Document B Volume 2 section B5; therefore provided such requirements are met or other acceptable arrangements are offered then this Authority has no objection to the proposal. As the development involves flats more detailed observations on access and firefighting facilities for the Fire Service will be considered at Building Regulation consultation stage should the application be approved.
- **Operational Services Manager:** No comments received.

- **Thames Water Development Planning:** No comments received.
- **ECC SUDS:** Having reviewed the planning application and the associated documents which accompanied the planning application, we have identified that this application is not relating to drainage and therefore we shall have no further comments accordingly in relation to this application.
- **Open Space Strategy Coordinator:** No comments received.
- **Housing Services Manager:** No comments received.
- **Arboriculturalist:** There is no objection to the revised scheme on landscape grounds.
- **Design and Historic Buildings Officer:** Layout: There was previously objection from Urban Design in respect of the proposed Blocks; their siting, depth of Block A, overlapping of both forms as well as matters concerning defensible space, entrances and landscaping. From my assessment of the revised drawings, it is evident design development has been undertaken to resolve this key objection.

Scale and appearance: There has been design development since the original submission, including the architectural language being rationalised; this results in a more mixed roofscape, with part pitched roofs and setbacks. Block B (south range) is of notable scale but replaces a building of high volume with less articulation, I therefore find that the perception of bulk when experiencing the spaces within the development at pedestrian level is at an acceptable limit. There are no long protected views where this level of scale would result in harm to the Brentwood Town Centre Conservation Area and significant Church spires in the wider context of the site.

In terms of appearance and detail (see Design and Access Statement p. 28 onwards) the former random selection of brickwork has moved towards the East Anglian palette as recommended, but I would like to have further discussion on this point should this application be recommended for approval, red clay should be more dominant here. It is positive to see a level of detail intent for brickwork, reveals and balconies which was not sufficiently detailed in the original submission. There has been a hierarchy developed in material and detail language and this is accepted (See DAS p. 35 as an example).

La Plata House: Further to our discussions I will be submitting a recommendation to Historic England for the assessment of La Plata House in terms of a National Designation. I have previously advised the Council and the applicant, this building holds sufficient architectural interest and significance to be at the very least applied to the emerging Brentwood Local List, at present this building is

regarded as and has been assessed as a Non-Designated Heritage Asset (NPPF para. 197)

In terms of the current proposals for La Plata House, a revised Heritage Assessment has been submitted along with revised plans. Whilst the Heritage Assessment submitted correctly identifies a level of harm there is opportunity to find a Heritage Balance here given the remedial work and level of repair. However, at present the balance is weighing up as harmful and against the proposals, there may be detailed conditions and phasing which would allow time for further preapplication around La Plata, either way, more detail is required. I advised in my earlier letter that a full schedule of repairs should be submitted, including intent for thermal upgrading and acoustic measures prior to works being carried out. I would be pleased to discuss details for Conditions and review any additional information submitted prior to your recommendation.

- **Highway Authority:** Having considered the information submitted with the planning application, and given the principle of development has already been deemed acceptable as part of application no 16/01805/OUT, the Highway Authority has no objection to this proposal.

## **6. Summary of Issues**

The principle of the development has been established by granting the outline planning permission (ref. 16/01805/OUT). This application relates to reserved matters relating to scale, layout, appearance, access and landscaping and as such the main considerations in the determination of this proposal are; design and impact on the character and appearance of the area, impact on the non-designated heritage asset (La Plata House), residential amenity, living conditions, landscaping and parking and highway considerations.

### **Design, Appearance and Scale**

Significant design development has been undertaken since the original submission, to include: a reconfiguration of massing incorporating a mixed roofscape with integral balconies and roof terraces, a reduction in width and height of the residential blocks and revised elevational treatment and material palette. The revised scheme consists of two residential blocks and the retention of La Plata House.

Block A fronts London Road and is three stories in height at the eastern end of the site and steps up to 4 storeys towards the main entrance as a result of the decreasing land levels. There is an improved architectural rhythm to the elevation which reflects the width of the paired dwellings along London Road and a varied roofscape to include strong gable pitches; in keeping with the Essex vernacular has been incorporated. The appearance in the street scene is appropriate with the surrounding context and the

height and scale of Block A would not appear overbearing or of a scale and mass that would appear unduly prominent when viewed from London Road.

Block B is 4<sup>1/2</sup> storeys with the lower ground floor built into the ground level incorporating an undercroft parking area. The scale reduces to four storeys to the west and north towards the smaller Block A building and La Plata House. Whilst Block B is of a significant scale, the highest element of the building is positioned within the centre of the site, a considerable distance from the boundaries and surrounding development. Furthermore, the building replaces the former Police Station Building which is of a large volume and bulk with less articulation of massing, compared to the new building form and is situated closer to the eastern boundary. Therefore, a large scale building in this improved position would not be unacceptable at pedestrian level when viewed from London Rd or Westbury Drive. The Design Officer has commented, there are no long protected views where the level of scale of Block B would result in harm to the Brentwood Town Centre Conservation Area or any significant Church spires in the wider context of the site.

In terms of appearance, the design language has been developed significantly to incorporate features such as balconies, brickwork, reveals, entrances and landscaping into the design of the development which has resulted in a comprehensive and well considered scheme. The brickwork consists of an East Anglian material palette which is appropriate; the Design Officer has commented red clay should be more dominant however this can be addressed by conditions.

The proposal includes the retention of La Plata House which is two storeys in height. The distance between La Plata House and the neighbouring properties to the south is considerable and no additional development is proposed to the east, south or west of the building. The external appearance of La Plata would remain unchanged apart from minor alterations to windows and doors.

Overall, the scale, height and appearance of the development is considered to be acceptable and would not result in detrimental harm to the character and appearance of the surrounding area in accordance with policy CP1 (i) and (iii) of the local plan and the design principles of the NPPF.

## Layout

Block A now conveys a linear plan form on the main route of the London Road providing an enhance street frontage with a more appropriate setback to allow greater landscaping to its frontage and a better relationship with the adjacent dwellings on London Road. Block B has moved further back into the plot and the western wing has been reduced to improve the relationship with La Plata House and enhance views of La Plata House from the entrance of the site to promote better placemaking.

The layout retains a large area of communal open space around La Plata House and within the courtyard area between Block A and B, with some external parking spaces

along the central access road of the site. The remainder of parking is located under Block B, as such the presence of vehicles will not dominate the site. The layout is informed by considered architectural detailing and landscaping which defines clear way-finding within the site and to building entrances.

The layout of unit results in a housing mix that contains an appropriate amount of 1-2 bed units, in accordance with policy H6 of the local plan and includes an acceptable proportion of affordable housing units. The revised layout also includes no single aspect north facing units and 56% of units will be dual aspect, which will greatly enhance the living accommodation to be provided.

The Design Officer considers the revised layout of the site to be acceptable and the Highway Authority have raised no objection to the layout proposed.

### Impact on La Plata House

Since granting the outline permission La Plata House has been recommended to Historic England for Listing as it is a building of historic significance and merit. However, it is currently considered by the Council as a non-designated heritage asset with a degree of protection. The proposal seeks to retain La Plata House which is very positive feature of the scheme. A heritage assessment has been submitted and a sensitive approach by the developer has been undertaken for the conversion of the building to 4 residential units. The Design and Historic Building Officer has commented that the heritage assessment submitted is correct in identifying areas of harm and positive remedial work and repair that will be made; therefore a level of harm could be justified in the heritage balance. However, the drawings submitted at present lack detail and do not fully reflect the recommendations of the applicants own Heritage assessment to support the loss of some historic fabric.

La Plata House at present is not a listed building or locally listed and therefore is not subject to the same protection as a designated heritage asset. Paragraph 197 of the NPPF considers that any harm or loss to a non designated heritage asset should be a balanced judgment assessed against the harm caused and the significance of the building. In this instance, the principle of the conversion is accepted, and it is considered the issues raised by the Design and Historic Buildings Officer could be overcome by additional detailing via condition to ensure any harm to La Plata House is appropriately mitigated. Overall it is considered the layout of the units could be designed in a way that would not amount to a level of unnecessary harm upon the Non-Designated Heritage Asset. Subject to such a condition, no objection is raised in this regard.

### Impact on Neighbouring Occupiers

The site is adjacent to residential dwellings along the eastern boundary of the site and The Beeches care home to the west. The revised scheme has sort to mitigate any overlooking brought about by the layout and position of blocks A and B to the residential



properties and gardens to the east. This has primarily included the repositioning and redesigning of balconies and window placement.

The revised layout of Block B would not result in any material overlooking to No.18 Westbury Road; the balcony placement of units would direct views away from the flank of the dwelling and private amenity area of its rear garden. Views towards the rear end of the garden would amount to distances of 35 metres which is sufficient as to not amount to material overlooking or a loss of privacy. Furthermore additional screening by the trees proposed along the eastern boundary would further mitigate any perceived overlooking from any bedroom windows and balconies of units. The units along the eastern elevation of Block B facing the block of 4 flats No.25-31 Westbury Road retains distances in excess of 25 metres from the windows and balconies. The existing first floor flank windows of the flats facing the development are largely obscure glazed or and the ground floor flank windows would be screened by the boundary treatments proposed. Given this and the sufficient distance between the development and the flats it is considered the development would not lead to a degree of overlooking that would be unacceptable.

The scale and height of Block B is significantly larger than the two storey residential dwellings on Westbury Drive; however the position of Block B is a sufficient distance from the Westbury Road properties to amount to an overbearing impact, loss of light or outlook.

Block A is positioned at a lower ground level than the adjacent residential building No.158 and therefore will not be greater in height and a distance of between 7 and 8.5m will be retained between the two buildings. It is not considered Block A would therefore amount to an overbearing impact or loss of outlook that would be detrimental to the living conditions of the occupiers. Furthermore, the position of Block A in relation to the sun path would not result in any material overshadowing or loss of light to No.158. In terms of overlooking; no flank windows or balconies are proposed along the eastern flank wall of Block A or to the rear of the block within the units adjacent to No.158 High St. The projecting balconies to the front of the block would overlook the street scene and public realm and therefore not amount to any degree of material overlooking to No.158 or other High St properties.

The 4 units within La Plata House would not amount to any material harm to the amenity of the existing adjoining residents in La Plata Grove or The Beeches care home and would be no worse than the existing situation.

In terms of noise and disturbance, the pedestrian access onto Westbury Drive would result in increased footfall and may lead to some additional noise. However, it is not anticipated the level of noise from pedestrians would be unacceptable for a residential street. No objections have been raised by Environmental Health or considered unacceptable in the noise impact assessment submitted. Furthermore, the access would be naturally surveillance by both the existing dwellings on Westbury Drive and the number of apartments within Block B facing east and is therefore not anticipated to

amount to issues of anti-social behaviour that would cause significant disturbance to existing residents. The service access to Block A would only be utilised by refuse services when required and will therefore not amount to significant noise or disturbance to the adjacent occupier of 158 London Road.

Overall it is considered the proposal would not result in material harm to the living conditions of the neighbouring occupiers in accordance with policy CP1 (ii) of the local plan and the provisions of the NPPF.

#### Living Conditions of Future Occupiers

In terms of dominance and an overbearing impact, it is evident that the proposed residential blocks have been carefully sited to ensure that the new units do not result in any significant or material dominance or an overbearing impact to each other or amount to a material loss of light, outlook or overshadowing. The units within Block A that are most adversely affected in terms of overshadowing are all dual aspect which will mitigate any harm in this regard.

In terms of overlooking, the development has been designed to minimise overlooking as much as possible. In a large residential development of this nature a degree of overlooking is to be expected and the distances between dwellings do not always meet the guidance in the local plan. However, in this instance, the window and balcony placement between block A and B has been carefully considered and would not amount to any significant inter overlooking between units. Overall it is considered that the layout proposed would not result in material overlooking or loss of privacy to the new dwellings, subject to a condition for details of a privacy screen to the balconies/terraces of a small number of the units.

In terms of amenity provision, all units will be provided with a private balcony or roof terrace with a minimum size of 5sq.m which is considered to be acceptable within that recommended in the appendices of the Local Plan. The drawings indicate the 4 units within La Plata House would have a 'private garden' however given the comments of the Design and Historic Buildings Officer a demarcated terrace area will be more appropriate which can be detailed via condition. La Plata House is surrounded by a large area of communal open space and there are further outside amenity spaces for residents within the remainder of the development. In addition an area of play space for these larger family units is available within the site. As such, it is considered that the shortfall of private amenity space for the duplexes would be overcome by the alternate outside amenity spaces available to the future residents.

Seven of the units are marginally below the minimum size requirements of the technical housing standards (nationally described standards). However the shortage is minimal (max 0.4sq.m), as such all units are considered to be of an adequate size and layout that could provide a good standard of living accommodation. Adequate cycle and refuse stores are provided to all units.

In summary, subject to conditions the design and layout of the development is acceptable and will provide adequate living conditions for any future occupiers of the development.

## Landscaping

A landscape strategy and a scheme of planting has been submitted with this reserved matters application. Arboricultural reports and surveys have also been undertaken and submitted. The revised proposal sees the footprint and position of Block A made longer/narrower and set further back from London Road which will result in the loss of 2 category B trees at the site entrance. The Council's arboriculturalist has commented that whilst these trees make some contribution to the streetscape, the current health of the trees significantly reduces their amenity value and therefore recommends their retention is not outweighed by the benefits of a better designed building and new planting that will include a new category B tree at the entrance of Block B. The revised positioning of Block A also increases the gap between the Block A building facade and the canopy of the category A Oak tree from 2.5metres to 7.5 metres, which will significantly increase the degree to which the tree can coexist with its new surroundings and the set back of Block A from London Road will allow more space for new planting beside the road which will enhance the setting.

Nearly all the existing boundary vegetation will be retained along with a large belt of vegetation towards to the south around La Plata House. Approximately 40 new trees are proposed as part of the development along the eastern boundary with Westbury Drive, to the London Road frontage and within the communal areas of Block A and Block B which will soften the appearance of the residential buildings and enhance the streetscape. Further shrubbery planting is proposed throughout the site and a native mix hedge is proposed around most of the site boundary which will enhance biodiversity, soften the appearance of the development and provide additional screening. The Council's Arboriculturalist has raised no objection to the landscaping scheme or schedule of planting; the landscaping proposed is therefore considered to be acceptable and no objection is raised on this basis.

## Access, Parking and Highway Considerations

It has already been established at outline stage that overall the proposal has an acceptable vehicular access point and sufficient level of car parking. The proposed scheme will utilise the existing access point of the site to include a single vehicular access point from London Road, a pedestrian and cycle access onto the corner of Westbury Drive and a service access pathway from London Road to the Bin Store of Block A. The highway authority has raised no objection to the accesses or level of parking proposed.

Resident objection however has been raised to the pedestrian access onto Westbury Drive. The pedestrian access would utilise an existing gated access way which was relatively unused by the police. In planning terms a pedestrian access point here will

significantly improve permeability through the site. The access will provide a good pedestrian and cycle link towards Brentwood railway station, offering enhancing connectivity to public transport links and provide viable transportation alternatives and reduce car usage. This is an important link given the established reduced parking provision for this site and in the interest of promoting sustainable transportation; in accordance with Paragraph 102 of the NPPF which seeks to ensure opportunities are taken to promote walking, cycling and public transport use.

In terms of safety, whilst the section of Westbury Drive that the access enters onto is not adopted highway land, informal advice of the highway authority has been sought in regard to visibility and safety of highway users. Furthermore, alternative locations of an access further south along Westbury Drive have been explored and assessed during the application process.

Following review, it is considered that the proposed position offers the most suitable and safe position by which to incorporate the pedestrian access. The exit point, located on the outside of a bend in the road provides the best vantage point for visibility, allowing for safe access across the highway. Moving the access further south would mean more pedestrians walking around the blind corner, obscured from the view of vehicles emerging from no 18. The applicant has commented that the access would be controlled by a secure entry gate and would only be utilised by residents of the development. This would not only provide security, but would also act as a device to slow pedestrian / cycle egress towards the highway, meaning that residents would by nature exit carefully and at slow speed. The developer is also willing to engage with Essex Police who own this section of the highway to improve the kerb and footway. In summary the pedestrian and cycle access in its proposed location is considered acceptable and the most suitable place in terms of safety and efficiency; any harm brought about to residents could be mitigated via condition and would not be a reason to refuse the development.

The access which is situated between Block A and number 158 High St is not anticipated to amount to significant disturbance to the occupiers. The access here has been designed in such a way that it will not provide a pedestrian cut through to London Road and will improve servicing to the site.

In terms of parking, Brentwood Borough Council's adopted parking standards state that 'for main urban areas' a reduction to the vehicle parking standard may be considered, particularly for residential development. The outline permission established that a reduced parking standard had been applied and the site has good access to frequent and extensive public transport, as well as the town centre's facilities and car parks.

The proposal will provide 59 car parking spaces and 177 cycle parking spaces. A transport assessment has been submitted and a tracking exercise has been undertaken to demonstrate all spaces within the undercroft parking layout are of an appropriate size and useable as to not amount to increased issues of on-street parking. The scheme also over provides in terms of cycle parking which goes some way to make up for the

shortfall in vehicles spaces. The highway authority has raised no objection to the level of parking and parking layout proposed, the site is considered to be a sustainable location and the amount of parking is acceptable for the development.

A number of conditions relating to highway and parking considerations have been attached to the outline permission 16/01805/OUT to include a construction method statement, provision of car parking spaces, size of parking spaces, cycle parking, improvements to the existing bus stops and residential travel information packs; as a result of this the Highway Authority have not recommended any new conditions. However, it is considered further detailing of the pedestrian access onto Westbury Drive is required to ensure a suitable access way and secure gated entry system is established prior to its use to ensure that any noise or disturbance to residents is satisfactorily mitigated and adequate and safe footways are provided.

Overall the access of the development and parking provision is considered to be acceptable in accordance with policy T2 and T5 of the local plan and the adopted parking standards.

#### Other Matters

The principle of the development has already been accepted (ref. 16/01805/OUT) that this site can accommodate 70 dwellings and is of an appropriate density. The level of affordable housing proposed has also already been agreed and is subject to a S106 agreement. Likewise, flood risk, drainage, archaeology and ecology issues have already been considered and are subject to conditions.

Phase I and II contamination reports and a remediation method statement have been submitted; the Councils Environmental Health Department have no raised no objections on contamination grounds. Therefore no objections are raised provided the development is carried out in accordance with the recommendations of the submitted contamination documents.

It is considered a majority of the neighbour objections have been discussed in the report above. Planning should serve the public interest and therefore matters concerning property values and personal matters would therefore not amount to material planning considerations that would have any bearing on the determination of this application.

It was established as part of the outline application that 35% of the units would be affordable housing. This application details 13 units will be affordable rent and 12 units will be affordable home ownership. However, this matter is subject to agreement which will be considered by the outline condition and the s106 agreement and is therefore outside of the scope of this application for reserved matters.

## Conclusion

The details submitted with this application in relation to the reserved matters; layout, scale, appearance, access and landscaping of outline planning permission ref. 16/01805/OUT are acceptable and as such this application is recommended for approval, subject to conditions.

## 7. **Recommendation**

The Application be APPROVED subject to the following conditions:-

### 1 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.

### 2 Architectural Details

No development above ground level shall be undertaken until additional drawings showing details of the proposed windows, doors, eaves, cills, vents and balconies of Block A and B to be used by section and elevation at scales between 1:20 and 1:1 as appropriate have been submitted to and approved in writing by the local planning authority. The development shall be carried out in strict accordance with the approved details.

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

### 3 Sample Panels

No development above ground level shall take place until sample panels of the proposed brickwork has been erected on site and subsequently been 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 Materials - Samples

Notwithstanding the details shown in the approved documents; no development above ground level 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.

5 Surface Materials

Notwithstanding the details shown in the approved documents; no development above ground level shall take place until details of the surfacing materials of the shared access and parking areas shall be 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.

6 BOU01 Boundary treatment to be agreed (general)

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.

