

Reference: 18/00343/FUL	Site: Stanford Tyres And Servicing Rear Of 16 London Road Stanford Le Hope Essex SS17 0LD
Ward: Stanford Le Hope West	Proposal: Two storey block for A1 retail use, storage and office space

Plan Number(s):		
Reference	Name	Received
01A	Existing Floor Layout	15 May 2018
02A	Location Existing Roof Layout	15 May 2018
03	Existing Elevations	15 May 2018
04E	Proposed Ground Floor Layout	15 May 2018
05C	Proposed Roof Layout	15 May 2018
06E	Proposed Elevations	24 August 2018
07C	Location Plan	2 March 2018

The application is also accompanied by: - N/A	
Applicant: Merwin Amirtharaja	Validated: 5 March 2018 Date of expiry: 18 September 2018 (Extension of time agreed with applicant)
Recommendation: Approve, subject to conditions.	

1.0 BACKGROUND

- 1.1 This application was originally considered by the Planning Committee on 7 June 2018 but was deferred to allow for a site visit to take place. The application was then considered by the Planning Committee on 12 July where Members resolved to defer determination of the application to allow for the applicant to reduce the size of the building.

1.2 Since the July meeting amended plans have been received showing the proposed building reduced in height by 150mm. This means the highest part of the building would be 5.5m high instead of 5.65m high on the western elevation of the building. The proposed mono-pitched roof would slope to a height of 4.5m.

1.3 The original committee report is attached as Appendix 1.

2.0 CONSULTATIONS AND REPRESENTATIONS

2.1 Following the submission of revised plans a further publicity period took place but no further responses have been received. The original consultation and neighbour responses can be viewed in Appendix 1.

3.0 POLICY CONTEXT

3.1 Since the July committee the revised NPPF was published and sets out the government's planning policies. Paragraph 14 of the Framework sets out a presumption in favour of sustainable development. Paragraph 2 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 11 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 proposal:

- 6. Building a strong, competitive economy
- 12. Achieving well-designed places

3.2 The revisions to the NPPF do not materially affect the previous assessment of the application or the recommendation made. Aside from the changes to the NPPF, the policy context remains the same as set out in Appendix 1.

4.0 ASSESSMENT

4.1 The revisions to the proposal are assessed below:

I. DESIGN AND LAYOUT

4.2 In response to concerns raised at the last meeting, the applicant has amended the plans to reduce the height of the building by 150mm. The applicant has advised that owing to the internal space standards of the franchise it is not possible to reduce the height of the building any further.

4.3 No objection is raised to the design or layout of the proposal and as a result the proposal is considered acceptable in relation to policy PMD2.

II. AMENITY ISSUES

4.4 The highest part of the roof would be located on the western elevation of the proposed building and the furthest point from neighbouring residential properties. It is considered that the reduction in height of the building would improve the outlook for neighbouring residents and reduce perceptions of dominance. The proposed development would not result in any demonstrable impact in terms of a loss of light, overshadowing or obtrusiveness and it is not considered that a refusal based upon these matters could be substantiated at appeal. In summary, the proposal is considered acceptable with regard to policy PMD1.

III. OTHER MATTERS

4.5 All other material considerations have been considered and are assessed in the committee report found in Appendix 1.

5.0 RECOMMENDATION

5.1 Approve subject to the following conditions:

TIME LIMIT

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.

PLANS

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

Plan Number(s):		
Reference	Name	Received
01A	Existing Floor Layout	15 May 2018
02A	Location Existing Roof Layout	15 May 2018
03	Existing Elevations	15 May 2018
04E	Proposed Ground Floor Layout	15 May 2018
05C	Proposed Roof Layout	15 May 2018

06E	Proposed Elevations	24 August 2018
07C	Location Plan	2 March 2018

This application has been scheduled for determination by the Council's Planning Committee because the proposal relates to a similar development proposal which was recently been considered and determined by the Planning Committee.

DETAILS OF MATERIALS/SAMPLES TO BE SUBMITTED

- 3 Notwithstanding the information on the approved plans, no development shall commence above ground level until written details or samples of all materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the local planning authority. The development shall be carried out using the materials and details as approved.

Reason: In the interests of visual amenity and to ensure that the proposed development is integrated with its surroundings in accordance with policy PMD2 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development [2015].

REFUSE AND RECYCLING STORAGE

- 4 Prior to the commencement of development detailed plans detailing the number, size, location, design and materials of bin and recycling stores to serve the development together with details of the means of access to bin and recycling stores shall be submitted to and agreed in writing with the local planning authority. The approved bin and recycling stores shall be provided prior to the first occupation of the buildings and permanently retained in the form agreed.

Reason: In the interests of residential amenity and to ensure that the development can be integrated within its immediate surroundings in accordance with Policy PMD1 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development [2015].

ANCILLARY OFFICES

- 5 The proposed first floor offices shall be used only for purposes in conjunction with and ancillary to the primary use of the ground floor retail use shall not be used separately as an independent business.

Reason: In the interests of amenity and to ensure that the development remains integrated with its surroundings as required by policy PMD1 of the adopted

Thurrock LDF Core Strategy and Policies for the Management of Development [2015].

HOURS OF OPENING

6 Ground Floor A1 Retail Unit and Storage Unit

The ground floor A1 retail and storage uses hereby permitted shall only be undertaken between 06:00 hours and 21:00 hours from Monday to Saturday and between 07:00 hours and 21:00 hours on Sundays and Bank Holidays.

First Floor Office Unit

The first floor office use hereby permitted shall only be undertaken between 06:00 hours and 21:00 hours from Monday to Saturday and between 07:00 hours and 21:00 hours on Sundays and Bank Holidays.

Reason: In the interests of amenity and to ensure that the development remains integrated with its surroundings as required by policy PMD1 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development [2015].

7 USE OF PREMISES

The ground floor retail unit shall only be used for A1 retail purposes and for no other purpose including any purpose as defined within Class A1 of the Schedule to the Town & Country Planning [Use Classes] Order 1987 [as amended] [or in any provision equivalent to that Class in any statutory instrument revoking or re-enacting that Order with or without modification].

Reason: In the interests of amenity and to ensure that the development remains integrated with its immediate surroundings as required by policy PMD1 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development [2015].

Informatives

- 1 No bonfires should be permitted during construction and demolition activities.
- 2 The applicants are reminded that any asbestos containing materials in the existing tyre and services office building must be removed by a competent person prior to the commencement of the development.

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 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:

www.thurrock.gov.uk/planning

