

SITE PLAN ATTACHED

2 - 8A HAREWOOD ROAD PILGRIMS HATCH ESSEX CM15 9PD

REMOVAL OF INTERNAL PARTITIONS BETWEEN EXISTING SHOPS TO CREATE ONE SINGLE SHOP WITH ALTERATIONS TO SHOP FRONTS, INSTALLATION OF A RAMP TO THE REAR ELEVATION, RAISE FLAT ROOF TO THE REAR OF THE STORE AND MINOR ALTERATIONS TO INCLUDE THE INFILLING OF EXISTING OPENINGS

APPLICATION NO: 21/00269/BBC

WARD	Pilgrims Hatch	8/13 WEEK DATE	14 April 2021
PARISH		POLICIES	NPPF, NPPG, CP1, C20
CASE OFFICER	Mr Daryl Cook	01277 312500	
Drawing no(s) relevant to this decision:	3614-05; 3614-03/C; 3614-04/B;		

The application has been referred to Planning and Licensing Committee as the applicant and owner of the building/land is Brentwood Borough Council.

1. Proposals

The proposal seeks to remove internal partitions between existing shops to create one single shop unit with alterations to shop fronts, installation of a ramp to the rear elevation, raise flat roof to the rear of the store and minor alterations to include the infilling of existing openings at 2-8A Harewood Road, Pilgrims Hatch, Brentwood.

2. Policy Context

National Planning Policy Framework (NPPF)

National Planning Policy Guidance (NPPG)

Brentwood Replacement Local Plan 2005:

- Policy CP1 General Development Criteria
- Policy C20 Shopfronts

The Brentwood Replacement Local Plan 2005 remains the Development Plan and its policies should not be considered out-of-date simply because they were adopted or made prior to the publication of the National Planning Policy Framework (NPPF).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.

The emerging Local Development Plan went through Pre-Submission (Publication Draft) Stage (Regulation 19) consultation early in 2019 with a further focused consultation, following revisions to the detailed wording of some of the proposed housing allocations, later in the year. The plan was submitted to the Planning Inspectorate in February 2020. The Examination in Public hearing sessions opened in December 2020, concentrating on strategic matters, with hearings on more detailed matters held in February and March 2021, as set out in draft timetabling by the Secretary of State. The Inspector has asked for more information on some issues with further hearing sessions expected to take place in July 2021. Provided the Inspector finds the plan to be sound, it is projected that it could be adopted by the Council towards the end of 2021.

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 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. While the examination is a further step in progress towards adoption, because the plan has yet to complete its progress through the Examination in Public it is still considered that it currently has limited weight in the decision-making process.

3. Relevant History

- 21/01018/BBC: Installation of plant to rear yard area and 2.5 metre high close boarded timber fence enclosure. – Pending Consideration
- 21/01019/ADV: 1 x Co-op non illuminated Fascia sign, 2 x Co-op internally illuminated fascia signs, 1 x Post Office internally illuminated projecting sign, 1 x Post Office Service Menu Board non illuminated and 2 x Co-op logo internally illuminated projecting signs. – Pending Consideration

4. Neighbour Responses

This application has been advertised by way of neighbour notification letters (19 total) and public site notice on two occasions. At the time of writing this report, no neighbour representation has been received for this application.

5. Consultation Responses

- **Building Control:**

No response received at the time of writing this report.

- **Highway Authority:**

The information that was submitted in association with the application has been fully considered by the Highway Authority.

None of the proposals will affect the surrounding highway network, therefore: From a highway and transportation perspective the impact of the proposal is acceptable to the Highway Authority.

- **Environmental Health & Enforcement Manager:**

No response received at the time of writing this report.

6. **Summary of Issues**

The starting point for determining a planning application is the development plan, in this case the Brentwood Replacement Local Plan 2005. Planning legislation requires that applications must be determined in accordance with the development plan unless material considerations indicate otherwise. Relevant material considerations for determining this application include the planning history, the National Planning Policy Framework 2019 (NPPF) and National Planning Practice Guidance (NPPG). Although individual policies in the Local Plan should not be read in isolation, the plan contains policies of particular relevance to this proposal which are listed in section 2 above.

The main issues which require consideration as part of the determination of this application are:

- Effect of the proposal on the character and appearance of the area.
- Effect of the proposal on the amenities of neighbouring dwellings occupiers.

The application is submitted on behalf of the Co-operative Group Food Ltd by Pegasus Planning Group Ltd per the planning statement. The building and surrounding curtilage is owned by Brentwood Borough Council who are the applicants listed on the application form.

The application site comprises of an existing row of shops (Use Class E) and is situated on a corner junction shared with Clarence Road and Harewood Road. The site area is 460sqm. The surrounding area is primarily residential with a mixture of

building typology. The application building is single storey and features a tall, hipped roof profile with a rear service yard and paved frontage.

A description change was agreed during the course of determination of the application. A further period of consultation was undertaken. Revised drawings have been submitted which include the provision of a wall vents to the rear elevation.

Relevant Planning History

There is a concurrent application for works relating to the installation of plant and a timber fence enclosure (application reference: 21/01018/FUL). The applicant is also aware that a separate application for Advertisement Consent is required for the works proposed within this application which is also pending consideration (reference: 21/01019/ADV).

Proposed Use

The Co-operative Group Food Ltd currently occupy 6-8A Harewood Road as a convenience store in Class E use (previously A1). They seek to extend into the adjoining units which currently comprise of a hot food takeaway (now sui generis) at No.4 and a hairdresser's (Class E) at No.2. Members should note that the subdivision of the existing shop is not development which requires planning permission.

Furthermore, the proposed change of use from hot food takeaway to retail shop does not constitute development under the transitional arrangements as part of the 2020 Use Classes Order amendments which is in effect until 31/07/2021. Until such time, the use of the building continues to benefit from a permitted change of use to Class E during this period.

Design, Character and Appearance considerations

Policy CP1 is supportive of development proposals provided they protect the character and appearance of the surrounding area, protect the amenities of neighbours, are of a high standard of design and provide satisfactory access and parking which can be accommodated by local highway infrastructure. Policy C20 requires shopfronts to be of a size, design, scale and materiality to satisfactorily relate to the building and adjacent premises.

In terms of design, the proposal seeks to provide an updated modern appearance the existing building by providing updated fenestration openings and, subject to a separate application, new signage across the principal elevation. The overall appearance of the principal façade is considered to be positive with step-free independent customer access to the store to be provided.

To the rear, the existing (mostly) flatted roof projection is to be increased in height but shall remain below the height of the eaves of the principal part of the existing building with many of the existing fenestration openings made good. An intake wall vent and discharge wall vent are also illustrated including rear doors. The existing floor level will be raised to match the existing sales floor and a rear ramp serving a fire exit is proposed. The overall scale of these alterations remains subordinate to the existing building and not readily visible from the public realm. The overall design is considered to be acceptable.

In terms of materials, the proposal seeks to utilise Grey PPC aluminium doors (RAL 7043) and traffic grey b-matt windows. An existing flat roof is to be replaced with a single ply roof and rainwater goods are to match existing. Facing brickwork is also proposed to the rear of the building to match the existing. These materials are considered to be acceptable.

Therefore, it is considered that the proposed development would not be harmful to either the character and appearance of the area; nor its visual amenity in accordance with policy CP1 (i) and (iii) of the Brentwood Replacement Local Plan (BRLP) and the National Planning Policy Framework 2019 (NPPF).

Effect on Neighbour Amenity

The proposed alterations to the existing building would see a marginal increase in height of the existing (mostly) flatted roof rear projection (which remains single storey) and the inclusion of a low-level ramp to provide rear access to the fire exit. It is considered that the overall scale of these alterations, given the proximity retained from the boundaries shared with the neighbouring dwellinghouses to the north along Balmoral Road (Nos 9 through 15 [odds]) and the one to the east, No.10 Harewood Road is acceptable.

In terms of overlooking and loss of privacy, the existing access yard to the rear of the building is already screened by the neighbouring boundary treatments which comprise of timber fencing ensuring the alterations to the rear of the building would not be readily visible nor harmful to the living conditions of neighbouring occupiers.

To the front of the building, the proposed fenestration openings would overlook the public realm and street scene of Harewood Road. The Highway separates the dwellings from the application building located along Harewood Road and those along Clarence Road providing a further spatial separation.

In terms of noise and general disturbance, it is not considered that the increased footfall from the use of the building would give rise to a harmful effect on the amenities of surrounding occupiers.

Overall, the proposal would comply with policy CP1 (ii) of the BRLP and the NPPF.

Other Matters

The application form states that there will be no increase/decrease in terms of the number of employees on site. However, with the loss of the shops along this row, any employee difference is unlikely to be considered significant with the expansion of the convenience store providing additional services and choice to residents. Furthermore, it is not considered its expansion would give rise to a significant threat on the sustainability of existing major retail units within Brentwood.

The opening hours of the Co Op are to remain the same as existing per the application form:

Monday-Friday: 07:00-22:00

Saturday: 07:00-22:00

Sunday and Bank Holidays: 07:00-22:00

Conclusion

The proposed development, for the reasoning outlined above, is considered to be compliant with policies CP1 and C20 of the BRLP and is therefore recommended for approval subject to conditions outlined below.

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 The materials to be used in the construction of the external surfaces of the building hereby permitted shall match those used in the existing building with the exception of:

- Traffic Grey B-Matt windows
- Grey PPC Aluminium (RAL 7043) doors

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

Informative(s)

1 INF01

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

2 INF04

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

3 INF05

The following development plan policies contained in the Brentwood Replacement Local Plan 2005 are relevant to this decision: CP1, C20, National Planning Policy Framework (NPPF) 2019 and NPPG 2014.

4 INF22

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 INF29

The developer is reminded of the provisions of the Party Wall etc Act 1996 which may require notification of the proposed works to affected neighbours. Detailed information regarding the provisions of 'The Act' should be obtained from an appropriately qualified professional with knowledge of party wall matters. Further information may be viewed at

<https://www.gov.uk/guidance/party-wall-etc-act-1996-guidance>

BACKGROUND DOCUMENTS

DECIDED:

