

SITE PLAN ATTACHED

17 CRESCENT ROAD, WARLEY, BRENTWOOD, CM14 5JR

CONVERSION AND REFURBISHMENT OF TWO STOREY DWELLING INTO TWO APARTMENTS, TO INCLUDE ADDITION OF PORCH.

APPLICATION NO: 21/00573/BBC

WARD	Brentwood West	8/13 WEEK DATE	26.05.2021
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PARISH		Ext. Of Time	tbc
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CASE OFFICER	Brooke Pride
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Drawing no(s) relevant to this decision:	Design & Access Statement; 61 P00; 63 P02; 64 P03; 62 P02; Site Plan;
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The application has been referred to the Committee as the applicant is Brentwood Borough Council.

1. Proposals

This application relates to the refurbishment of an existing two storey dwelling into two apartments and a front porch extension. 17 Crescent Road is currently derelict, the application seeks to carry out works to provide two x 2 bedroom residential units for homeless families. The proposal includes the exterior walls to be re-decorated and made good, replacement windows and a new communal entrance lobby.

2. Policy Context

Brentwood Replacement Local Plan 2005:

- Policy CP1 General Development Criteria
- Policy T2 New Development and Highway Considerations

Emerging Local Development Plan (LDP) to 2033:

The Brentwood Replacement Local Plan 2005 remains the Development Plan and its policies should not be considered out-of-date simply because they were adopted or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.

National policy and advice

- National Planning Policy Guidance (NPPG)
- National Planning Policy Framework (NPPF)

3. Relevant History

None.

4. Neighbour Responses

Where applications are subject to public consultation those comments are summarised below. 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/>

- Objection to the proposal because of overcrowding happening in a neighbouring property.

5. Consultation Responses

Not applicable.

6. Summary of Issues

The key issues are:

- Impact of the development on the character and appearance of the area
- The effect on the living conditions of nearby neighbours
- The effect on future occupiers of the site
- Any impact on parking and highway considerations

Design, Character and Appearance

The proposal will retain the existing character of the building by retaining the exterior appearance. The development will refurbish the building that is in a poor state of repair by using materials to match the existing, including replacement windows, guttering and render. The porch is in keeping with its design and proposes render to match the front of the existing building.

The internal configuration of the dwelling will retain the external appearance of one dwelling but provide two separate apartments one ground floor and one first floor. This type of development is not out of character with the surrounding area being close to Brentwood train station with many dwellings converted into more than one residential unit.

It is therefore considered to comply with the requirements of Local Plan Policy CP1 (i) and (iii).

Effect on residential amenity

Policy CP1 is supportive of development proposals provided they protect the living conditions of surrounding residents.

The proposed development will retain the existing residential use, and existing structure. The proposal includes the addition of a front porch which will be set centrally to the site and would not result in harm to the living conditions of nearby residents.

On this basis, the proposal would protect the surrounding occupiers living conditions and comply with policy CP1 (ii) of the local plan.

Future living conditions

All habitable rooms are provided with adequate windows, providing light, ventilation and outlook. Both apartments are of an acceptable size; and therefore provide adequate living conditions for any future occupiers of the site and the size of the apartments meet the Government minimum requirements.

Externally the ground floor apartment is provided with a rear amenity area and the proposal retains the front amenity area which is shared and can also be used by the first floor apartment. The proposal would provide sufficient living conditions for both apartments.

Highways and Parking

The information submitted indicates that the existing parking is on the road and the front amenity space will be retained. Parking standards indicate that one space per one bedroom dwelling and two spaces for two bedroom dwellings or more should be provided on site. The existing situation is that the dwelling does not offer any off street parking and it is not possible to provide any given the existing on road constraints. The area is controlled by protected parking restrictions, however the site is located very close the regular public transport services and within a highly sustainable location. Given those circumstances, off-street parking is not sought.

Other Matters

Objections raised concerning the overcrowding of a nearby property has been looked in to by the Housing team, which is an ongoing concern already being dealt with.

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 MAT03 Materials to match

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.

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

Informative(s)

1

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

2

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

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.

BACKGROUND DOCUMENTS

DECIDED:

Background

his urban location, and it is considered that the provision of dormers would not result in any material harm to the existing situation.

On this basis, the proposal would protect the surrounding occupiers living conditions and comply with local plan CP1.

Living Conditions of new occupiers

Appendix 1 of the BRLP provides guidance (Private sitting out areas): all houses should have a private sitting out area not overlooked by adjacent or opposite living rooms or sitting out areas. This area should extend at least 3 metres and be screened from adjacent properties by walls or fences above eye level from a potential vantage point.

