

EASTERN AREA PLANNING COMMITTEE
15TH SEPTEMBER 2021

UPDATE REPORT

Item No: 4(1) **Application No:** 21/01390/HOUSE **Page No.** 19-29

Site: The Old Travellers Rest, Hungerford Lane, Bradfield Southend, RG7 6JP

Planning Officer Presenting: Bob Dray

Member Presenting: N/A

Parish Representative speaking: Mr Andrew House-Bradfield Parish – In Person

Objector(s) speaking: N/A

Supporter(s) speaking: N/A

Applicant/Agent speaking: Mr Nigel Bearman – In person

Ward Member(s): Cllr Ross Mackinnon

1. Additional Consultation Responses

No additional responses received

2. Summary of changes

Amended plans have been received (and published five clear working days in advance of committee) which include annotations of the dimensions. No changes are proposed within these plans, but the annotation provide further clarity. The approved plans condition is amended accordingly.

With respect to the current appearance of the outbuilding, an email from the planning agent on 17/08/2021 states as follows:

“Regarding comments on materials you will be aware that because the enforcement officer requested that the works on site stops, while the planning application was submitted, the work has not been completed. Therefore, it should be pointed out that the building has not yet been clad with timber boarding as indicated on the approved drawings. The oak post on the centre of the car port opening has not been fitted as this is part of the timber work still to be completed. The oak forming the beams around the car port opening have also not been formed for the same reason.”

For ease of reference, the table below summarises the changes to the design, including dimensions, form, appearance, layout and materials.

Attribute	Approved	Proposed changes
DIMENSIONS		
Width	12.98m	12.86m
Depth	6.4m	6.37m
Ridge height	6.4m	6.4m
Lowest eaves height	2.4m	2.5m
Highest eaves height	3.2m	3.4m
DESIGN		
Roof form	Gable ends	Half hips
Front rooflights	4	4
Rear rooflights	4	2
First floor window	North-west elevation facing house	South-east elevation facing out
Pedestrian door	South-east elevation facing out	North-west elevation facing house
Ground floor accommodation	2 bay car port, secure garage, store, stairwell	Same accommodation, switched around
First floor accommodation	Storage	Storage
MATERIALS		
Wall materials	Stained timber boarding / cladding – colour black	Stained timber cladding annotated on plans. Sample of cladding on site matches description from approved materials.
Plinth materials	Facing brick plinth	Facing brick plinth
Roof materials	Plain clay tiles	Plain clay tiles
Windows	Heritage green uPVC windows	No change specified
Doors	Stained timber doors – coloured black	No change specified
Construction	Oak framed structure (arrow pointing to frame around car port / garage openings)	No change specified

3. Updated Recommendation

The recommendation remains as set out in the agenda committee report, subject to the following amended condition:

1. **Approved plans (amended)**

The development hereby permitted shall be carried out in accordance with the approved plans and documents listed below:

- 2006-P14A (Proposed carport / garage as built with dimensions annotated), received on 6th September 2021;
- 2006-P01 (Block and Location Plan), received on 7th April 2020;
- 2006-P02 (Existing Ground Floor Plan), received on 7th April 2020;
- 2006-P03 (Existing First Floor Plan), received on 7th April 2020;
- 2006-P04 (Existing Roof Plan), received on 7th April 2020;
- 2006-P05 (Existing Elevations 1 of 2), received on 7th April 2020;

- 2006-P06 (Existing Elevations 2 of 2), received on 7th April 2020;
- 2006-P07 (Existing Timber Outbuilding), received on 7th April 2020;
- 2006-P08 (Existing Timber Outbuilding), received on 7th April 2020;
- 2006-P09 (Proposed Ground Floor Plan), received on 7th April 2020;
- 2006-P10 (Proposed First Floor Plan), received on 7th April 2020;
- 2006-P11 (Proposed Roof Plan), received on 7th April 2020;
- 2006-P12 (Proposed Elevations 1 of 2), received on 7th April 2020;
- 2006-P13 (Proposed Elevations 2 of 2), received on 7th April 2020;
- 2006-P16 (Existing Timber Outbuilding), received on 7th April 2020;
- P2006-P15A (Proposed Site Layout), received 1st May 2020.

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