7 Landscaping Additional Details

The site shall be landscaped in accordance with the landscaping scheme indicated on the submitted drawings and specifications hereby approved. No development above ground shall be commenced until additional details of the location, number, species and size of all new trees, shrubs and hedgerows to be planted or transplanted and details of hard landscaped elements to include the stepped and wall planters has been submitted to and approved in writing by the local planning authority. The landscaping scheme shall thereafter 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 showing the extent of works associated with Blocks A and B and La Plata House, that has been 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.

8 Play Space Equipment

Prior to the occupation of the development details of the timber play space equipment hereby approved shall be submitted to and approved in writing by the local planning authority. The approved play equipment 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.

9 Provision for refuse - details provided

None of the accommodation hereby permitted shall be occupied until the facilities to be provided for the storage of refuse for the relevant building have been provided in accordance with the details shown on the approved drawings. Thereafter the accommodation shall not be occupied unless those facilities are retained.

Reason: To ensure that adequate provision is made in order to safeguard the character and appearance of the area.

10 No PD to La Plata House

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking, re-enacting or modifying that Order), the four duplex units in La Plata House hereby permitted shall not be extended or enlarged in any way without the prior grant of specific planning permission by the local planning authority.

Reason: To safeguard the living conditions of the occupiers of neighbouring dwellings and in the interest of preserving the historic character of the non designated heritage asset

11 Privacy Screens

Privacy screens between units 7 and 12, 59 and 60 and 35,36 and 37 shall be provided prior to the occupation of the units in accordance with details which shall have had the prior written approval of the local planning authority. The privacy screens shall be retained as approved in perpetuity.

Reason: In the interests of the mutual privacy of the occupiers of the proposed flats.

12 Westbury Drive Pedestrian Access

The pedestrian access on Westbury Drive shall not be utilised until details of the proposed access have been submitted to and approved in writing by the local planning authority. Details shall include but not be limited to: areas of hardstanding, landscaping, footways, kerbs, boundary treatments, gates and lighting. The access shall be secure and constructed in accordance with the approved details in perpetuity and shall only be accessible by residents of the development hereby approved.

Reason: In order to provide a pedestrian route through the site in the interests of sustainable transport methods and in the interests of neighbour amenity and highway safety.



13 La Plata House - Garden Details

No works to La Plata House shall commence until details of the external private terrace area at the rear of the building has been submitted to and approved in writing by the local planning authority. The approved details 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, the setting of the heritage asset and the living conditions of occupiers of the proposed units.

14 La Plata House Additional Details

Notwithstanding drawings WH194\_18\_p\_25.30, WH194\_18\_P\_25.31, WH194\_18\_P\_30.20; no works to La Plata House shall commence until detailed plans and specifications showing the internal layout of the units and all new partitioning, windows, doors, verges and cills to be used in the works hereby granted consent and drawn at a scale of 1:20 or 1:1 as appropriate have been submitted to and approved by the Local Planning Authority. The development shall be carried out in strict accordance with the approved details.

Reason: To preserve the architectural and historic interest of the heritage asset and in the interests of visual amenity.

15 Watching Brief La Plata House

No works to La Plata House shall commence until a programme of works and construction specification for La Plata House has been submitted to and approved by the local planning authority, in order that the methodology and timing of the works approved by this permission are agreed, to allow for a watching brief involving the Design and Historic Buildings Officer from the local planning authority to be undertaken throughout the period of works; if required.

Reason: To preserve the architectural and historic interest of the heritage asset and in the interests of visual amenity.

16 Internal Materials - La Plata House

A schedule of all new, internal surface materials including walls, ceilings and floors and a schedule of all internal joinery indicating the proposed finish and decoration to be used shall be submitted to and approved by the local planning authority in writing prior to the commencement of any works to La Plata House.

Reason: To preserve the architectural and historic interest of the heritage asset.

17 No removal of fabric - La Plata House

Except where in accordance with the details approved under conditions 14,16 and 21; no part of the fabric of the building of La Plata House, shall be removed without the prior written approval of the local planning authority.

Reason: To preserve the architectural and historic interest of the heritage asset and in the interests of visual amenity.

#### 18 Full Schedule of Repair – La Plata House

No works to La Plata House shall commence until a full schedule of repair including marked up plans and elevations showing the retention/re-use of door/doorcases, fire surrounds, decorative plaster work, paneling and so forth, has been submitted to and approved in writing by the Local Planning Authority.

Reason: To preserve the architectural and historic interest of the heritage asset.

#### 19 Partitions – La Plata House

All new partitions shall be carefully scribed around the existing ornamental mouldings; unless approved in writing by the local planning authority.

Reason: To preserve the architectural and historic interest of the heritage asset.

#### 20 Services and Fixings – La Plata House

No works to La Plata House shall commence until, the position, type and method of installation of all new and relocated services and related fixtures (for the avoidance of doubt this includes communications and information technology servicing), shall be specified and agreed in writing with the Local Planning Authority wherever these installations are to be visible, or where ducts or other methods of concealment are proposed. No new plumbing, pipes, soil-stacks, flues, vents or ductwork shall be fixed on the external faces of the building other than those shown on the drawings hereby approved. No new grilles, security alarms, lighting, security or other cameras or other fixtures shall be mounted on the external faces of the building other than those shown on the drawings hereby approved. Any variation shall be submitted to and agreed in writing by the local planning authority.

Reason: To preserve the architectural and historic interest of the heritage asset and in the interests of visual amenity.

#### 21 Thermal Upgrading and Acoustic Proofing

No works to La Plata House shall commence until details of all thermal upgrading and acoustic proofing has been submitted to and agreed in writing by the Local Planning Authority.

Reason: To preserve the architectural and historic interest of the heritage asset and the living conditions of occupiers of the proposed units.

## 22 External Lighting

Prior to the occupation of the development details of external lighting shall be submitted to and approved in writing by the local planning authority. The approved lighting shall be completed prior to the first occupation of the development and shall thereafter be permanently retained and maintained.

Reason: In the interests of visual amenity and safeguarding the living conditions of existing and future occupiers.

## 23 Contamination

The development shall not be carried out be except in complete accordance with the approved contamination documents listed above. Notwithstanding the above, should contamination be found that was not previously identified or not considered in the remediation scheme hereby agreed, that contamination shall be made safe and reported immediately to the Local Planning Authority. The site shall be re-assessed in accordance with the above and a separate remediation scheme shall be submitted to and agreed in writing with the Local Planning Authority. Such agreed measures shall be implemented and completed prior to the first occupation of any parts of the development.

Reason: To ensure that any potential contamination and any risks arising are properly assessed and that the development incorporates any necessary remediation and subsequent management measures to satisfactorily deal with contamination.

### Informative(s)

#### 1 INF01 Reason for approval (no objections)

Reason for approval: The proposal would accord with the relevant policies of the development plan as set out below.

#### 2 INF04 Amendments to approved scheme

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.

#### 3 INF05 Policies

The following development plan policies contained in the Brentwood Replacement Local Plan 2005 are relevant to this decision: CP1, T2, T5, H6, PC4, C5, National Planning Policy Framework (NPPF) 2019 and NPPG 2014.

#### 4 INF22 Approved Following Revisions

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

#### 5 Highway Works

All housing developments in Essex which would result in the creation of a new street (more than five dwelling units communally served by a single all-purpose access) will be subject to The Advance Payments Code, Highways Act, 1980. The Developer will be served with an appropriate Notice within 6 weeks of building regulations approval being granted and prior to the commencement of any development must provide guaranteed deposits which will ensure that the new street is constructed in accordance with acceptable specification sufficient to ensure future maintenance as a public highway. Owing to the design of the site layout, it is unlikely that the access road would be adopted by the Highway Authority.

Arrangement shall be made for surface water drainage to be intercepted and disposed of separately so that it does not discharge from or onto the highway.

All work within or affecting the highway is to be laid out and constructed by prior arrangement with, and to the requirements and satisfaction of, the Highway Authority, details to be agreed before the commencement of works.

The applicants should be advised to contact the Development Management Team by email at [development.management@essexhighways.org](mailto:development.management@essexhighways.org) or by post to: SMO3 - Essex Highways, Unit 36, Childerditch Industrial Park, Childerditch Hall Drive, Brentwood CM13 3HD.

Appendix A – Site Map