The proposed amenity areas to the rear of the dwellings provide over the 75sqm suggested in Appendix 1 of the BRLP. The addition of the single storey rear extensions to each dwelling also provides a screen from potential overlooking from the windows of the nearby properties in Cromwell Road for a courtyard area.

The proposal will therefore provide a development with amenity areas that are private and unoverlooked, compliant with policy CP1 (ii) of the local plan and Appendix 1 of the BRLP.

Trees and Landscaping

The proposal would include the loss of a medium sized conifer of the edge of the boundary, however its loss is not seen as significant by the arboricultural officer in previous submissions. Other trees are to be retained. The Council's arboricultural officers has been previously consulted and raises no objection to the removal of the conifer. A condition to protect root areas of retained trees during construction is recommended.

Highways and Parking

Based on comments received from the Highway Authority, the plans have been amended to ensure adequate parking spaces are provided. The proposal includes two new access points to provide a total of four off-street parking spaces, two for each dwelling. Subject to conditions, the proposed parking and access are considered acceptable and comply with policy T2 of the local plan.

Other Matters

Reference is made in representations to a 15m window to boundary guidance in and that the single storey extension falls short of this standard; this guidance (Appendix 1) refers to back-to-back rear facing windows and boundaries, which is not applicable in this scenario. No undue overshadowing of rear gardens would occur because of the

height or orientation of buildings. Matters of off-street parking provision are addressed above. Based on advice from the Highway Authority, the proposal will not result in a hazard to any road users or cause harm to the nearby bus stop.

Conclusion

The reasons for refusal of the previous application have been overcome, and the design and location of the proposed development is considered to be acceptable.

6.0 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

Prior to the commencement of the development hereby permitted details of the Method of Construction of the driveway within the Tree Protection Zone should be submitted to and approved in writing by the local planning authority. The construction of the driveway shall be constructed in accordance with the agreed details.

Reason: In order to protect trees and hedges of importance to safeguard the character and appearance of the area.

5

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 and Policy T2 of the Brentwood Replacement Local Plan.

6

Prior to first occupation of the development and as shown in principle on planning drawing 2053 10 rev K, the vehicular accesses shall each be constructed at right angles to the highway boundary and to the existing carriageway. The width of each access at its junction with the highway shall be 3.6 metres and shall be provided with an appropriate dropped kerb vehicular crossing of the footway/highway verge. Full details to be agreed in writing with the Local Planning Authority.

Reason: To ensure that vehicles can enter and leave the highway in a controlled manner in the interest of highway safety in accordance with Policy T2 of the Brentwood Replacement Local Plan.

7

Any redundant part of the existing dropped kerb vehicular access to the south of the site frontage shall be suitably and permanently closed incorporating the reinstatement to full height of the highway verge, footway and kerbing immediately the new accesses are brought into first beneficial use.

Reason: To ensure the removal of and to preclude the creation of unnecessary points of traffic conflict in the highway in the interests of highway safety in accordance with Policy T2 of the Brentwood Replacement Local Plan.

8

Prior to first occupation and as shown in principle on planning drawing 2053 10 rev K, the tandem parking spaces shall be provided for each dwelling. The parking areas shall be retained in the agreed form at all times.

Reason: To ensure adequate space for parking off the highway is provided in the interest of highway safety in accordance with Policy T2 of the Brentwood Replacement Local Plan.

9

Prior to first occupation of the proposed development, the Developer shall be responsible for the provision, implementation and distribution of a Residential Travel

Information Pack for sustainable transport, approved by Essex County Council, to include six one day travel vouchers for use with the relevant local public transport operator. These packs (including tickets) are to be provided by the Developer to each dwelling free of charge.

Reason: In the interests of reducing the need to travel by car and promoting sustainable development and transport in accordance with Policy T2 of the Brentwood Replacement Local Plan.

10

The windows identified on the approved drawings as being obscure glazed shall be:- a) glazed using obscured glass to a minimum of level 3 of the "Pilkington" scale of obscuration and b) non-opening below a height of 1.7m above the floor of the room in which the window is installed. The window(s) shall be installed prior to the first occupation of the building or use of the room of which the window(s) is installed. Those windows shall remain so glazed and non-openable. (Note the application of translucent film to clear glazed windows does not satisfy the requirements of this condition)

Reason: In order to prevent an unacceptable degree of overlooking of nearby residential properties.

Informative(s)

1

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

The following development plan policies contained in the Brentwood Replacement Local Plan 2005 are relevant to this decision: CP1, H17, T2, H14; National Planning Policy Framework (NPPF) 2019 and NPPG 2014.

3

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.

BACKGROUND DOCUMENTS

DECIDED: