

<p><b>Reference:</b> 15/01237/FUL</p>	<p><b>Site:</b> 9 South Road South Ockendon Essex RM15 6NU</p>
<p><b>Ward:</b> Ockendon</p>	<p><b>Proposal:</b> Conversion and remodelling of existing frontage building and redevelopment of remainder of site to provide a total of 12 residential dwellings (4 x 2 bed houses; 8 x 2 bed flats), together with associated car parking, landscaping and site boundary improvements</p>

<b>Plan Number(s):</b>		
Reference	Name	Received
Existing Floor Plan	Floor Layout	16th October 2015
Site Location Plan	Location Plan	16th October 2015
Existing Site Plan	Site Layout	16th October 2015
P204A	Elevations	14th January 2016
P209	Exploded View of Typical House	14th January 2016
P205A	Elevations	14th January 2016
P202B	Proposed First Floor Layout	10th June 2016
P208	Floor Layout Mews House	14th January 2016
P201B	Proposed Ground Floor Layout	10th June 2016
P210	Drawing	14th January 2016

The application is also accompanied by:

- Design and Access Statement
- Landscape Statement
- Tree Report
- Sustainability Statement
- Transport Statement

<p><b>Applicant:</b> Mr Ray Morgan</p>	<p><b>Validated:</b> 20 November 2015 <b>Date of expiry:</b> 7<sup>th</sup> July 2016 (Extension of Time)</p>
<p><b>Recommendation:</b> Approve, subject to conditions and completion of s.106 agreement</p>	

This application is scheduled for determination by the Council's Planning Committee because recent applications for similar development proposals have been considered and determined by the Planning Committee.

## **1.0 DESCRIPTION OF PROPOSAL**

- 1.1 The previous applications (planning application ref. 14/01377/FUL and 15/00585/FUL) considered by Committee entailed the complete demolition of the existing buildings on site. The current proposal would involve the conversion and remodelling of the existing frontage building and redevelopment of the remainder of site to provide a total of 12 dwellings comprising of 8x two bedroom flats and 4x two bedroom mews-style houses.
- 1.2 When completed, the converted building would be two storeys, with a two storey side extension. The second building would be two storeys, with a shallow pitched zinc roof located to the rear of the site close to the boundary of St Nicholas Church.
- 1.2 The proposals also include use of the existing access with the provision of 12 parking spaces and landscaping. The application proposes to upgrade the existing church wall with flint work.

## **2.0 SITE DESCRIPTION**

- 2.1 The application site is currently occupied by a two storey frontage building which is of traditional design, with a shallow pitched roof similar to those surrounding it. The two storey element of no. 9 South Road is set back from the front of no. 11 with a flat roof single storey element at the front. The ground floors of the properties have been used for commercial purposes, mainly retail.
- 2.2 The rear of the site is occupied by poorly maintained 1.5 storey workshops. These buildings appear to be attached to the boundary wall of the Church of St Nicholas. This part of the site was formerly a builders yard.
- 2.3 The narrow access to the site is located between 11 and 15 South Road.
- 2.4 The rear of the site abuts the Church of St Nicholas, which is a Grade I Listed Building. There is a large Ash tree located within the church grounds adjacent to the boundary of the site.
- 2.5 This part of South Road is characterised by traditional buildings with shallow pitched roofs and 19<sup>th</sup> century proportions.

### 3.0 RELEVANT HISTORY

Reference	Description	Decision
15/00585/FUL	Demolition of existing buildings and redevelopment to provide 14 residential dwellings, together with associated car parking, landscaping and site boundary improvements	Refused 1st May 2015
14/01377/FUL	Demolition of existing buildings and redevelopment to provide 16 residential dwellings (1 x studio, 10 x 1 bedroom, and 5 x 2 bedroom accommodation), in buildings up to three storeys, together with associated car parking, landscaping, and site boundary improvements.	Refused 15th July 2015

### 4.0 CONSULTATIONS AND REPRESENTATIONS

#### PUBLICITY:

- 4.1 The application has been advertised by way of neighbour letter, a site notice and press notice. No written responses have been received.
- 4.2 Members will be updated should any letters of representation be received before the meeting.
- 4.3 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/15/01237/FUL](http://www.thurrock.gov.uk/planning/15/01237/FUL)

#### HIGHWAYS:

- 4.5 No objections, subject to conditions.

#### HERITAGE ADVISOR:

- 4.6 No objections, subject to conditions.

#### LANDSCAPE AND ECOLOGY:

- 4.9 No objections, subject to condition.

#### ARCHAEOLOGICAL ADVICE:

- 4.10 No objections, subject to condition regarding archaeological ground works.

**ENVIRONMENTAL HEALTH:**

4.11 No objections, subject to conditions.

**FLOOD RISK MANAGER:**

4.12 No objection, subject to condition.

**HOUSING TEAM:**

4.13 No objections [on the basis that the development will provide for 35% affordable housing on, or an equivalent contribution, off the site]

**EDUCATION:**

4.14 Education contribution is justified towards secondary and primary education provision.

**5.0 POLICY CONTEXT****5.1 National Planning Policy Framework**

The NPPF was published on 27<sup>th</sup> March 2012. Paragraph 13 of the Framework sets out a presumption in favour of sustainable development. Paragraph 196 of the Framework 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. Paragraph 197 states that in assessing and determining development proposals, local planning authorities should apply the presumption in favour of sustainable development.

The following headings and content of the NPPF are relevant to the consideration of the current proposals.

- promoting sustainable transport;
- delivering a wide choice of high quality homes;
- requiring good design;
- promoting healthy communities;
- meeting the challenge of climate change, flooding and coastal change and;
- Conserving and enhancing the historic environment

## 5.2 Planning Practice Guidance

In March 2014 the 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. PPG contains 42 subject areas, with each area containing several sub-topics. Those of particular relevance to the determination of this planning application comprise:

- Conserving and enhancing the historic environment
- design;
- flood risk and coastal change;
- planning obligations; and
- the use of planning conditions.
- Noise

## 5.3 Local Planning Policy

### Thurrock Local Development Framework (2011)

The Council adopted the “Core Strategy and Policies for the Management of Development Plan Document” in December 2011. The following Core Strategy policies also apply to the proposals:

#### SPATIAL POLICIES

- CSSP2: Sustainable Employment
- OSDP1: Promotion of Sustainable Growth and Regeneration in Thurrock<sup>1</sup>

#### THEMATIC POLICIES

- CSTP1 (Strategic Housing Provision)
- CSTP2 (Provision of Affordable Housing)
- CSTP5 (Neighbourhood Renewal)
- CSTP8 (Viability and Vitality of Existing Centres)<sup>2</sup>
- CSTP11 (Health Provision)
- CSTP12 (Education and Learning)
- CSTP20 (Open Space)
- CSTP22 (Thurrock Design)
- CSTP23 (Thurrock Character and Distinctiveness)<sup>2</sup>
- CSTP25 (Addressing Climate Change)<sup>2</sup>
- CSTP26 (Renewable or Low Carbon Energy Generation)<sup>2</sup>

- CSTP27 (Management and Reduction of Flood Risk)<sup>2</sup>

## POLICIES FOR MANAGEMENT OF DEVELOPMENT

- PMD1: Minimising Pollution and Impacts on Amenity<sup>2</sup>
- PMD2: Design and Layout<sup>2</sup>
- PMD4: Historic Environment
- PMD7: Biodiversity, Geological Conservation and Development<sup>2</sup>
- PMD8: Parking Standards<sup>3</sup>
- PMD10: Transport Assessments and Travel Plans<sup>2</sup>
- PMD12: Sustainable Buildings<sup>2</sup>
- PMD13: Decentralised, Renewable and Low Carbon Energy Generation
- PMD15: Flood Risk Assessment<sup>2</sup>
- PMD16: Developer Contributions<sup>2</sup>

[Footnote: <sup>1</sup>New Policy inserted by the Focused Review of the LDF Core Strategy. <sup>2</sup>Wording of LDF-CS Policy and forward amended either in part or in full by the Focused Review of the LDF Core Strategy. <sup>3</sup>Wording of forward to LDF-CS Policy amended either in part or in full by the Focused Review of the LDF Core Strategy].

### 5.4 Focused Review of the LDF Core Strategy (2014)

This Review was commenced in late 2012 with the purpose to ensure that the Core Strategy and the process by which it was arrived at are not fundamentally at odds with the NPPF. There are instances where policies and supporting text are recommended for revision to ensure consistency with the NPPF. The Review was submitted to the Planning Inspectorate for independent examination in August 2013. An Examination in Public took place in April 2014. The Inspector concluded that the amendments were sound subject to recommended changes. The Core Strategy and Policies for Management of Development Focused Review: Consistency with National Planning Policy Framework Focused Review was adopted by Council on the 28<sup>th</sup> February 2015.

### 5.5 Draft Site Specific Allocations and Policies DPD

This Consultation Draft "Issues and Options" DPD was subject to consultation commencing during 2012. The Draft Site Specific Allocations DPD 'Further Issues and Options' was the subject of a further round of consultation during 2013. The application site is allocated as 'Land for Primary Industrial and Commercial Employment' within both of these draft documents. The Planning Inspectorate is advising local authorities not to continue to progress their Site Allocation Plans towards examination whether their previously adopted Core Strategy is no longer in compliance with the NPPF. This is the situation for the Borough.

### 5.6 Thurrock Core Strategy Position Statement and Approval for the Preparation of a New Local Plan for Thurrock

The above report was considered at the February 2014 meeting of the Cabinet. The report highlighted issues arising from growth targets, contextual changes, impacts of recent economic change on the delivery of new housing to meet the Borough's Housing Needs and ensuring consistency with Government Policy. The report questioned the ability of the Core Strategy Focused Review and the Core Strategy 'Broad Locations & Strategic Sites' to ensure that the Core Strategy is up-to-date and consistent with Government Policy and recommended the 'parking' of these processes in favour of a more wholesale review. Members resolved that the Council undertake a full review of Core Strategy and prepare a new Local Plan. The Council is currently undertaking consultation on the Local Plan Issues and Options (Stage 1).

## **6.0 ASSESSMENT**

6.1 The principal issues to be considered in this case are:

- I. Plan designation and principle of development
- II. Protection of the historic environment
- III. Design and relation of development with surroundings
- IV. Residential impact and amenity
- V. Trees and Landscaping
- VI. Highways and parking
- VII. Sustainability, Energy and Surface Water Drainage
- VIII. Infrastructure improvements and affordable housing

### **I. PLAN DESIGNATION AND PRINCIPLE OF DEVELOPMENT**

6.2 The site is not subject to any specific land use or policy allocation as defined in the Adopted Interim Proposals Map accompanying the Core Strategy. In these circumstances, the interpretation accompanying the Proposals Map assumes that site will continue broadly within their existing use. Nevertheless, this assumption does not preclude alternative uses for land which can be considered on their individual merits and in light of relevant Core Strategy policies.

6.3 The existing shop is not designated within a frontage which the Council seeks to retain. Therefore, the principle of residential redevelopment of the site and loss of the retail function in this location would not be contrary to Policy CSTP8 of the Core Strategy.

6.4 Core Strategy policy CSSP1 (Sustainable Housing and Locations) refers to the target for the delivery of new housing in the Borough over the period of the Development Plan. This policy notes that new residential development will be directed to previously developed land in the Thurrock urban area, as well as other specified locations. The policy aims to ensure that up to 92% of new residential development will be located on previously developed land. The application site is clearly within the urban area and comprises a 'brownfield' site. Although the site was not identified as a potential location for residential development in the 2012 and 2013 Site Specific Allocations and Policies DPD consultations, the principle of housing would be compatible with the character of surrounding development.

Accordingly, the site may be considered as a 'windfall' location for housing and no objections are raised to the principle of residential development in this location.

## II. PROTECTION OF THE HISTORIC ENVIRONMENT

- 6.5 Policy PMD4 seeks to ensure all applications for development demonstrate that they contribute positively to the special qualities and local distinctiveness of Thurrock. The current frontage building is not of such quality that requires listing or inclusion as a heritage asset as defined by the NPPF and NPG, but does contribute to the townscape and a positive sense of place.
- 6.6 The former shop fronting South Street is a large mid-nineteenth century building with good brick detailing. It contributes to the character of the area as part of a group of traditional buildings at the core of the historic settlement. The main part of this building would now be retained, which is welcomed by the Council's Heritage Advisor. An extension would be added to the north side, which would appear subservient and well-related to the existing building.
- 6.7 The church of St Nicholas and its churchyard are immediately adjacent to the site. St Nicholas is a fine grade I listed church of Norman origins, with a rare (there are only five others in Essex) thirteenth century round tower. There are good views of the church tower from South Road and the adjacent green to the west. These views would be preserved by the development.
- 6.8 The application site also forms an important edge to the churchyard. The construction of a flint wall would improve the setting of the church. The design of the buildings incorporates a staggered layout to create small courtyards and give an outlook over the church yard. The buildings would have a contemporary form and appearance; they would not appear overbearing or unduly intrusive within the churchyard.
- 6.9 The Council's Heritage Advisor raises no objections and comments that overall the scheme would not adversely impact on the setting of the listed church, retains the frontage building of local merit and provides a reasonable design approach.
- 6.10 Policy PMD4 and guidance within the NPPF and Planning Practice Guidance seeks to ensure appropriate protection of existing heritage assets, which include archaeological assets. The advice received from the Archaeological Advisor highlights the potential for evidence from settlements dating back to 1777. Therefore, in order to comply with the requirements of the guidance within the NPPF and Policy PMD 4, a condition is required to prevent any development on site until implementation of a programme of archaeological work has been undertaken. This condition could be attached to any consent given.
- 6.11 In conclusion under this heading, the proposal is considered to comply with Core Strategy Policies PMD2 and PMD4 regarding the protection of local heritage.

## III. DESIGN AND RELATION OF DEVELOPMENT WITH SURROUNDINGS



- 6.12 The proposed development would involve the conversion of the existing frontage building on South Road including a two storey side extension to the northern flank of the building. This main front building would be converted to create 6x two bedroom flats.
- 6.13 The converted building and extension would retain much of the character of the original building with the repointing of the original brickwork, slated hipped roofs and reinstatement of the chimney and use of original windows and openings. The side extension would be reduced in height and scale from the main building ensuring it appears subordinate to the main building. The extension would have a ground floor front elevation which would replicate the original shop front from the 1950s. The building would have no overall change in its existing height.
- 6.14 The proposed conversion and extension of the main building would be of a high quality design and appropriate for the location. The changes in the design and treatment of the frontage building would be a significant improvement and is considered to overcome previous concerns regarding the loss of character and poor design. This element of the proposal is considered to comply with Core Strategy Policies PMD1, PMD2 and PMD4 and is acceptable.
- 6.15 The existing single storey building along the rear, eastern half of the site, would be demolished and redeveloped to provide a two storey staggered terrace comprising 4x one bedroom flats at the northern end and 4x two bedroom mews-style houses. The proposed building would follow a broadly similar rectilinear form, depth and length as the existing structure but would be two storeys with a maximum height of 6.85m.
- 6.17 The success of the mews block design relies on high-quality render, surface and corner finish, window and door frame detailing. It is considered that this could be achieved via suitable planning condition to ensure the quality of the build is not diminished. In conclusion under this heading, on balance, the proposed mews block is considered to comply with Core Strategy Policies PMD1, PDM2 and PMD4 with respect to design and layout.

#### IV. RESIDENTIAL IMPACT AND AMENITY

- 6.18 The footprint of the proposed mews block would be staggered and the windows facing onto the courtyard would be angled so that they would avoid any significant overlooking or loss of privacy and amenity for the neighbours at nearby dwellings at 15 to 21 South Road. There would be minimal overlooking across to no. 7 South Road from the first floor flat. Whilst the mews block would be two storeys with a maximum height of 6.85m, the proposed buildings would not appear out of character with the height and scale to the existing buildings on the site and immediately surrounding. As such it is not considered the proposed mews block would significantly reduce the level of direct sunlight or natural daylight to the adjacent properties.
- 6.19 The proposed frontage block would be designed with the all windows facing either the front or rear of the site, which would not afford views over private amenity space

of nearby properties. With regards to overlooking distances and impact upon neighbour amenity the proposals would not conflict with the requirements of the retained Annexes of the Local Plan (1997) and Policies PMD1 and PMD2.

- 6.20 The proposed development would result in the majority of the site being covered by either buildings or car parking, with little opportunity for the provision of additional landscaping. Annex 1 of the Local Plan requires 25 sqm of amenity space for one-bedroom flats and 50 sqm for two-bedroom flats. Annex 1 requires 600 sqm of amenity space for a development of this scale. The mews houses and four of the ground floor flats would be provided with small areas of amenity area/landscaping ranging between 8sqm and 30sqm, with a maximum area of approximately 158 sqm amenity area provided. The mews houses and the first floor flat in the rear block would also have access to balcony areas overlooking the churchyard and one of the first floor two bedroom flats would have access to a balcony area. The remaining two first floor flats in the frontage building would have no access to amenity space.
- 6.21 In light of the above assessment, there would be a significant shortfall in the level of amenity space for a development of this kind. However, the development would be in close proximity to accessible public open space and the deficiency in amenity space needs to be weighed against the benefits of the scheme, namely the redevelopment of a brownfield site for housing, and the protection and enhancement of heritage assets, both in terms of the frontage building and listed church. On balance, it is not considered that a refusal based upon amenity space would be supported at appeal, given the overriding positives of the scheme.

## V. TREES AND LANDSCAPING

- 6.23 The Council's Tree and Ecology advisor considers the revised scheme to be more in keeping with the surrounding area than previous designs. Subject to the protection of the Ash tree within the churchyard and other trees adjacent to the southern boundary of the site, no objection is raised. A landscaping condition is recommended to ensure a high quality finish within the grounds of the development. Subject to the above protection of existing trees and landscaping conditions the proposal would be in accordance with Policy PMD 2 of the Core Strategy.

## VI. HIGHWAYS AND PARKING

- 6.24 The proposal would utilise the existing vehicular access and would provide 12 parking spaces. The proposal would also include the provision of bicycle racks and a communal bin store area.
- 6.25 The site is located in an area that is considered to have relatively good public transport provision and is close to local amenities. As a result, provision of 1 vehicle space per unit would be considered acceptable in this instance. The provision of at least 1 secure and covered cycle parking space per unit is also considered acceptable. The Council's Highway Officer has raised no objection subject to conditions. As such, no objections are raised in relation to Policies PMD8 and PMD9 of the Core Strategy.

## VII. SUSTAINABILITY, ENERGY AND SURFACE WATER DRAINAGE

Adopted Core Strategy policies PMD12 (Sustainable Buildings) and PMD13 (Decentralised, Renewable and Low Carbon Energy Generation) are relevant to this application. PMD12 required that new dwellings are consistent with Code For Sustainable Homes Level 4 from 2013. However this requirement has since been superseded by Government guidance in March 2015. Policy PMD13 requires that major residential and commercial developments secure 10% of their predicted energy demands from decentralised, renewable or low carbon sources from 2010, increasing to 15% from 2015.

- 6.27 The application is accompanied by an Energy Strategy. The Energy Strategy details that the scheme would achieve the former Code for Sustainable Homes Level 4, which accords with the requirement of Policy PMD12 (Sustainable Buildings) up to 2016. It also details how a range of energy efficiency measures and low or zero carbon technologies could be employed to achieve a 21.4% reduction carbon dioxide beyond the energy baseline demand of regulated emissions. The applicant has demonstrated that the scheme would meet the standards set out in PMD13 (Decentralised, Renewable and Low-Carbon Energy Generation).
- 6.28 It is considered that the measures to minimise water consumption, maximise water efficiency, maximise sustainable materials, minimise waste and maximise recycling accord with Policy PMD12 (Sustainable Buildings).
- 6.29 The Sustainability Statement identifies permeable paving to deal with surface water drainage within the site. The Council's Flood Risk Manager has required additional information in relation to surface water management. The information could be required by planning condition attached to any consent given. Subject to such controls, the development would not give rise to flooding in the area and would therefore not be contrary to Policy PMD 15 of the Core Strategy.

## VIII. INFRASTRUCTURE IMPROVEMENTS AND AFFORDABLE HOUSING

- 6.30 Policy PMD16 of the Core Strategy indicates that where needs would arise as a result of development the Council will seek to secure planning obligations under Section 106 of the Town and Country Planning Act 1990 and any other relevant guidance. The Policy states that the Council will seek to ensure that development contribute to proposals to deliver strategic infrastructure to enable the cumulative impact of development to be managed and to meet the reasonable cost of new infrastructure made necessary by the proposal.
- 6.31 The Council's Infrastructure Requirement List (IRL) identifies specific infrastructure needs on an area basis. The IRL identifies a requirement for small scale major applications in the Ockendon Ward to contribute toward local education provision at primary and secondary level and highways improvements, specifically the conversion and widening of existing footpaths to form a shared path along stretches of South Road (B186) at various points.

- 6.32 In this instance, the development proposes 12 units, all of them with 2 bedrooms and the Education department has indicated that a contribution would be required at both secondary, primary and nursery levels as there is a shortfall in pupil places at both levels in the area. An education contribution can therefore be justified. In relation to highways improvements, the proposal would utilise the existing access and the site is somewhat distant from the locations where footpath widening would be proposed on South Road. It is considered that there is no justification for the development to provide a contribution towards highway improvements in this instance. The applicant has agreed to the requirement for education contributions and it has been included within the s106 Legal Agreement.
- 6.33 In addition to infrastructure, Policy CSTP2: (The Provision of Affordable Housing) seeks the minimum provision of 35% of the total number of residential units built to be provided as Affordable Housing. Part 2 of this Policy states '*The Council will seek Affordable Housing to meet local needs on qualifying sites subject to:*
- i. its suitability for on-site provision;*
  - ii. the economics of providing affordable housing;*
  - iii. the extent to which the provision of affordable housing would prejudice other planning objectives to be met from the development of the site; and*
  - iv. the mix of units necessary to meet local needs and achieve a successful sustainable socially inclusive development'.*
- 6.34 The applicant has submitted a viability assessment which has been independently assessed. It concludes that the development is viable and can provide 5 affordable units, in accordance with Policy CSTP2. The applicant has indicated that it would prefer to provide an equivalent off site affordable housing contribution. The Council's Housing Team has advised that the applicant should show due diligence in engaging with housing associations to find a registered provider which can be written into the s.106 Legal Agreement, and that it is only after this criteria cannot be satisfied that any off site contribution mechanism should be implemented as an alternative. The applicant has agreed to this arrangement.
- 6.35 Subject to completion of that agreement, the application complies with the Council's affordable housing policy.

## **7.0 CONCLUSIONS AND REASON(S) FOR APPROVAL**

- 7.1 The retention and conversion of the main building fronting South Road is welcomed and would retain the character and heritage of this part of Ockendon. The proposed design of the development would also be of high quality. The proposal would comply with the Council's land use policies for the area and would provide an education contributions at secondary and primary levels, contribute towards improved bus service facilities in the locality and affordable housing for South Ockendon, where a registered provider can be engaged, if not an off-site contribution would be made. The proposal would not adversely affect neighbour amenity, views or setting of local heritage assets, parking and highway movement or landscaping. The shortfall in amenity space is considered to be outweighed by the benefits of the scheme highlighted in the report. The application is consequently

recommended for approval.

**8.0 RECOMMENDATION**

APPROVAL of planning permission, subject to:

i) the completion and signing of an obligation under s.106 of the Town and Country Planning Act 1990 relating to the following heads of terms:

- Education Contribution
- Affordable Housing at 35% of total units
- Highways contribution towards bus service facilities

ii) the following planning conditions:

**Standard Time**

1 The development hereby permitted must be begun not later than the expiration of 3 years from the date of this permission.

Reason: In order to comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

**Samples of Materials**

2 Samples of all materials to be used in the construction of the external surfaces of the building(s) hereby permitted, shall be submitted to and approved in writing by, the Local Planning Authority, before any part of the development is commenced.

Reason: To ensure that the proposed development does not prejudice the appearance of the locality in accordance with Policy PMD2 of the Thurrock LDF Core Strategy and Policies for Management of Development 2011.

**Accordance with Plans**

3 The development hereby permitted shall be carried out in accordance with the following approved plans:

<b>Plan Number(s):</b>		
Reference	Name	Received
Existing Floor Plan	Floor Layout	16th October 2015
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P201B	Proposed Ground Floor Layout	10th June 2016
P210	Drawing	14th January 2016

Reason: For the avoidance of doubt and in the interest of proper planning.

### **Design Details**

- 4 Notwithstanding the submitted plans, prior to the commencement of development details shall be submitted to the Local Planning Authority showing the following:

- Window design, including recesses and cills, and
- Door design, including any recesses
- Gutters, fascia and soffits

Thereafter, development shall be carried out strictly in accordance with the details approved.

Reason: In the interests of the character and visual amenities of the area, in accordance with Policies PMD2 and CSTP22 of the Core Strategy.

### **Parking layout**

- 5 Prior to commencement of the development hereby approved, a revised design of the proposed parking area, as indicated on Dwg. No. P201/B dated June 2016, shall be submitted for approval and subsequently, suitably surfaced, laid out and drained in accordance with details to be previously submitted to and approved in writing by the Local Planning Authority and constructed concurrently with the remainder of the development hereby approved. This plan shall provide 12 parking spaces each with a minimum reversing distance of 6ms, delineated and allocated as 1 space per unit, and 12 covered cycle parking spaces serving the development.

Reason: To ensure that satisfactory off-street car parking provision is made in accordance with the Local Planning Authority's standards in Policy PMD8 of the Core Strategy and in the interests of highway safety in accordance with Policy PMD2 of the Core Strategy

### **Highways Management Plan**

- 6 A Highways Management Plan (HMP) shall be submitted and approved by the Local Planning Authority prior to commencement of the development hereby approved, details to include:

- i. Hours of operation
- ii. Construction vehicle routing
- iii. Construction access
- iv. Temporary hard standing

- v. Storage of materials
- vi. Heavy plant storage
- vii. Abnormal Load Vehicle movements and routing
- viii. Crane storage and its use
- ix. Contractor parking
- x. Wheel Washing Facilities

Once submitted to and agreed in writing by the Local Planning Authority the works shall be undertaken in strict accordance with the agreed details, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the proposed development does not cause pollution in accordance with Policy PMD1 of the Core Strategy and in accordance with NPPF.

### **Construction Management Plan**

- 7 Prior to the commencement of the works subject to this consent hereby approved, a Construction Management Plan and Waste Management Plan shall be submitted to and agreed in writing prior to the commencement of the works hereby approved. The details shall include;
- I. Details of measures to minimise fugitive dust during construction demolition and stockpiling of materials;
  - II. A Waste Management Plan;
  - III. Details of any security lighting or flood lighting proposed including mitigation measures against light spillage outside the site boundary;
  - IV. Details of crushing and/or screening of demolition and excavation materials including relevant permits;
  - V. Contingency plan, remediation scheme and risk assessment for any unforeseen contamination found at the site;
  - VI. Details of measures to minimise noise and vibration during construction and demolition to comply with the recommendations (including those for monitoring) set out in Parts 1 and 2 of BS5228:2009 'Code of Practice for Noise and Vibration Control on Construction and Open Sites'.

Once submitted to and agreed in writing by the Local Planning Authority the works shall be undertaken in strict accordance with the agreed details, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the proposed development does not cause pollution in accordance with Policy PMD 1 of the Core Strategy and in accordance with NPPF.

### **Hard and Soft Landscaping Plan**

- 8 No construction works in association with the erection of the dwellings hereby permitted shall commence on site until a scheme of hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority, the details of which shall include:
- I. All species, planting sizes and planting densities, spread of all trees and hedgerows within or overhanging the site, in relation to the proposed buildings, roads, and other works;

- II. Finished levels and contours;
- III. Means of enclosure;
- IV. Minor artefacts and structures (e.g. furniture, play equipment, refuse and other storage units including any private cycle store, signs and lighting);
- V. External surface material for parking spaces, pedestrian accesses;
- VI. Tree protection measures and details of the proposed management of the retained trees and hedges, including the protection of the existing Ash tree in the churchyard;
- VII. Any preserved trees which it is proposed to remove and their suitable replacement elsewhere within the site.

All soft landscaping comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the first occupation of the building(s) or the completion of the development whichever is the sooner. All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the Local Planning Authority. All hard landscaping shall also be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority.

Reason: In the interests of the character and visual amenities of the area in accordance with Policy PMD2 of the Core Strategy.

### **Controlled Access to Parking Area**

- 9 Prior to the first residential occupation of any of the development hereby permitted, a scheme detailing for the control of access to all car parking areas shall be submitted to and agreed in writing with the local planning authority. The scheme shall be designed to provide controlled access by occupiers of the units / dwellings, which those parking areas serve, and visitors to those units. The agreed scheme shall be installed in accordance with the agreed details prior to the first occupation of the units / dwellings and shall thereafter be permanently retained and maintained in the agreed form.

Reason: In the interest of controlling access to the parking spaces to ensure adequate parking for the development in accordance with Policies PMD2 and PMD8 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development DPD [2011].

### **Bin Store Details**

- 9 Prior to the commencement of development the detailed design of structures for the storage of refuse and recycling containers to serve all residential units shall be submitted to, and agreed in writing by, the Local Planning Authority. Provision of refuse containers and the structures to secure those containers shall be made in accordance with the standard prevailing at the time of detailed design submission. The refuse stores and containers shall be provided in strict accordance with the approved details prior to the first occupation of the residential unit. Thereafter, refuse stores shall be permanently retained in the approved form.



Reason: To ensure suitable provision is made for the storage of refuse and recyclables, in the interests of amenity and sustainability

### **Windows Fronting South Road**

- 10 Windows proposed in the front elevation facing South Road shall be fitted with enhanced glazing specification of around Rw33 (6/12/6 glazing units) to achieve the BS8233:1999 "good" internal standard together with passive acoustic trickle ventilation or acoustic airbricks.

Reason: In order to reduce noise impacts from the South Road and in the interests of the future occupiers of the site.

### **Surface Water Drainage**

- 11 No development shall take place until a detailed surface water drainage scheme for the site, based on the above comments has been submitted to and approved in writing by the local planning authority. Where a sustainable drainage scheme is to be provided, the submitted details shall:

- I. provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
- II. include a period for its implementation; and
- III. provide a management and maintenance plan of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime

Reason: To prevent environmental and amenity problems arising from flooding.

### **Hours of Work**

- 12 No demolition, building work or deliveries shall be carried out before 8am or after 6pm on Mondays to Fridays or before 9am or after 1pm on Saturdays and not at all on Sundays or Bank Holidays. Any particularly noisy activities such as breaking out of concrete be limited to 09.00 hours to 17.00 hours Monday to Friday with none on Saturdays, Sundays and Bank Holidays.

Reason: In the interests of the amenity of surrounding occupiers

### **Archaeology**

- 13 No development or groundworks of any kind shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant, and approved by the planning authority.

Reason: In the interests of the historical value of the site in accordance with Policy PMD4 of the Core Strategy.

**INFORMATIVE**

- 1 The applicant's attention is drawn to the advice given by the Council's Environmental Health Officer regarding the site's former use as a builder's yard. Although historical records show no other activities on site, should any unforeseen contamination be encountered during construction then work should cease, an investigation be carried out and a scheme of remediation submitted and approved by the Local Planning Authority prior to recommencement of work.

**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](http://www.thurrock.gov.uk/planning)



