

**SITE PLAN ATTACHED**

**Rowan Green Hall Rowan Green East Brentwood Essex CM13 2ED**

**Change of use of assisted living wardens office to a residential two bedroom bungalow (Class C3) with alterations to the fenestration (Retrospective permission).**

**APPLICATION NO: 23/01020/FUL**

<b>WARD</b>	Brentwood South	<b>8/13 WEEK DATE</b>	29 November 2023
<b>PARISH</b>		<b>Ext of time</b>	
<b>CASE OFFICER</b>	Ms Brooke Pride		
<b>Drawing no(s) relevant to this decision:</b>	Revised Design & Access Statement; RGH/PL02A; RGH/PL03A; RGH/PL01A		

**This application represents an asset belonging to Brentwood Borough Council and is therefore referred to the Planning Committee as per the constitution.**

## **1. Proposals**

Planning permission is sought for the change of use of Rowan Green Hall from a 'assisted living wardens office' to a residential dwelling, and includes alterations to the fenestration by the addition of a new entrance door, store cupboard door and replacement windows.

## **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 At the same time the Brentwood Replacement Local Plan, August 2005 (saved policies, August 2008) was revoked.

- Policy BE13 Parking Standards
- Policy BE14 Creating Successful Places
- Policy HP06 Standards for New Housing

National Planning Policy and Guidance

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

### 3. Relevant History

- None

### 4. Neighbour 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/online-applications/>

No neighbour representations were received.

### 5. Consultation Responses

- **Highway Authority-**

The existing facility includes a shared off-street parking facility for residents, and this will be retained, therefore:

From a highway and transportation perspective the impact of the proposal is acceptable to the Highway Authority subject to a condition requiring reception and building materials to be kept clear of the carriageway.

It should be noted that this condition is not reasonable as it applies to enforcement under a separate regime to the planning system.

- **Environmental Health & Enforcement Manager-** No comments were received.

### 6. Summary of Issues

#### Site Description

The application site is located on the east side of Rowan Green East, occupied by a detached building known as Rowan Green Hall. The building, since 2010, has been used as wardens' office and from 2017 was used as an office in connection with the Council's Housing Service until the Town Hall was refurbished. Latterly, it has been used for ad hoc storage in connection with the Housing Service.

The building is single storey in height, with a brick façade. The building is located flush to the back of the pedestrian pathway with vehicle parking located either side. Access to the building is from the rear of the building which backs on to a communal amenity space.

Amendments have been made during the lifetime of the application including alteration of the red line site boundary encompassing the pedestrian access and allocated parking bay, and part of the rear amenity space.

### Principle

The site is located within an established residential area of Brentwood. The surrounding development to the site is made up of residential dwellinghouses, and the existing building is not allocated within the Local Plan for a specific use or within a protected area for employment. The proposal to change the use of the building from office space to residential is in principle acceptable subject to it meeting the development management criteria and assessment on the effect on surrounding character and any amenity issues.

### Design, Character and Appearance

Change have been carried out to reconfigure the internal layout and provides two bedrooms, two bathrooms, a kitchen and living room/ social area. The proposal includes the replacement of all windows and doors and the addition of a door to the side and rear of the building but there is no

New development proposals are required to meet high design standards and deliver safe, inclusive, attractive and accessible places. The internal changes create a dwelling that is fully accessible for the needs of a disabled person and as per part M of building regulations, inclusive and safe for its future occupiers. A small existing storeroom of approximately 2.9sqm is to be retained by the Council to house alarm call monitoring equipment.

The visual appearance of the building remains largely unchanged with the exception of replacement windows, doors and the addition of a side door to the storage area and an additional door to the rear of the building. The replacement fenestration and additional fenestration is of a design, style and size that is in keeping with the existing building and surrounding development of the site. The changes do not result in harm to the visual amenity of the surrounding area.

The use of the building as a dwellinghouse does not have a detrimental impact upon the character of the area which is an urban residential area of Brentwood. As such, it is considered that the use and alterations are in compliance with the Local Plan Policy BE14 and the design principles of the NPPF (chapter 12).

### Residential Amenity

The rear of the application site leads onto a communal garden area shared by the occupiers of eight other dwellings. No extensions are proposed to the existing building, only alterations to the width of the rear entrance door and replacement of the rear

hallway door. The use of the building is changed to provide living accommodation for one resident and a carer with a bedroom window and living space facing onto the communal amenity space. The development does not lead to overlooking of a private amenity space or loss of privacy to adjacent dwellings.

The use and alterations would not lead to a detrimental impact upon the living conditions of the existing surrounding residential occupiers by way of overbearing impact, loss of privacy or loss of light. Given the modest level of accommodation, it is not considered the change of use would result in unacceptable noise or disturbance to existing nearby residents.

### Living Conditions

External amenity or sitting out space is provided to the rear and a wider shared communal area to the east. In terms of the sizes of the unit, the internal space provides 88sqm which complies with the minimum 70sqm for a 2 bedroom one storey dwelling. Both bedrooms also comply with the minimum space required for a double bedroom.

All habitable rooms are provided with adequate light, outlook and ventilation. The dwelling would provide good quality living conditions for the future occupiers of the site.

The dwelling meets DDA standards and provides a dwelling that would meet the needs of a disabled Brentwood resident or could be adapted for different future occupiers of the dwelling.

### Parking and Highway Considerations

The development would provide one disabled, dedicated parking bay for the future occupier of the dwelling. The remaining parking surrounding the site is shared off street parking between the eight assisted living units. No objection has been raised by the highway authority and the proposal provides sufficient parking for the future use of the site in line with the adopted parking standards.

### Other Matters

The works have been carried out, the fenestration has been replaced and changed and the internal works carried out to provide a two bedroom residential bungalow. The applicant has conveyed to the Planning officer that works were carried out ahead of this application being determined, as part of an urgent case under the responsibility of the Brentwood Housing Team.

Notwithstanding the retrospective nature of the planning permission request, it is considered that the merits of the scheme are acceptable and accord with the relevant Local Plan policies.

## Conclusion

This proposal will deliver an inclusive, safe and accessible dwelling that provides good quality living conditions for its future occupiers. The proposal is compliant with policies BE14, BE13, HP06 of the local plan, the NPPF and the NPPG and as such is recommended for approval subject to condition.

## **6.0 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.

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

## Informative(s)

1 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.

2 INF05 Policies

The following Development Plan policies contained in the Brentwood Local Plan 2016-2033 are relevant to this decision: BE13, BE14, HP06; National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG).

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.

## **Documents:**

All background documents including application forms, drawings and other supporting documentation relating to this application can be viewed online:

<https://www.brentwood.gov.uk/-/applicationsviewcommentandtrack>