

Reference: 22/01603/TBC	Site: Poole House, Godman Road, Chadwell St Mary, Essex
Ward: Chadwell St Mary	Proposal: Change of use of redundant storage rooms to caretaker's break room, and installation of two windows

Plan Number(s):		
Reference	Name	Received
	Site location plan	30.11.22
PH/01	Existing and proposed plans and elevations	30.11.22

The application is also accompanied by:	
- Planning Application Form	
Applicant: Thurrock Council	Validated: 30 November 2022 Date of expiry: 13 February 2023 (agreed extension of time)
Recommendation: Approved subject to conditions	

This application is scheduled as a Committee item because the Council is the applicant and landowner (In accordance with Part 3 (b) Section 2 2.1 (b) of the Council's constitution).

1.0 DESCRIPTION OF PROPOSAL

- 1.1 This application seeks planning permission for the conversion of a disused storage space to form a caretaker's break room. Also included in the application is the insertion of two windows at ground level to provide natural light to the break room.
- 1.2 The storage space is located on the ground floor of Poole House, adjacent to the entrance lobby. It is proposed to convert it to provide a break area with kitchen, seating, and toilets. Two windows would be inserted at ground floor level to provide natural light to the room, one each on the front and side elevations. No other external changes are proposed.

2.0 SITE DESCRIPTION

- 2.1 The application site comprises a 14-storey residential tower block situated to the north of Chadwell St Mary. It is one of three blocks situated on the northern side of Godman Road, with residential housing to the south and agricultural fields to the north. The three tower blocks each feature a Y-shaped plan with primary access on the northern elevation via an associated car park and are of a simple post-war design with brick elevations and an infilled ground floor plinth level between concrete pillars.
- 2.2 The storage area is situated at ground floor, adjacent to the entrance/lift lobby, and comprises a series of separate “cubicles.”
- 2.3 The land to the south is residential in character while the land to the north is open agricultural fields within the Green Belt. The site is not within a flood risk area and not subject to any other relevant designations.

3.0 RELEVANT PLANNING HISTORY

None.

4.0 CONSULTATIONS AND REPRESENTATIONS

- 4.1 Detailed below is a summary of the consultation responses received. The full version of each consultation response can be viewed on the Council’s website via public access at the following link: www.thurrock.gov.uk/planning
- 4.2 PUBLICITY:

This application has been advertised by way of a site notice displayed nearby. No responses have been received.

5.0 POLICY CONTEXT

National Planning Policy Framework (NPPF)

- 5.1 The NPPF was published on 27th March 2012 with the most recent revision taking place on 20th July 2021. Paragraph 11 of the Framework sets out a presumption in favour of sustainable development. This paragraph goes on to state that for decision taking this means:
- c) approving development proposals that accord with an up-to-date development plan without delay; or
 - d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out of date¹, granting permission unless:

- i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed²; or
- ii any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

- ¹ This includes, for applications involving the provision of housing, situations where the local planning authority cannot demonstrate a five year supply of deliverable housing sites ...
- ² The policies referred to are those in this Framework relating to: habitats sites and/or SSSIs, land designated as Green Belt, Local Green Space, AONBs, National Parks, Heritage Coast, irreplaceable habitats, designated heritage assets and areas at risk of flooding or coastal change.

The NPPF sets out the Government's planning policies. Paragraph 2 of the NPPF confirms the tests in s.38 (6) of the Planning and Compulsory Purchase Act 2004 and s.70 of the Town and Country Planning Act 1990 and that the Framework is a material consideration in planning decisions. The following chapter headings and content of the NPPF are particularly relevant to the consideration of the current proposals:

2. Achieving sustainable development
12. Achieving well-designed places

Planning Policy Guidance

- 5.2 In March 2014 the former Department for Communities and Local Government (DCLG) launched its planning practice guidance web-based resource. This was accompanied by a Written Ministerial Statement which includes a list of the previous planning policy guidance documents cancelled when the NPPF was launched. NPPG contains a range of subject areas, with each area containing several sub-topics. Those of particular relevance to the determination of this planning application include:

- Design: process and tools
- Determining a planning application
- Fees for planning applications
- Making an application
- Use of Planning Conditions

Local Planning Policy Thurrock Local Development Framework (2015)

- 5.3 The statutory development plan for Thurrock is the 'Core Strategy and Policies for Management of Development (as amended)' which was adopted in 2015. The Policies Map accompanying the Core Strategy allocates this site as a land without notation where broadly the same or similar uses would remain. As the site and the immediately surrounding area is residential it would be acceptable for the site to be used residential purposes. The following adopted Core Strategy policies would apply to any future planning application:

POLICIES FOR THE MANAGEMENT OF DEVELOPMENT

- PMD1: Minimising Pollution and Impacts on Amenity
- PMD2: Design and Layout

Thurrock Local Plan

- 5.4 In February 2014 the Council embarked on the preparation of a new Local Plan for the Borough. Between February and April 2016 the Council consulted formally on an Issues and Options (Stage 1) document and simultaneously undertook a 'Call for Sites' exercise. In December 2018 the Council began consultation on an Issues and Options (Stage 2 Spatial Options and Sites) document, this consultation has now closed and the responses have been considered and reported to Council. On 23 October 2019 the Council agreed the publication of the Issues and Options 2 Report of Consultation on the Council's website and agreed the approach to preparing a new Local Plan.

Thurrock Design Strategy

- 5.5 In March 2017 the Council launched the Thurrock Design Strategy. The Design Strategy sets out the main design principles to be used by applicants for all new development in Thurrock. The Design Strategy is a supplementary planning document (SPD) which supports policies in the adopted Core Strategy.

6.0 ASSESSMENT

- 6.1 The assessment below covers the following areas:

- I. Principle of development
- II. Design and visual amenity
- III. Residential amenity
- IV. Other matters

I. PRINCIPLE OF DEVELOPMENT

- 6.2 The application site lies within the defined urban area where the principle of development is generally acceptable.
- 6.3 The works amount to very minor development to an existing building, and the new use of the area and the changes to the appearance of the building would be acceptable in principle.
- 6.4 With regard to the above the principle of development is considered to be acceptable subject to other development management criteria being met.

II. DESIGN AND VISUAL AMENITY

- 6.5 The internal works to convert the storage area to a break room would have no

impact upon the exterior of the building and would therefore not unacceptably affect the visual amenity or character and appearance of the street scene.

- 6.6 The proposed windows would sit comfortably within the context of the existing elevations and, being set towards the rear of the building and facing onto the private car park, would not be harmful to the character or appearance of the wider street scene. A condition requiring the windows to be of a similar appearance to those already on the building is set out below.

III. RESIDENTIAL AMENITY

- 6.7 The proposed break room would be situated at ground floor level, adjacent to the entrance lobby. Use as a break room would not – in itself – be intrinsically noisy or give rise to any unacceptable levels of disturbance for residents above.
- 6.8 The proposed windows would not give rise to any unacceptable degree of overlooking or loss of privacy for neighbouring residents.

IV. OTHER MATTERS

- 6.10 The works would not affect highway safety or amenity.
- 6.11 The storage area is unused and loss thereof would not be unacceptable.

7.0 CONCLUSIONS

- 7.1 The proposed development would be acceptable in terms of design and would not give rise to any unacceptable impacts in terms of visual amenity or the residential amenity of neighbouring properties.

8.0 RECOMMENDATION

- 8.1 Grant planning permission subject to the following conditions:

Time

- 1 The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which the permission is granted.

Reason: In pursuance of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

Plan Numbers

- 2 No development shall take place other than in accordance with drawing PH/01.

Reason: For the avoidance of doubt.

Materials

- 3 The windows to be used shall match those on the existing building in terms of type, design, and colour unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interest of visual amenity.

INFORMATIVE:

Positive and Proactive Statement

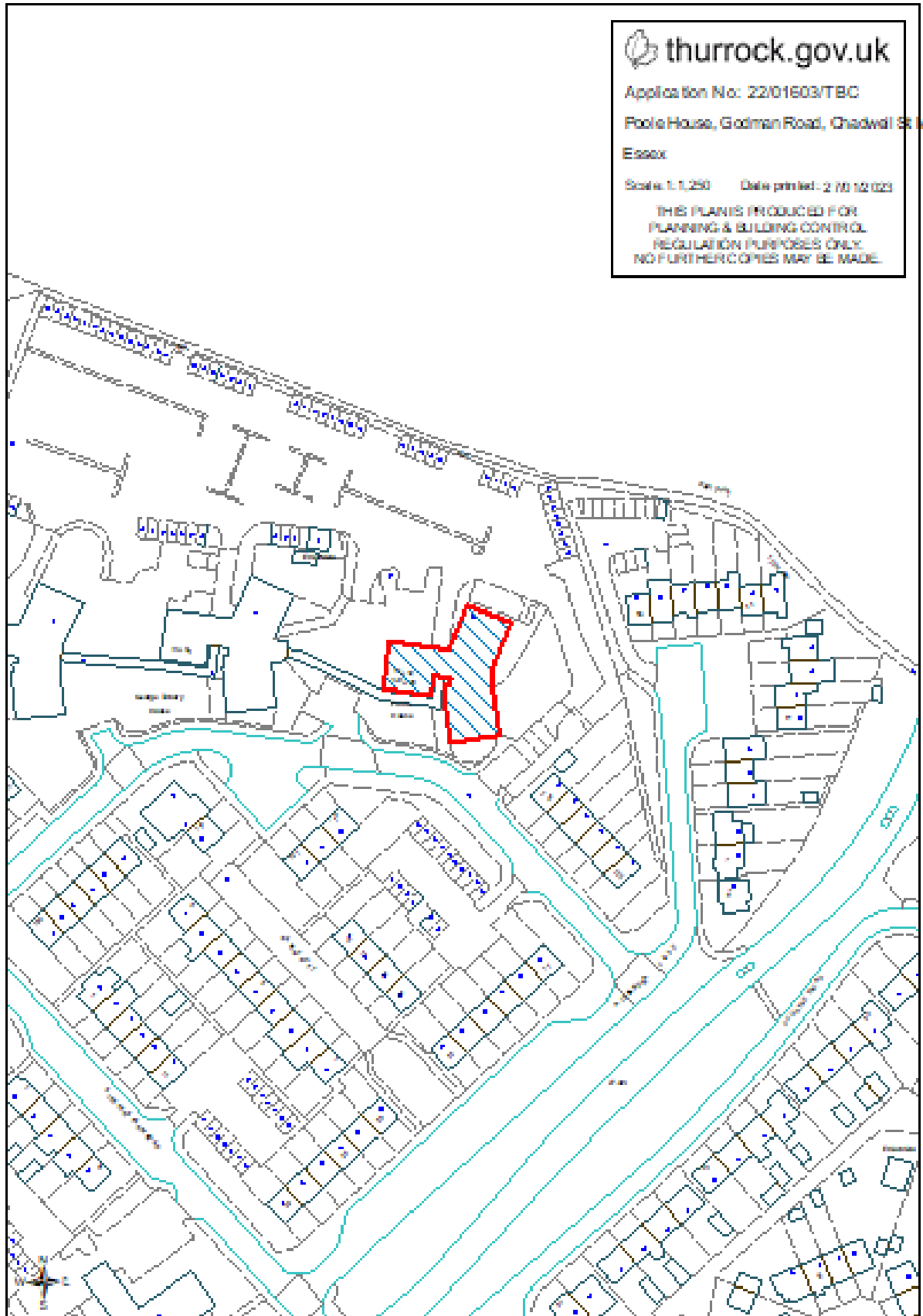
Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) - Positive and Proactive Statement:

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and discussing those with the Applicant/Agent. Unfortunately, it has not been possible to resolve those matters within the timescale allocated for the determination of this planning application. However, the Local Planning Authority has clearly set out, within its report, the steps necessary to remedy the harm identified within the reasons for refusal - which may lead to the submission of a more acceptable proposal in the future. The Local Planning Authority is willing to provide pre-application advice in respect of any future application for a revised development.

Documents:

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

www.thurrock.gov.uk/planning



 **thurrock.gov.uk**

Application No: 22/01603/TBC

Pool House, Godman Road, Chadwell St Mary, Thurrock

Essex

Scale: 1:1,250 Date printed: 2/10/2023

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