

SITE PLAN ATTACHED

09. 1-4 9-14 19-22 (INCL) OAKTREE CLOSE 11 AND 13 15 AND 17 39-101(ODD) 90-100 (EVEN) 142-152 (EVEN) 162-172 (EVEN) HAWTHORN AVE 13 AND 14 15-32 (INCL) ROWAN GREEN EAST 5-10 (INCL) 11 AND 22 ROWAN GREEN WEST

REPLACEMENT BRICK BUILT BALCONY, WALKWAY WALLS AND STAIRCASE WALLS WITH METAL BALCONY WALKWAY GUARDING RAILS.

APPLICATION NO: 14/00920/BBC

WARD	Brentwood South	8/13 WEEK DATE	19.09.2014
PARISH		POLICIES	CP1 NPPF NPPG
CASE OFFICER	Caroline McCaffrey	01277 312603	
Drawing no(s) relevant to this decision:	BCC/HA/01 ; BBC/HA/02 ; BBC/HA/03 ; BBC/HA/04 ; BBC/HA/05 ; BBC/HA/06 ; G-2722-01-01 REV B ; 2772201-01-02 REV B ;		

1. Proposals

Planning permission is sought for the replacement of brick built balconies, stairwells and walkway walls with metal railings and panels to 16 blocks of two-storey flats. The proposed works would affect the following blocks of flats:-

- | | |
|---|------------------------|
| - Oaktree Close/Hawthorn Avenue junction | Flats 1-4, 11 and 13 |
| - Oaktree Close | Flats 9-14 |
| - Oaktree Close/ Hawthorn Avenue junction | Flats 19-22, 15 and 17 |
| - Hawthorn Avenue | Flats 39-49 |
| - Hawthorn Avenue | Flats 51-61 |
| - Hawthorn Avenue/Rowan Green East junction | Flats 63-69, 13 and 14 |
| - Hawthorn Avenue | Flats 90-100 |
| - Hawthorn Avenue/Rowan Green West junction | Flats 71-75, 11 and 12 |
| - Hawthorn Avenue | Flats 79-89 |
| - Hawthorn Avenue | Flats 91-101 |
| - Hawthorn Avenue | Flats 142-152 |
| - Hawthorn Avenue | Flats 162-172 |
| - Rowan Green East | Flats 15-20 |

- | | |
|--------------------|-------------|
| - Rowan Green East | Flats 21-26 |
| - Rowan Green East | Flats 27-32 |
| - Rowan Green West | Flats 5-10 |

The works relate to Council housing stock and follow agreement by the Housing and Health Committee on 10th September. Although 16 blocks of flats are listed above, only 9 blocks with serious structural defects will be considered in the Major Works Programme 2014/15 for this year. The 7 remaining blocks will be considered in the capital funding programme for the following year.

2. Policy Context

National Planning Policy Framework (March 2012)

In addition to the core planning principles that support Sustainable Development, Chapter 6 - Delivering a wide choice of high quality homes, and Chapter 7 - requiring good design are considered to be the most relevant national policy

National Planning Practice Guidance (NPPG)

Local Planning Policy CP1 - i) and iii) are considered to be relevant to the determination of the application. These criteria expect design to be in keeping with the locality not harm visual amenity or the appearance of the surrounding area.

3. Relevant History

- 14/00625/BBC: Replacement brick built balcony, walkway walls and staircase walls with metal balcony walkway guarding rails, balustrading and panel. -

4. Neighbour Responses

172 neighbour notification letters were sent out and 5 site notices were displayed at the following:-

- 1) On the corner of Hawthorn Avenue and Rowan Green West (on a telegraph pole)
- 2) At Rowan Green East (on a telegraph pole)
- 3) At Oaktree Close (on a lamppost)
- 4) At Hawthorn Avenue (on amenity land between Nos. 14 and 41)
- 5) In front of No. 154 Hawthorn Avenue (on a telegraph pole)

1 email has been received stating it is not necessary to replace the entire balcony as repairs would suffice; no details of cost have been provided or how it will effect the tenants.

5. Consultation Responses

- :None

6. Summary of Issues

Background

Prior to the submission of this planning application, a report was submitted to the Housing and Health Committee on 10 September 2014 titled the 'Major Works Programme 2014/2015' outlining that there were serious structural defects to the balconies, walkways, stairwells and railings to the flats mentioned above. A consultant structural engineer was appointed by the Council and advised that some of the existing balconies were imminently unsafe whilst others were becoming unsafe and requires urgent attention.

This report was approved by the Housing and Health Committee which sets out the proposed works for 2014/2015 to ensure the Council's housing stock are in good condition. The proposed works will be funded through the capital programme.

Site

The application relates to 16 blocks of two-storey flats located on the south side of Hawthorn Avenue; on the corner of Hawthorn Avenue and Rowan Green West; on the corner of Rowan Green East and Hawthorn Avenue; and on Oaktree Close. The blocks of flats are similar in terms of design, layout and appearance. Access to the flats at first floor level on each block is via an existing stairwell, walkway and balcony to the rear.

Assessment of Proposal

Planning permission is sought to replace the existing brick built and concrete balconies, stairwells and railings with metal railings and panels.

Main Issues

The main issues to consider when determining this planning application are: Design of Development and Residential Amenity

Design of Development

The spalling brickwork and loose concrete on the balconies, stairwells and railings on the 16 blocks of flats will be replaced by metal railings and panels. The proposal would not be visually intrusive or harmful to the character or appearance of the existing flats. As such, the proposal would be in accordance with Policy CP1 (i) (iii) of the adopted local plan.

Residential Amenity

The existing brick and concrete balconies would be replaced by modern metal railings and panels. It is not considered that the residential amenity would be adversely affected by the proposal as there will be no changes to the width or depth of the balconies, just the design and appearance. Any overlooking or loss of privacy would be no worse than the existing balconies. As such, the proposal would be in accordance with Policy CP1 (ii) of the adopted local plan.

Other issues:

One representation has been received however it does not raise material planning concerns and has been forwarded to the officer who submitted the application for response on behalf of the Council.

Conclusion

Having taken into account the above, the proposal would be in accordance with Policy CP1 of the adopted local plan; the NPPF; and the NPPG. Further, the proposed works will ensure that the Council's housing stock is maintained in good condition and that the existing occupiers of these flats receive a quality home and service in accordance with the Council's Corporate Plan.

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 U08654

The external surfaces of the development hereby approved shall be constructed of materials and finish as detailed within the application

Reason: To safeguard the character and appearance of the area

Informative(s)

1 INF05

The following development plan policies contained in the Brentwood Replacement Local Plan 2005 are relevant to this decision: CP1 the National Planning Policy Framework 2012 and NPPG 2014.

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 INF21

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: