

Reference:	19/01851/BC3	
Application Type:	Borough Council Regulation 3	
Ward:	Belfairs	
Proposal:	Install replacement windows and doors to golf club and restaurant building	
Address:	Park Cafe, Belfairs Park, Eastwood Road North	
Applicant:	Mr Anthony Daniels	
Agent:	Southend Borough Council	
Consultation Expiry:	14th November 2019	
Expiry Date:	12th December 2019	
Case Officer:	Robert Lilburn	
Plan Nos:	Grabex Windows Specification Quote Q-WD26260 16/07/2019, 001 0 Location Plans, A 101 X Existing and Proposed Elevations, A 102 X Existing and Proposed Elevations, A 103 0 Window and Door Detail Plans	
Recommendation:	GRANT PLANNING PERMISSION	



1 Site and Surroundings

- 1.1 The subject building is a detached, imposing two storey building within a wider setting of landscaped grounds in the green belt. It houses the golf club at upper floors while the ground floor is occupied by a restaurant with external seating.
- 1.2 The building is finished externally in white render and red roof tiles. Windows are single glazed aluminium, including 'Crittall' type windows, and timber framed, white painted windows.
- 1.3 The building is not a designated heritage asset and is not within a conservation area. It is located within the green belt and protected green space, and lies adjacent to a local wildlife site. It has been subject of unsympathetic alterations including windows in the past.

2 The Proposal

- 2.1 The proposal comprises the replacement of windows to the Belfairs golf club house building. No replacement windows are proposed to the modern single storey extension.
- 2.2 Aluminium frames are proposed, which would be powder-coated white. Double glazed panes are proposed.
- 2.3 The applicant has supplied detailed specification drawings and annotated elevations to show the proposed arrangement of windows across the building. In addition a typical section has been supplied to show that the position of the new windows within the wider reveals would be similar to the most commonly prevailing arrangement across the building.

3 Relevant Planning History

07/01747/FUL: Install decking to side and incorporate disabled access. Approved.

07/01091/FUL: Alter front elevation, install decking to front for use as external seating area and install retractable awnings to front elevation (Part Retrospective). Approved.

4 Representation Summary

4.1 Public Consultation

Nine neighbouring properties were notified and a site notice was posted. One letter of representation has been received:

- Councillor Ayles has commented that the address is incorrectly described, the submitted photographs are misleading due to being out of date, and there is a lack of information about the proposal in regard to the stained glass at the front entrance.

- 4.2 **[Officer comment:** The building also houses Belfairs golf club. The submitted photographs show the building prior to removal of ivy, repainting of the exterior and installation of extract grilles adjacent the western entrance. The applicant has confirmed that the stained glass above the western entrance door would be retained].

4.3

The application has been called in to Development Control Committee by Councillor Walker and Councillor Ayles.

4.4 Highways Team

No objection.

5 Planning Policy Summary

5.1 The National Planning Policy Framework (NPPF) (2019)

5.2 Core Strategy (2007): Policies KP1 (Spatial Strategy) KP2 (Development Principles) CP4 (Environment & Urban Renaissance) CP6 (Community Infrastructure) and CP7 (Sport, Recreation and Green Space)

5.3 Development Management Document (2015): Policies DM1 (Design Quality) DM3 (Efficient and Effective Use of Land)

5.4 Design & Townscape Guide (2009)

6 Planning Considerations

6.1 The main considerations in relation to this application are the principle of the development, including impact on the green belt including its openness, impact on protected green space, and its design and impact on the character and appearance of the building and the wider surroundings.

6.2 There are no material highway implications or material effects on the amenities of nearby occupiers, given the nature of the proposed alterations. Impacts arising from any work to implement the proposals (eg construction noise, parking of vans) would not be material planning considerations given the modest scale of the development and are in any case covered by other legal frameworks.

7 Appraisal

Principle of Development

7.1 Policies KP1 and CP4 seek to improve the urban environment through sustainable development, and to maintain the openness of the green belt.

7.2 An objective of Policy CP6 is to safeguard recreational facilities including the improvement of existing. Policy CP7 seeks to support the improvement of green spaces including sports facilities.

7.3 The proposal would not materially affect the openness of the green belt. It is in association with an existing building which is in established uses.

7.4 The use of the site would not be changed or intensified materially by the proposal. Access to community facilities would not be materially harmed by the proposal.

7.5 The existing windows appear somewhat dilapidated. The proposal would support the ongoing provision of community facilities through upgrading of the built fabric, which is a significant positive aspect of the scheme.

- 7.6 No heritage assets would be affected by the proposal. Alterations to the building are acceptable in general principle.
- 7.7 The development would support the continued use of the outdoor facilities, and as such accords to Policies CP6 and CP7. The principle of the proposal is compliant with policy objectives.

Design and Impact on the Character of the Area

- 7.8 Paragraph 130 states that “permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.”
- 7.9 Policies KP2 and CP4 of the Core Strategy, Policies DM1 and DM3 and the Design and Townscape Guide advocate the need for any new development to respect the character of the area and complement local character.
- 7.10 As found above, the proposal would not materially harm the openness of the green belt. Although by virtue of its size and function the building is prominent in the area, it is not visually prominent within its surroundings, as it is set back considerably from the road and screened by mature trees. Views from Eastwood Road North tend to be glimpsed and long views.
- 7.11 The existing window frames are slim and not overly bulky, with projecting detail to some. They do not all demonstrate the same profile and visual qualities. They include fixed panes, and windows of mixed opening methods. Some panes incorporate glazing bars. Some openings, notably the dormer windows and first floor front (south-east) elevation are reasonably consistent in appearance to the benefit of the building.
- 7.12 Elsewhere the existing windows are a mixture of timber-framed fixed lights and side-opening, with some top-hung. The glass panes vary within openings from single panes to multi-paned with glazing bars. Some incorporate window-mounted fans.
- 7.13 A positive feature is the subdivision of the wider openings into several or more frames with a vertical emphasis of the same proportions. The lack of regularity and consistency of windows and window frames across the building detracts from its overall appearance, however.
- 7.14 The proposed window specifications seek to replicate the existing subdivision of frames within openings, and would also be white in colour. There would be a combination of side-opening and vertical-opening lights.
- 7.15 Vertical openings (eg top-hung or bottom-hung) are a modern feature and this is a minor negative aspect in the context of the character of the older building. However the building is not a heritage asset. The vertical openings would not be readily discernible from the wider public realm.
- 7.16 The applicant has submitted a typical section-through of the proposed windows. This appears to indicate that the windows would sit close to the masonry openings. Although the site is not a heritage asset, it is considered that this type of arrangement would be inconsistent with the building’s character and appearance.

7.17 In order to overcome this matter, a condition could be attached to any planning permission requiring further sectional details of the proposed windows to be submitted and agreed prior to their installation. Such details would be expected to show a more appropriate positioning to reflect the existing depth of reveals. The applicant has confirmed agreement to this approach and it is considered this could reasonably overcome this concern.

7.18 The submitted plans do not show the profile of the proposed windows and frames and whether there would be any relief across the frames within the openings. The existing windows have a relief provided by the vertical dividing bars. Details of window and frame profiles can however be secured through a condition on planning permission. Although it is noted that the building is not a heritage asset, a suitable form of profile within the window frames, as opposed to a flat surface, would be desirable.

7.19 Within the wider site surroundings of the park, windows tend to be traditional in appearance. However as noted the site is not in a conservation area. Subject to suitable sectional details, and frame profile details, it is considered that the general impression resulting from the development would be an overall rationalisation of window forms and an improvement to the built fabric, and that this would be an improvement.

7.20 The submitted plans indicate but do not show explicitly that existing stained glass feature above the west entrance door would be retained. They also do not show that it would be altered or replaced. The applicant has however confirmed that it would be retained.

7.21 It is considered that the alterations would cause no material harm to the character and appearance of the building and its surroundings. Subject to details which can be secured by condition, the development is considered acceptable and policy compliant in relation to its character and appearance and that of the surroundings.

Community Infrastructure Levy (CIL)

7.22 No new floor space would be created by the proposal. Therefore, the proposed development would not be CIL liable.

8 Conclusion

8.1 Having taken all material planning considerations into account, it is found that subject to compliance with the attached conditions, the proposed development would be acceptable and compliant with the objectives of the relevant development plan policies and guidance. The proposal would maintain the openness of the green belt and have an acceptable impact on the character and appearance of the application site, street scene and the locality more widely. The protected green space would not be materially affected in terms of use and availability. There would be no materially adverse traffic, parking or highways impacts or effects on neighbouring occupiers caused by the proposed development. This application is therefore recommended for approval subject to conditions.

9 Recommendation

GRANT PLANNING PERMISSION subject to the following conditions:

01. The development hereby permitted shall begin not later than three years from the date of this decision.

Reason: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

02. The development hereby permitted shall be carried out in accordance with the following approved plans: Grabex Windows Specification Quote Q-WD26260 16/07/2019, 001 0 Location Plans, A 101 X Existing and Proposed Elevations, A 102 X Existing and Proposed Elevations, A 103 0 Window and Door Detail Plans.

Reason: To ensure that the development is carried out in accordance with the provisions of the Development Plan.

03. Prior to installation of the windows hereby approved, sectional details of the proposed windows and frame profiles shall be submitted to and approved by the Local Planning Authority. The new windows shall be installed only in accordance with the approved details.

Reason: To maintain the character and appearance of the building in the interests of visual amenity, pursuant to the National Planning Policy Framework (2019), Core Strategy (2007) Policies KP2 and CP4, Development Management Document (2015) Policies DM1 and DM3, and the advice contained within the Design and Townscape Guide (2009).

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. The detailed analysis is set out in a report on the application prepared by officers.

10 Informatives

01. The proposed development is not CIL liable.