

SITE PLAN ATTACHED

**THE NIGHTINGALE CENTRE (THE SNAP CHARITY) PASTORAL WAY WARLEY
BRENTWOOD ESSEX CM14 5GB**

**ADDITION OF AIR CONDITIONING CONDENSER UNITS TO THE FLAT ROOF ON
THE FRONT ELEVATION.**

APPLICATION NO: 23/00697/FUL

WARD Warley **EXPIRY DATE** 25 September 2023

CASE OFFICER Jane Lowe

**Drawing no(s)
relevant to this
decision:** CA-748-10; CA-748-01;CA-748-03; SITE LOCATION PLAN;

**The application is to be determined by the committee as it relates to a Council
owned building.**

1. Proposals

Planning permission is sought for the siting of two air conditioning condenser units on the front of the building of The Snap Charity, The Nightingale Centre, Pastoral Way, Warley, Brentwood.

2. Policy Context

The Brentwood Local Plan 2016-2033

The Plan was adopted as the Development Plan for the Borough on 23 March 2022. At the same time the Brentwood Replacement Local Plan, August 2005 (saved policies, August 2008) was revoked.

- MG02 Green Belt
- BE14 Creating Successful Places

National Planning Policy and Guidance

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

3. Relevant History

- 03/01039/FUL: Extension to Community Centre (Formally the Dutchess of Kent Building) For Use as A Doctors Surgery Together With The Formation Of A Car Park And A Pedestrian And Cycle Track -Application Permitted
- 08/00698/FUL: Installation of External Security Shutters on The First Floor of The Snap Centre -Application Permitted
- 09/00114/FUL: Installation of Awning to Children's Activity Hall -Application Permitted

4. Neighbour Responses

Following the display of site notices and letters to neighbouring occupiers no comments have been received.

5. Consultation Responses

- **Great Warley Conservation Society:** No comments have been received.
- **Arboriculturalist:** No comments have been received.
- **Environmental Health & Enforcement Manager:**

I refer to your memo in connection with the above mentioned application and would make the following comments.

CONDITIONS: None

INFORMATIVES: Air conditioning units should be appropriately maintained to prevent them from causing noise disturbances.

6. Summary of Issues

The proposal relates to the provision of two air conditioning condensing units to the flat roof of a ground floor projection fronting 'The Snap Charity' which forms part of The Nightingale Centre. The building has a single storey flat roofed projection which is attached to a sloping roof which rises to the first floor level serving a staircase. The two condensing units differ in size, the larger one measures approximately 100cm by 100cm; the smaller one 80cm wide by 50cm tall. The units would be set back a minimum of two metres on the angled frontage and face towards the slip road and Beechwood Surgery. The Agent has confirm both units would be white/cream colouring.

Design, Character, and Appearance

The development is modest in scale, approaching de minimis, but as the applicant has submitted a valid application it is appropriate to determine it. The application site is located within the Green Belt backing onto open sports fields with the Snap Centre directly facing onto Beechwood Surgery and entrance road.

It is noted Warley Hospital site, which forms a Grade II Listed Building is set within Pastoral Way however the proposals would be set a minimum distance of some 100m from the Listed Buildings and therefore would not have an effect on its setting. Likewise, it would have a neutral effect in the green belt and would not be inappropriate development.

Impact on Neighbour Amenity

In terms of impact of residential amenity, The Nightingale Centre is set away from adjoining properties and the proposals would not be of a size or design that would result in a harmful impact upon the living conditions of the neighbouring occupiers by way of overbearing impact, loss of privacy or loss of light.

Environmental Health has raised no adverse comments but requested an informative suggesting regular maintenance/service of the units.

Conclusion

The proposal would not have a detrimental impact on visual amenity, the character and appearance of the surrounding area or the green belt and therefore the proposal is compliant with policies MG02 and BE14 of the Brentwood Local Plan. The application is recommended for approval.

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 documents listed above and specifications.

Reason: To ensure that the development is as permitted by the local planning authority and for the avoidance of doubt.

Informative(s)

1 INF01 Reason for approval

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 Local Plan 2016-2033 are relevant to this decision: MG02, BE14 National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG).

4 INF21 Positive and proactive

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.

5 U0010098 Note concerning air conditioners

The air conditioning condensing units should be appropriately maintained and regularly serviced in order to prevent the risk of noise disturbances.

BACKGROUND DOCUMENTS

DECIDED:

