



Havering

LONDON BOROUGH

PLANNING COMMITTEE AGENDA

7.30 pm	Thursday 2 August 2018	Havering Town Hall, Main Road, Romford
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Members 8: Quorum 3

COUNCILLORS:

**Conservative Group
(4)**

Robby Misir (Chairman)
Carol Smith (Vice-Chair)
Philippa Crowder
Michael White

**Residents' Group
(1)**

Stephanie Nunn

**Upminster & Cranham
Residents Group'
(1)**

John Tyler

**Independent Residents
Group
(1)**

David Durant

**Labour Group
(1)**

Paul McGeary

**For information about the meeting please contact:
Richard Cursons 01708 432430
richard.cursons@onesource.co.uk**

**To register to speak at the meeting please call 01708 433100
Before 5.00PM Tuesday 31 July 2018**

Protocol for members of the public wishing to report on meetings of the London Borough of Havering

Members of the public are entitled to report on meetings of Council, Committees and Cabinet, except in circumstances where the public have been excluded as permitted by law.

Reporting means:-

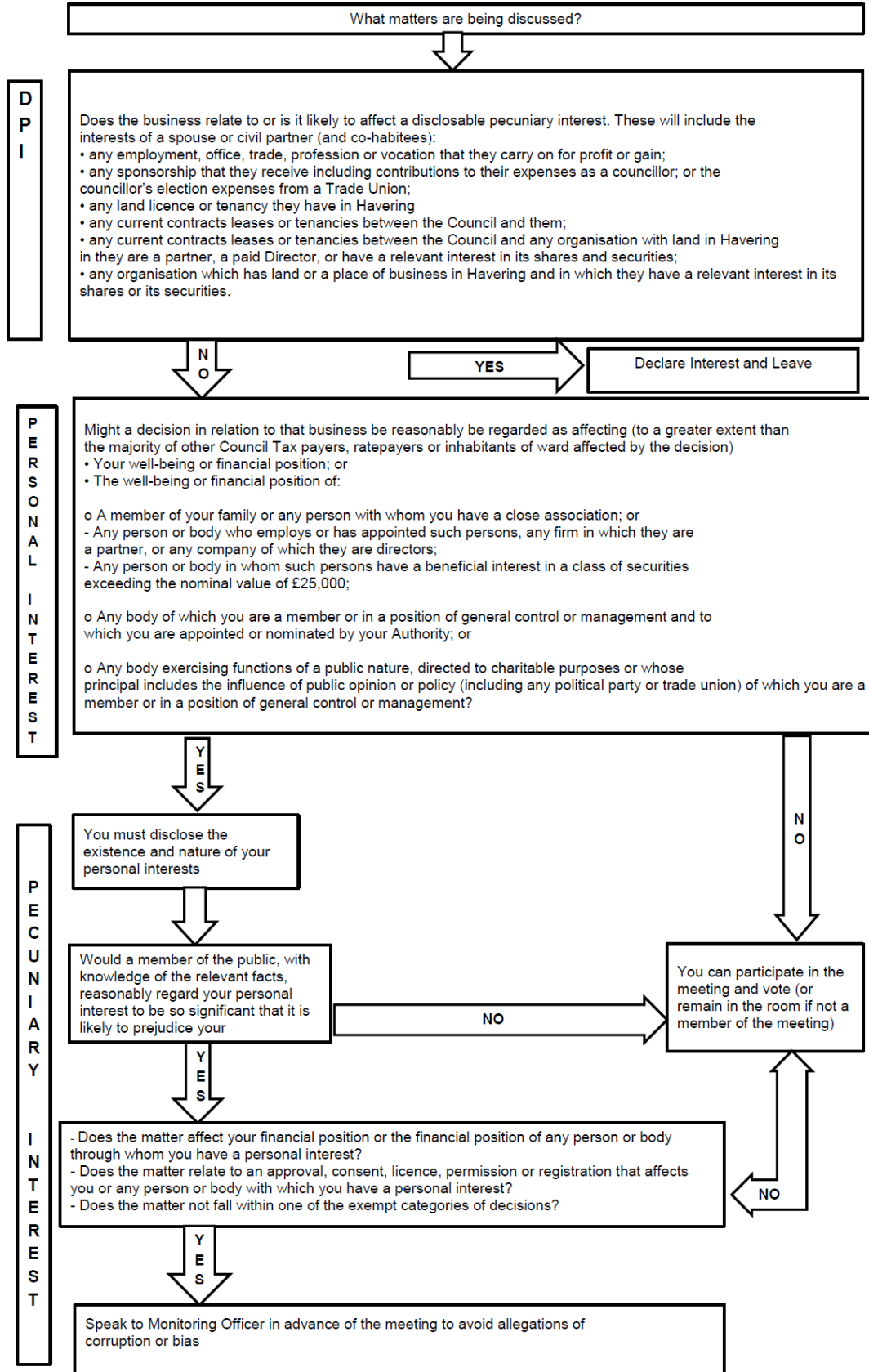
- filming, photographing or making an audio recording of the proceedings of the meeting;
- using any other means for enabling persons not present to see or hear proceedings at a meeting as it takes place or later; or
- reporting or providing commentary on proceedings at a meeting, orally or in writing, so that the report or commentary is available as the meeting takes place or later if the person is not present.

Anyone present at a meeting as it takes place is not permitted to carry out an oral commentary or report. This is to prevent the business of the meeting being disrupted.

Anyone attending a meeting is asked to advise Democratic Services staff on 01708 433076 that they wish to report on the meeting and how they wish to do so. This is to enable employees to guide anyone choosing to report on proceedings to an appropriate place from which to be able to report effectively.

Members of the public are asked to remain seated throughout the meeting as standing up and walking around could distract from the business in hand.

DECLARING INTERESTS FLOWCHART – QUESTIONS TO ASK YOURSELF



AGENDA ITEMS

1 CHAIRMAN'S ANNOUNCEMENTS

The Chairman will announce details of the arrangements in case of fire or other events that might require the meeting room or building's evacuation.

These are the arrangements in case of fire or other events that might require the meeting room or building's evacuation. (Double doors at the entrance to the Council Chamber and door on the right hand corner (marked as an exit).

Proceed down main staircase, out the main entrance, turn left along front of building to side car park, turn left and proceed to the "Fire Assembly Point" at the corner of the rear car park. Await further instructions.

I would like to remind members of the public that Councillors have to make decisions on planning applications strictly in accordance with planning principles.

I would also like to remind members of the public that the decisions may not always be popular, but they should respect the need for Councillors to take decisions that will stand up to external scrutiny or accountability.

Would members of the public also note that they are not allowed to communicate with or pass messages to Councillors during the meeting.

2 APOLOGIES FOR ABSENCE AND ANNOUNCEMENT OF SUBSTITUTE MEMBERS

(if any) - receive.

3 DISCLOSURE OF INTERESTS

Members are invited to disclose any interest in any of the items on the agenda at this point of the meeting.

Members may still disclose any interest in an item at any time prior to the consideration of the matter.

4 MINUTES (Pages 1 - 4)

To approve as a correct record the minutes of the meeting of the Committee held on 5 July 2018 and to authorise the Chairman to sign them.

5 APPLICATIONS FOR DECISION (Pages 5 - 8)

See attached document

- 6 P0847.18 - 20 BROOKDALE CLOSE** (Pages 9 - 12)
- 7 P0464.18 - 98 & 100 WOODFIELD DRIVE, ROMFORD** (Pages 13 - 22)
- 8 P0147.18 - 183 CHERRY TREE LANE** (Pages 23 - 30)
- 9 QUARTERLY PLANNING PERFORMANCE UPDATE** (Pages 31 - 38)

**Andrew Beesley
Head of Democratic Services**

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**MINUTES OF A MEETING OF THE
PLANNING COMMITTEE
Havering Town Hall, Main Road, Romford
5 July 2018 (7.30 - 9.30 pm)**

Present:

COUNCILLORS: 8

Conservative Group Robby Misir (in the Chair) Carol Smith (Vice-Chair),
Philippa Crowder and +Melvin Wallace

Residents' Group +Reg Whitney

**Upminster & Cranham
Residents' Group** John Tyler

**Independent Residents'
Group** David Durant

Labour Group Paul McGeary

Apologies were received for the absence of Councillors Michael White and Stephanie Nunn.

+Substitute Members: Councillor Melvin Wallace (for Michael White) and Councillor Reg Whitney (for Stephanie Nunn).

Councillors Joshua Chapman, Nisha Patel, Roger Ramsey, Maggie Themistocli and Dilip Patel were also present for part of the meeting.

15 members of the public and a representative of the Press were present.

Unless otherwise indicated all decisions were agreed with no vote against.

Through the Chairman, announcements were made regarding emergency evacuation arrangements and the decision making process followed by the Committee.

5 DISCLOSURE OF INTERESTS

3. DISCLOSURE OF INTERESTS.

Councillor John Tyler, Non Pecuniary, Councillor John Tyler disclosed an interest in item 13 of the agenda, stopping up order of land at Lowen Road Rainham, Councillor Tyler advised that he had previously been involved in the design of the scheme (P0047.14).

Councillor Tyler left the chamber during consideration of the item and took no part in the voting.

13. STOPPING UP - LOWEN ROAD, RAINHAM.

Councillor John Tyler, Non Pecuniary, Councillor John Tyler disclosed an interest in item 13 of the agenda, stopping up order of land at Lowen Road Rainham, Councillor Tyler advised that he had previously been involved in the design of the scheme (P0047.14).

Councillor Tyler left the chamber during consideration of the item and took no part in the voting.

6 **MINUTES**

The minutes of the meeting of the Committee held on 7 June 2018 were agreed as a correct record and signed by the Chairman.

7 **P2051.17 - 6 BROOKSIDE, HORNCHURCH**

The application was withdrawn from consideration as the call-in had been withdrawn and the item was to be issued under delegated powers.

8 **P1749.17 - 86 STATION LANE, HORNCHURCH**

The Committee considered the report and **RESOLVED** to agree the recommendation to **GRANT PLANNING PERMISSION** subject to the prior completion of a legal agreement.

9 **P0133.18 - 58 MALVERN ROAD, HORNCHURCH**

In accordance with the public speaking arrangements the Committee was addressed by an objector with a response by the applicant's agent.

The Committee was also addressed by Councillor Joshua Chapman.

The Committee considered the report and **RESOLVED** on a vote of 7 to 1 to agree the recommendation to **GRANT PLANNING PERMISSION** subject to the prior completion of a legal agreement.

Councillor Whitney voted against the recommendation.

10 **P2103.17 - 49 MALVERN ROAD, HORNCHURCH**

The Committee was addressed by Councillor Joshua Chapman.

The Committee considered the report and **RESOLVED** on a vote of 5 and 3 to agree the recommendation to **GRANT PLANNING PERMISSION** subject to the prior completion of a legal agreement.

Councillors Tyler, Whitney and Durant voted against the recommendation.

11 **P0561.18 - 14 IVES GARDENS, ROMFORD**

In accordance with the public speaking arrangements the Committee was addressed by an objector with a response by the applicant's agent.

The Committee was also addressed by Councillor Nisha Patel.

The Committee considered the report and **RESOLVED** on a vote of 7 to 1 to agree the recommendation to **GRANT PLANNING PERMISSION** subject to the conditions as set out in the report.

Councillor Wallace voted against the recommendation.

12 **P0580.18 - 134 ARDLEIGH GREEN ROAD, HORNCHURCH**

The Committee considered the report and **RESOLVED** to agree the recommendation to **GRANT PLANNING PERMISSION** subject to the conditions as set out in the report.

13 **P0312.18 - 2 BERTHER ROAD, HORNCHURCH**

The Committee was addressed by Councillor Roger Ramsey.

The Committee considered the report and **RESOLVED** to agree the recommendation to **GRANT PLANNING PERMISSION** subject to the conditions as set out in the report.

14 **STOPPING UP - LOWEN ROAD, RAINHAM**

The Committee considered the report and **RESOLVED** to agree the recommendation to authorise the stopping up of the highway land as shown on the plan appended to the report.

15 **STOPPING UP - ROMA COTTAGE, DUNEDIN ROAD, RAINHAM**

The Committee considered the report and **RESOLVED** to agree the recommendation to authorise the stopping up of the highway land as shown on the plan appended to the report.

Chairman

Agenda Item 5

Applications for Decision

Introduction

1. In this part of the agenda are reports on planning applications for determination by the committee.
2. Although the reports are set out in order on the agenda, the Chair may reorder the agenda on the night. Therefore, if you wish to be present for a specific application, you need to be at the meeting from the beginning.
3. The following information and advice only applies to reports in this part of the agenda.

Advice to Members

Material planning considerations

4. The Committee is required to consider planning applications against the development plan and other material planning considerations.
5. The development plan for Havering comprises the following documents:
 - London Plan March 2016
 - Core Strategy and Development Control Policies (2008)
 - Site Allocations (2008)
 - Romford Area Action Plan (2008)
 - Joint Waste Development Plan (2012)
6. Decisions must be taken in accordance with section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004. Section 70(2) of the Town and Country Planning Act 1990 requires the Committee to have regard to the provisions of the Development Plan, so far as material to the application; any local finance considerations, so far as material to the application; and any other material considerations. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires the Committee to make its determination in accordance with the Development Plan unless material planning considerations support a different decision being taken.
7. Under Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, in considering whether to grant planning permission for development which affects listed buildings or their settings, the local planning authority must have special regard to the desirability of preserving the building or its setting or any features of architectural or historic interest it possesses.
8. Under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, in considering whether to grant planning permission for development

which affects a conservation area, the local planning authority must pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area.

9. Under Section 197 of the Town and Country Planning Act 1990, in considering whether to grant planning permission for any development, the local planning authority must ensure, whenever it is appropriate, that adequate provision is made, by the imposition of conditions, for the preservation or planting of trees.
10. In accordance with Article 35 of the Development Management Procedure Order 2015, Members are invited to agree the recommendations set out in the reports, which have been made based on the analysis of the scheme set out in each report. This analysis has been undertaken on the balance of the policies and any other material considerations set out in the individual reports.

Non-material considerations

11. Members are reminded that other areas of legislation cover many aspects of the development process and therefore do not need to be considered as part of determining a planning application. The most common examples are:
 - Building Regulations deal with structural integrity of buildings, the physical performance of buildings in terms of their consumption of energy, means of escape in case of fire, access to buildings by the Fire Brigade to fight fires etc.
 - Works within the highway are controlled by Highways Legislation.
 - Environmental Health covers a range of issues including public nuisance, food safety, licensing, pollution control etc.
 - Works on or close to the boundary are covered by the Party Wall Act.
 - Covenants and private rights over land are enforced separately from planning and should not be considered.

Local financial considerations

12. In accordance with Policy 6.5 of the London Plan (2015) the Mayor of London has introduced a London wide Community Infrastructure Levy (CIL) to fund CrossRail.
13. Other forms of necessary infrastructure (as defined in the CIL Regulations) and any mitigation of the development that is necessary will be secured through a section106 agreement. Where these are necessary, it will be explained and specified in the agenda reports.

Public speaking and running order

14. The Council's Constitution allows for public speaking on these items in accordance with the Constitution and the Chair's discretion.
15. The items on this part of the agenda will run as follows where there are registered public speakers:

- a. Officer introduction of the development
- b. Registered Objector(s) speaking slot (3 minutes)
- c. Responding Applicant speaking slot (3 minutes)
- d. Ward Councillor(s) speaking slots (3 minutes)
- e. Officer presentation of the material planning considerations
- f. Committee questions and debate
- g. Committee decision

16. The items on this part of the agenda will run as follows where there are no public speakers:

- a. Where requested by the Chairman, officer presentation of the main issues
- b. Committee questions and debate
- c. Committee decision


Late information

17. Any relevant material received since the publication of this part of the agenda, concerning items on it, will be reported to the Committee in the Update Report.

Recommendation

18. The Committee to take any decisions recommended in the attached report(s).

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 Havering LONDON BOROUGH	Planning Committee 2 August 2018
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Application Reference:	P0847.18
Location:	20 Brookdale Close, Upminster
Ward:	Upminster
Description:	New boundary wall
Case Officer:	Aidan Hughes
Reason for Report to Committee:	A Councillor call-in has been received which accords with the Committee consideration criteria.

1. SUMMARY OF KEY REASONS FOR RECOMMENDATION

- 1.1 The visual impact of the boundary wall is acceptable and not out of keeping with the locality. Furthermore, the scale and siting of the wall is not judged to result in material harm to neighbouring amenity. No material amenity issues or parking and highway issues are considered to result. .

2 RECOMMENDATION

- 2.1 That the Committee resolve to GRANT planning permission subject to conditions to secure the following matters:

Conditions

1. SC04 – Time Limit of 3 years to implement.
2. SC10 – Materials used for wall to match bricks of dwelling.
3. SC32 – Accordance with plans
4. NSC1 – Chamfered wall to be retained to front and rear of site.

Informatives

1. INF28 Approval without Amendment

3 PROPOSAL AND LOCATION DETAILS

Proposal

- 3.1 Planning permission is sought for a new 2m high boundary wall adjacent to the footpath on the east side of the dwelling.

Site and Surroundings

- 3.2 The application site is located within Brookdale Close. The site contains a detached chalet bungalow finished in a mixture of face brick and painted render.
- 3.3 There is parking in the garage and on the drive to the front of the property. The surrounding area is characterised by single and two storey semi-detached dwellings with Upminster Park to the east.

Planning History

- 3.4 The following planning decisions are relevant to the application:

P2089.17- Single storey side and rear extensions and part single and part two storey side extensions and enlarged rear dormer on existing house - Approved (currently being implemented).

P1471.17 - Single storey side and rear extensions and part single and part two storey side extensions to include 4 No. dormers at rear and 4 No. roof lights in front elevation – Refused.

4 CONSULTATION RESPONSE

- 4.1 The views of the Planning Service are expressed in the MATERIAL PLANNING CONSIDERATIONS section below.
- 4.2 The following were consulted regarding the application:
- 4.3 Highways: No objection to the proposal.
- 4.4 Environmental Health: No objection or comments in respect to contaminated land or air quality.

5 LOCAL REPRESENTATION

- 5.1 9 neighbouring properties were notified about the application and invited to comment.
- 5.2 The number of representations received from neighbours, local groups etc in response to notification and publicity of the application were as follows:

No of individual responses: 11, which all objected.

- 5.3 The following Councillor made representations:

Councillor Ron Ower wishes to call the application in based on the concerns over the sight line for the resident leaving number 19 and the loss of the openness in this cul-de-sac.

Representations

- 5.4 The following issues were raised in representations that are material to the determination of the application, and they are addressed in substance in the next section of this report:

Objections

- Proposal will block sight lines.
- The 60 degree angled section will not improve sight lines.
- Proposal will impact on general streetscape as out of character.
- Proposal will replace trees and shrubs.
- 1m high wall at front of the dwelling is out of character.
- Position of new wall close to the bend.
- Highway, cycling and pedestrian safety issues.
- Estate was designed with wall set back to provide a sense of space.

Non-material representations

- 5.5 The following issues were raised in representations, but they are not material to the determination of the application:

- Parking on double yellow lines (Officer comment: this is not a material planning consideration but Parking Enforcement issue).
- Covenants on the land/estate. (Officer comment: this is not material planning consideration but a civil matter).
- Comments regarding consent given for approved extensions. (Officer comment: this is not material consideration for this application as they are two different forms of development. The previous application was assessed and granted further to the changes made).
- Allowing proposal will be a precedent for the whole estate. (Officer comment: each application is determined on their individual merit).

6 MATERIAL PLANNING CONSIDERATIONS

- 6.1 The main planning issues raised by the application that the committee must consider are:

- The visual impact and impact on amenity arising from the design and appearance of the wall on the area.
- Highways and parking issues

6.2 Physical impacts of the proposed boundary wall

The existing boundary wall would be moved closer to the footpath on the east side of the site. The existing wall is set back approximately 2.4m from the back edge of the footpath. Staff are satisfied that the principle of the proposed boundary wall in this location would be acceptable and the existence of other boundary treatment is characteristic of the locality.

It is noted that a similar design of boundary wall has been utilised close to the boundary with a chamfered wall used at Nos. 8 and 12 Brookdale Close.

Both of these properties are in close proximity to the application site and it is judged therefore that the character of this part of the cul-de-sac is less open than elsewhere within the Close and, as such, the boundary treatment would not appear materially out of character or harmful to openness. Staff are also mindful that, prior to the implementation of the extensions to the dwelling house at No.20 Brookdale Close, large privet hedge extended around the corner in which part of the new wall is proposed and that the property already has a brick boundary wall. The application effectively moves this closer to the back edge of the footway. The new 2m high wall only runs alongside the side boundary of the site, and reduces to 1m high at the site frontage, which is judged to further maintain openness.


It is considered the proposal would not adversely impact upon the amenity of the neighbouring properties.

6.3 Parking and Highway Implications

No highway or parking issues would arise as a result of the proposal. The application includes a chamfered wall adjacent to no.19, which would provide adequate sightlines. The Highways Department have not objected to the proposed boundary wall.

7 Conclusions

All other relevant policies and considerations have been taken into account. Planning permission should be approved for the reasons set out above. The details of the decision are set out in the RECOMMENDATION.

 Havering LONDON BOROUGH	Planning Committee 2 August 2018
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Application Reference:	P0464.18
Location:	98 & 100 Woodfield Drive, Romford
Ward:	Romford Town
Description:	Proposed attached dwellings to No. 98 & 100 Woodfield Drive, Gidea Park.
Case Officer:	Adèle Hughes
Reason for Report to Committee:	A Councillor call-in has been received

1. BACKGROUND

- 1.1 The application was called in by former Councillor Frederick Thompson prior to the implementation of the delegated power changes agreed by Governance Committee and Council. The call-in has been honoured on the basis on which it was originally lodged.

2 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- 2.1 This application is very similar to that previously refused under reference P0560.17. It is Staff's view that the insufficient and poor quality provision of amenity space for three-bedroom, five person proposed dwellings in this location would result in a cramped layout harmful to the amenity of future occupiers. It is considered that the proposed dwellings would, by reason of their uncharacteristic form, scale, bulk, combined with their prominent corner location, fail to integrate satisfactorily with the donor properties and appear incongruous, dominant and visually intrusive in the streetscene harmful to the character and appearance of the surrounding area. Therefore, this application is recommended for refusal on streetscene and amenity space grounds and the lack of a planning obligation to secure a financial contribution towards education.

3 RECOMMENDATION

- 3.1 That the Committee resolve to refuse planning permission on the following grounds:
- 1) The proposed dwellings would, by reason of their uncharacteristic form, scale, bulk, combined with their prominent corner location, fail to integrate satisfactorily with the donor properties and appear incongruous, dominant and visually intrusive in the streetscene harmful to the character and

appearance of the surrounding area contrary to Policy DC61 of the LDF Core Strategy and Development Control Policies DPD.

- 2) The proposed development would, by reason of the poor quality amenity space provision, be insufficient for the requirements of the proposed family dwellings in this location, resulting in a cramped layout to the detriment of future occupiers and the character of the surrounding area. The development would therefore be contrary to Policy DC61 of the LDF Core Strategy and Development Control Policies DPD and the Residential Design SPD.
- 3) In the absence of a legal agreement to secure contributions towards the demand for school places arising from the development, the proposal fails to satisfactorily mitigate the infrastructure impact of the development, contrary to the provisions of Policies DC29 and DC72 of the Development Control Policies DPD and Policy 8.2 of the London Plan.

4 PROPOSAL AND LOCATION DETAILS

4.1 Proposal

- The proposal involves two attached dwellings to No.'s 98 & 100 Woodfield Drive, Gidea Park.
- It is noted there is a discrepancy on Drawing No. 8297/P101 Revision A, as the proposed ground floor plan states that its to a scale of 1:200, which is incorrect, as it appears to be to a scale of 1:100, although this has not affected the determination of this application.
- It is noted there is a discrepancy on Drawing No. 8297/P102 Revision B, as the proposed first floor and roof plans state that they are to a scale of 1:200, which is incorrect, as it appears to be to a scale of 1:100, although this has not affected the determination of this application.

4.2 Site and Surroundings

- The application site comprises of a pair of two storey semi-detached residential dwellings with attached garages and single storey rear extensions located on the northern side of Woodfield Drive, Gidea Park.

4.3 Planning History

P0560.17 – Proposed attached dwellings to No. 98 & 100 Woodfield Drive – Refused on grounds of lack of internal space, poor quality amenity space provision, streetscene and planning obligation grounds.

5 CONSULTATION RESPONSE

- 5.1 The views of the Planning Service are expressed in the MATERIAL PLANNING CONSIDERATIONS section below.

6 LOCAL REPRESENTATION

- 6.1 A total of 24 neighbouring properties were notified about the application and invited to comment.

6.2 The number of representations received from neighbours, local groups etc in response to notification and publicity of the application were as follows:

No of individual responses: 9, which all objected

6.3 The following Councillor made representations:

- Former Councillor Frederick Thompson called this application in on behalf of Mr Keith Platt of 98 Woodfield Drive, the underlying applicant for committee consideration if it is recommended for refusal under delegated powers on the grounds that: the conversion into a small terrace is not out of keeping in the road which has several terraces from the original estate. The street scene is not meaningfully impacted by these sympathetically designed extension properties. Also from another point of view the additions will enhance the insulation of the donor properties more than that provided by a cavity wall filled with blown insulation. Furthermore the paved frontages provide excellent space for off-road parking

Representations

6.4 The following issues were raised in representations that are material to the determination of the application, and they are addressed in substance in the next section of this report:

Objections

- Reference was made to the previous planning application, P0560.17 and overdevelopment. The previous reasons for refusal still apply to this application.
- Parking.
- Highway safety, as the proposed car parking spaces are located on a bend in the road.
- Overlooking.
- Loss of light, including to neighbouring rear gardens.
- Access.
- Loss of privacy.
- Overdevelopment.
- Noise, disruption and mess during construction works (Officer comment: Noise, disturbance, hours of construction and wheel washing during construction can be addressed by appropriate planning conditions).
- The proposal will be out of keeping in the streetscene.
- There is insufficient space to accommodate two additional houses.
- The rear gardens of the proposed dwellings are oddly shaped and are not of a sufficient size or quality for this area.
- It is suggested that those making a decision on whether the proposal is granted should view the site (Officer comment: The Case Officer has undertaken a site visit).
- Visual impact.
- Removal of trees and bushes (Officer comment: There are no Tree Preservation Orders on the site).

- The area of the proposed dwelling at 100a Woodfield Drive has reduced from 105 to 100 square metres.
- Queried if the lack of internal space has been addressed.

Non-material representations

6.5 The following issues were raised in representations, but they are not material to the determination of the application:

- Insulation (Officer comment: Insulation is a building control matter and is not a material planning consideration).
- Reference to restricted covenants (Officer comment: These are not material planning considerations).
- Would have an adverse effect on property prices (Officer comment: Comments regarding the impact of the proposal on property value are not material planning considerations).
- Concerns that the alleyways adjacent to the site will be used for building materials, scaffolding and access for machinery and workmen (Officer comment: This is a civil matter and is not a material planning consideration).

6.6 Highways: No objection to the proposals, subject to conditions regarding cycle storage, vehicle access, vehicle cleansing, informatives and a legal obligation to prevent future occupiers from obtaining car parking permits if minded to grant planning permission. For the parking for No.100, the vehicle crossing to the site cannot be the full width of the premises because of a street tree, but there is enough space to provide access to the parking bays. No cycle storage details have been provided.

6.7 Environmental Health – No objection on noise grounds, contaminated land or air quality.

6.8 Fire Brigade – No objection. No additional fire hydrants are required.

6.9 StreetCare Department – Waste and recycling sacks need to be presented by 7am on the boundary of each property on Woodfield Drive on the scheduled collection day.

6.10 **Procedural issues**

The following procedural issues were raised in representations, and are addressed below:

- Lack of consultation. (Officer comment: The first set of neighbour notification letters were sent to incorrect addresses, so a second set of consultation letters were sent out to the correct properties).

7 PLANNING HISTORY

- This application follows a previous planning application on the site – reference P0560.17, for proposed attached dwellings to No. 98 & 100 Woodfield Drive, which was refused planning permission for the following reasons:

1) The proposed layout of the development would be inadequate resulting in substandard accommodation for future residents through lack of

internal space. As a result, the development represents an overdevelopment of the site contrary to Policies DC61 of the LDF Core Strategy and Development Control Policies DPD, the Technical Housing Standards, the Housing Standards Minor Alterations to the London Plan, Policy 3.5 of the London Plan and the Housing SPG 2016.

2) The proposed development would, by reason of the poor quality amenity space provision, be insufficient for the requirements of the proposed family dwellings in this location, resulting in a cramped layout to the detriment of future occupiers and the character of the surrounding area. The development would therefore be contrary to Policy DC61 of the LDF Core Strategy and Development Control Policies DPD and the Residential Design SPD.

3) The proposed dwellings would, by reason of their uncharacteristic form, scale, bulk, combined with their prominent corner location, fail to integrate satisfactorily with the donor properties and appear incongruous, dominant and visually intrusive in the streetscene harmful to the character and appearance of the surrounding area contrary to Policy DC61 of the LDF Core Strategy and Development Control Policies DPD.

4) In the absence of a legal agreement to secure contributions towards the demand for school places arising from the development, the proposal fails to satisfactorily mitigate the infrastructure impact of the development, contrary to the provisions of Policies DC29 and DC72 of the Development Control Policies DPD and Policy 8.2 of the London Plan.

- The issue in this case is whether the revised proposal overcomes previously stated concerns. In this respect, the current application differs from the refused scheme, P0560.17 in the following key areas:
 - The gross internal floor area of 98a Woodfield Drive has reduced from 107 to 105 square metres.
 - The gross internal floor area of 100a Woodfield Drive has reduced from 105.5 to 100 square metres.
 - The gross internal floor area of Bedroom 2 (a double bedroom) of 100a and 98a has increased from 10.8 and 10 square metres respectively to 11.5 square metres.
 - The depth of the single storey rear projection of 100a has reduced from approximately 2.8m to 1.8m.
 - The size of the rear gardens of 100a and 98a have increased from 28 & 32 square metres to 51 and 54 square metres respectively.
 - The size of the rear gardens for 100 and 98 Woodfield Drive have reduced from 104 & 110 square metres to 87 and 95 square metres respectively.
 - The boundary lines to the front of 100 and 98 Woodfield Drive have increased from a width of between approximately 6.2-6.3 metres to 6.9 -7 metres.

8 MATERIAL PLANNING CONSIDERATIONS

8.1 The main planning issues raised by the application that the committee must consider are:

- Layout, including the quality and usability of the amenity space.
- The visual impact and impact on amenity arising from the proposed development.
- Highways and parking issues.

8.2 Layout

- The proposed dwellings at 98a and 100a have a gross internal floor area of 105 and 100 square metres respectively. The size of the dwellings meets the 93 square metres for a three bedroom, 5 bed spaces, two storey dwelling contained in the Technical Housing standards. In comparison with the previous application, P0560.17, the gross internal floor area of Bedroom 2 (a double bedroom) of 100a and 98a has increased from 10.8 and 10 square metres respectively to 11.5 square metres, which meets the guidance and has addressed previous concerns regarding the lack of internal space. The dwellings meet all the remaining criteria of the Technical Housing Standards. It is considered that the dwellings would have a reasonable outlook and aspect.
- The Council's Design for Living SPD in respect of amenity space recommends that every home should have access to suitable private and/or communal amenity space in the form of private gardens, communal gardens, courtyards, patios, balconies or roof terraces. In designing high quality amenity space, consideration should be given to privacy, outlook, sunlight, trees and planting, materials (including paving), lighting and boundary treatment. All dwellings should have access to amenity space that is not overlooked from the public realm and this space should provide adequate space for day to day uses. The Residential Design SPD states that the size, shape and slope of amenity space is key to its usability. Awkwardly shaped, narrow and very steeply sloping amenity spaces should be avoided.
- In comparison with P0560.17, the size of the rear gardens for 100 and 98 Woodfield Drive have reduced from 104 & 110 square metres to 87 and 95 square metres respectively. Staff consider that the rear gardens of the donor properties would be acceptable given their depth and proportions and would provide sufficient space for outdoor dining, clothes drying and relaxation.
- It is noted that the depth of the single storey rear projection of 100a has reduced from approximately 2.8m to 1.8m. In addition, the size of the rear gardens of 100a and 98a has increased from 28 & 32 square metres to 51 and 54 square metres respectively. Nevertheless, the rear garden amenity space for the proposed dwellings is rather narrow with a maximum width of between approximately 5.6 and 6 metres, which tapers to a point. Having regard to the local character of surrounding development, the proposed dwellings would have a relatively narrow and an uncharacteristically small irregular shaped rear garden in comparison to those generally to be found for the adjacent properties.
- The Design and access Statement states that the application site is within 500m of the Lodge Avenue entrance to Lodge Farm Park, which would offer opportunities for outdoor recreation. Policy DC20 (Access to Recreation and Leisure Including Open Space) of the LDF states that the Council will seek the

provision of formal/informal play space within 400 metres from the home and Policy DC61 (Urban Design) that development should meet the needs of people of all ages, the proposal fails to meet both policies.

- Staff consider that the amenity space for the new dwellings is of poor quality, given that its irregular shape, narrow proportions and small size. It is Staff's view that the insufficient and poor quality provision of amenity space for three bedroom, five person proposed dwellings in this location would result in a cramped layout harmful to the amenity of future occupiers contrary to the Design for Living Supplementary Planning Document.

8.3 The visual impact of the proposal

- Policy DC61 of the LDF Development Control Policies Development Plan Document seeks to ensure that all new developments are satisfactorily located and are of a high standard of design and layout. In this regard it is important that new developments are compatible with the character of the local street scene and the surrounding area.
- In comparison with the previous application, P0560.17, the boundary lines to the front of 100 and 98 Woodfield Drive have increased from a width of between approximately 6.2-6.3 metres to 6.9 -7 metres, although Staff consider that this does not constitute an improvement and would not in any way mitigate the visual impact of the proposed development in the streetscene. The design, size and siting of the proposed dwellings remain the same as the previous application.
 - 5) The triangular shaped site occupies a prominent location on a bend in Woodfield Drive. There are significant concerns regarding the uncharacteristic form, scale and bulk of the dwellings, given their angled facades, which would appear incongruous, dominant and visually intrusive in the streetscene harmful to the character and appearance of the surrounding area. There are concerns that the proposed dwellings do not replicate the width and proportions of the donor properties. There are concerns that the proposed houses are (2 metres) wider than the donor properties, which would appear disproportionate and lack a symmetrical appearance. The proposed front elevation of the proposed dwellings does not accurately portray their angled elevations, although this has not affected the determination of this application. Given that the proposal remains largely the same as the previous application, Staff consider that the proposed dwellings would, by reason of their uncharacteristic form, scale, bulk, combined with their prominent corner location, fail to integrate satisfactorily with the donor properties and appear incongruous, dominant and visually intrusive in the streetscene harmful to the character and appearance of the surrounding area contrary to Policy DC61 of the LDF Core Strategy and Development Control Policies DPD.

8.4 Impact on residential amenity

- Staff considered that the previous application, P0560.17, would not result in a significant loss of amenity to neighbouring properties.

- It is considered that the proposal would not have a significant impact on No. 96 Woodfield Drive, as it the proposed dwellings would generally align with its front and rear facades and there would be a separation distance of approximately 3.6m between 98a Woodfield Drive and the western flank wall of this neighbouring property, which would help to mitigate its impact.
- It is considered that the depth of the rear gardens of No.'s 93 to 101 Stanley Avenue would help to mitigate the impact of the proposal. Staff consider that the proposed dwellings would not result in a significant loss of light to the rear gardens of neighbouring properties over and above existing conditions as there are vehicular accesses either side of the site, which would help to mitigate the impact of the proposal.
- It is considered that the proposal dwellings would not create any additional overlooking or loss of privacy over and above existing conditions. The proposed dwellings do not have any flank windows. The first floor bathroom windows on the rear facades of the dwellings are shown on the plans as being obscure glazed and this can be secured by condition if minded to grant planning permission.

8.5 Parking and Highway Implications

- Staff considered that the previous application, P0560.17, would not result create any parking or highway issues. The site has a PTAL of 2 and therefore attracts a parking standard of 1.5 to 2 spaces per unit. There would be two car parking spaces each for the donor and proposed properties, which is acceptable.
- The Highway Authority has no objection to the proposals, subject to conditions regarding cycle storage, vehicle access, vehicle cleansing, informatives and a legal obligation to prevent future occupiers from obtaining car parking permits if minded to grant planning permission. For the parking for No.100, the vehicle crossing to the site cannot be the full width of the premises because of a street tree, but there is enough space to provide access to the parking bays. It is considered that the proposal would not create any highway safety issues, as the Highway Authority has no objection to the proposal. The plans show a new timber fence either side of No.'s 98 & 100 Woodfield Drive and a condition can be placed regarding a pedestrian visibility splay if minded to grant planning permission. The plans show permeable paving to the front gardens of the proposed dwellings and details of this can be requested through a landscaping condition if minded to grant planning permission. It is considered that the proposal would not create any parking or highway safety issues.

8.6 Financial and Other Mitigation


- The proposal would attract the following section 106 contributions to mitigate the impact of the development:
 - Up to £12,000 towards education.
- The proposal would attract the following Community Infrastructure Levy contributions to mitigate the impact of the development:

- £3,760 Mayoral CIL towards Crossrail

9 Conclusions

- All other relevant policies and considerations have been taken into account. Planning permission should be refused for the reasons set out above. The details of the decision are set out in the RECOMMENDATION.

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 Havering LONDON BOROUGH	Planning Committee 2 August 2018
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Application Reference:	P0147.18
Location:	183 Cherry Tree Lane
Ward:	South Hornchurch
Description:	Proposed side and rear extension with roof alterations. Change of use to form mixed use of A2 (Office) and A1 (Retail) at ground floor. Formation of 6no. bedroom HMO over first and second floors
Case Officer:	Cole Hodder
Reason for Report to Committee:	A Councillor call-in has been received.

1. BACKGROUND

- 1.1 The application was called in by Councillor Michael Deon Burton prior to the implementation of the delegated power changes agreed by Governance Committee and Council. The call-in has been honoured on the basis on which it was originally lodged.

2 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- 2.1 The mass and siting of the extensions, which have been revised since originally submitted, would not give rise to any material harm to the residential amenity enjoyed by neighbouring properties, nor give rise to any adverse impact upon street-scene/local character. The quality of the living environment for future occupiers is judged acceptable, following a reduction in the number of bedrooms from nine to six. The proposed development would make provision for an adequate provision of off-street parking to serve the building and its mixed use. The proposals are therefore considered acceptable.

3 RECOMMENDATION

- 3.1 That the Committee resolve to GRANT planning permission subject to conditions to secure the following matters:

Conditions

1. Time Limit 3 years - Development must be commenced no later than three years from the date of this permission.
2. Accordance with plans - The development must not deviate from the approved plans.
3. Materials - Details/samples of all materials to be used in the external construction of the building.
4. Landscaping - Details of any/all hard and soft landscaping within the site including any proposed planting
5. Boundary Treatment - Details of all proposed walls, fences and boundary treatment
6. The use of the building shall be as a House in Multiple Occupation (HMO) as defined in the Housing Act (2004), and by Use Class C4 of the Town and Country Planning (Use Classes) Order 1987 (as amended), and shall not be occupied by more than six persons at any time.
7. Compliance with Part M4(2) of the Building Regulations - The dwelling shall comply with Part M4(2) of the Building Regulations
8. Compliance with (Reg 36 (2)(b) / Part G2 of the Building Regulations) - The building shall comply with Part G2 of the Building Regulations.
9. Construction Hours - All building operations in connection with the development shall take place only between 8.00am and 6.00pm Monday to Friday and 8.00am and 1.00pm on Saturdays and not at all on Sundays and Bank Holidays/Public Holidays.
- 10.Noise Insulation - The dwellings shall be constructed to provide sound insulation of 45 DnT,w + Ctr dB (minimum value) against airborne noise
- 11.Cycle Storage - Details of cycle storage provision
- 12.Refuse and recycling - Details of refuse storage
- 13.Construction Methodology - The applicant is required to provide a detailed Construction Method Statement.
- 14.Balcony Condition - The roof area of the rear projection shall not be used as a balcony, roof garden or similar amenity area without separate planning consent.

15. Flank window condition - No window or other opening (other than those shown on the submitted and approved plan) shall be formed in the flank wall (s) of the building(s) unless permission is sought.
16. Removal of permitted development rights - other than porches erected in accordance with the Order, no extension or enlargement (including additions to roofs) shall be made to the dwelling hereby permitted, or any detached building erected without permission having first been sought.
17. Restricted use – to ensure that the commercial element hereby permitted remains in A1/A2 use only as described by the applicant and for no other unless otherwise agreed in writing
18. Parking standards – to ensure that the parking areas shown remain permanently available to occupiers of the residential and commercial elements hereby permitted and allocated as shown.

Informatives

1. Approval following revisions
2. Approval and CIL
3. Street name and numbering – Prior to occupation the dwellings hereby permitted must be Street Named and/or Numbered by LB Havering's Street Naming and Numbering team

4 PROPOSAL AND LOCATION DETAILS

4.1 Proposal

- This application seeks permission for a proposed side and rear extension to the main building in addition to roof alterations to facilitate a change of use from a mixed use as C3(a) (Dwelling house)/A1(retail) to a use comprising a mixed use of A1/A2 (retail and office) at ground floor with a six bedroom C4 HMO on the first and second floors.

4.2 Site and Surroundings

- The application plot comprises of a detached building located on a site of some 580m². Part of the building has historically been used for A1 (Retail) however at the time of site inspection was no longer observed to be trading. An existing long standing residential use exists at the premises also.
- The LDF designates the site as being within the Cherry Tree Lane Minor Local Centre and accordingly commercial premises flank the property at ground floor.

- Beyond the immediate surroundings of the site, which are acknowledged to be in mixed use, the surrounding area is predominantly residential. There does not appear to be any uniformity in terms of built form, with the surrounding area varied in character and inconsistent in terms of height and massing of built form.

4.3 Planning History

The following planning decisions are relevant to the application:

- P1062.16 Full demolition of existing commercial building 183a Cherry Tree Lane and part demolition of 183 Cherry Tree Lane, change of use to provide a new building for a Community Inclusion Centre. The proposal would also include a change of use of the outbuilding to a garden office – WITHDRAWN.
- P1617.17 Demolition of Existing Building and New Build to form A2-Office, A1-Retail Shop on Ground Floor & Four Residential Flats (C3) on First & Second Floors – REFUSED
1. The proposed development would, by reason of its external appearance, height, bulk and mass, appear as an unacceptably dominant and visually intrusive feature in the streetscene harmful to the appearance of the surrounding area contrary to Policy DC61 of the LDF Core Strategy and Development Control Policies DPD.
 2. The proposal would, by reason of its layout and scale result in an unsatisfactory relationship between the proposed development and neighbouring housing leading to a loss of outlook and sense of enclosure for existing residents contrary to Policy DC61 of the LDF Core Strategy and Development Control Policies DPD.
 3. The proposed development would result in a sub-standard level of accommodation, with units having no access to individual private amenity space, to the detriment of the amenity of future occupiers contrary to Policies CP2, DC2, DC61 of the LDF Core Strategy and Development Control Policies DPD, the Residential Design SPD and policy 3.5 of the London Plan 2016.
 4. The proposed development would, by reason of the inadequate on site car parking provision, result in unacceptable overspill onto the adjoining roads to the detriment of highway safety and residential amenity and contrary to Policy DC33 of the LDF Core Strategy and Development Control Policies DPD

5 LOCAL REPRESENTATION

5.1 A total of twenty seven neighbouring properties were notified about the application and invited to comment.

5.2 The number of representations received from neighbours, local groups etc in response to notification and publicity of the application were as follows:

No of individual responses: One, one objection.

The following Councillor made representations:

- Councillor Michael Deon Burton is concerned by the scale of development and considers that the final decision should be made by the Planning Committee due to the property appearing overcrowded and a lack of parking provision.

It is acknowledged that the comments made by Councillor Burton were made prior to revisions being secured by planning staff as negotiations at that point were ongoing.

Representations

5.3 The following issues were raised in representations that are material to the determination of the application, and they are addressed in substance in the next section of this report:

Objections

- Impact on parking and the increased competition for spaces. Additional commercial use unwanted.
- Increased litter

A condition requiring a comprehensive scheme for waste and recycling to be provided and implemented would reasonably overcome any potential for increased litter and nuisance arising from the proposals.

In terms of concerns regarding existing parking stress, it is unclear as to whether those comments were the result of the application premises and its existing use or other historic commercial uses within the vicinity. In any event, the intensification of the use of the application building would bring with it additional requirements in parking terms. Those matters will be fully addressed in the material planning considerations section of this report below.

5.4 Highway Authority: Objection to the proposals made initially. Site has a PTAL of 2 (Poor) and insufficient provision of parking is shown on layout plans. Following receipt of revised drawings which reduced the size of the HMO and made provision for greater provision of off-street parking the objection was withdrawn.

6 MATERIAL PLANNING CONSIDERATIONS

6.1 The main planning issues raised by the application that the committee must consider are:

- Principle of development
- Impact of the extensions/additions on the street-scene and local character.
- Impact on amenity of surrounding residential properties and quality of living environment for future occupiers and;
- Implications for highways, pedestrian access and parking.

6.2 Principle of Development

- The premises benefits from an historic commercial use and is located within an area designated as a Minor Local Centre by the LDF. Accordingly there is no in principle objection to the mixed use sought, subject to other policy considerations.
- Policies DC4 and DC5 of the Core Strategy and Development Control Policies DPD accept the principle of HMOs in residential areas subject to meeting a number of criteria. Policy DC4 concerns the conversion to a residential use and requires, amongst other things that the property is detached and well separated from neighbouring dwellings, and that the nature of the use does not have an adverse impact on the surrounding area. Any disturbance to adjoining residential occupiers should be no greater than that of an ordinary single family dwelling.
- Subject to meeting these criteria the partial use of the building as an HMO would be in accordance with the Council's policies.

6.3 Impact of the extensions/additions on the street-scene, local character and neighbouring amenity.

- The surrounding area is not characterised by its uniformity or consistency in terms of scale and massing. When viewed from the street, the extensions shown to the application property, whilst prominent, would not be to the detriment of local character and would improve the appearance of a tired and poorly maintained building.
- It is accepted that the overall ridge height of the application building as a result of the proposals would be greater than that of adjacent premises, however this would not represent an especially jarring or obtrusive feature within the street-scene given the inconsistent ridge heights observed elsewhere within the immediate vicinity. It must be noted also that the ridge height shown on current plans is a reduction over the initial submission.

- Revised plans were received which reduced the depth and extent of the addition to the rear. Although extensive, it is noted that there are properties nearby of substantial depth and, as such, the scale and bulk of the extensions does not appear materially out of scale and character with its surroundings.
- Owing to the commercial uses that flank the application property, the impact of the development is concentrated to first floor flank and rear windows. The only windows in flank elevations do not serve primary rooms and accordingly residential amenity would not be prejudiced from a loss of aspect and daylight in terms of this relationship.
- Previously the depth of the rearward projection had formed grounds for refusal and accordingly the reduced depth negotiated with the applicant is such that outlook and aspect from adjacent premises would not be unduly harmed. The host building is adequately separated from 179/181 Cherry Tree Lane so as to largely negate the difference in rear building line, whilst it would at first floor level, occupy a comparable building line to the rear of the Cherry Tree Post Office (no.185).
- In view of the revisions made to the proposals, it is not considered that there are sufficient grounds to substantiate a refusal on that basis.

6.4 Impact on amenity of surrounding residential properties and quality of living environment for future occupiers

- The activities arising from the commercial use at ground floor are unlikely to result in any undue harm to the amenity of surrounding residents. The closest neighbouring occupiers are at first floor level of adjacent premises. Residents within mixed use environments are not expected to benefit from the same level of amenity as those within predominantly residential settings. The site has an existing commercial use and is located within an area designated as a Minor Local Centre where such uses are deemed appropriate.
- In terms of the amenity of future occupants of the proposed HMO: each of the bedrooms would demonstrate a reasonable outlook and aspect following receipt of revisions which reduced the number of bed-spaces from nine to six. Each room would include an en-suite bathroom. It is considered that the shared kitchen would be adequate in terms of size and sufficiently spacious to accommodate a dining table for six people. Future residents would also benefit from a large communal garden area to the rear and the use of existing outbuildings for storage. The house would be set out to ensure safe and secure access from the street and generally, the layout and functionality of the dwelling would appear to be to a high standard.

- The proposed HMO would be restricted by condition to accommodate up to 6 persons (one per bedroom if all of the rooms are fully occupied). Whilst the occupation of the building could not reasonably be likened to a single family dwelling, it is not considered to be inappropriate having regard to the mixed use environment within which it would be situated. It is not considered that the intensification of the existing residential use would cause harm to neighbouring occupiers to such a degree so as to justify a refusal in view of the Minor Local Centre designation.
- On balance, the proposed development would not harm the amenities of neighbouring properties and would provide acceptable living conditions for future occupants. The proposal is therefore in accordance with Policy DC61 and the guidance contained within the Framework.

6.5 Vehicle parking

- A total of six spaces will be provided, with parking for the HMO to be located to the rear of the site, with parking retained at the site frontage for the commercial use. The site has a PTAL of 2 (poor).
- For HMO use the maximum parking standard is one space per two rooms. Following the reduction in the number of bedrooms from nine to six the proposals comply with this requirement. Three parking spaces are shown on the forecourt to the site frontage to accommodate the mixed use at ground floor which is considered to be an acceptable arrangement.
- Following receipt of the above revisions, the initial objection made by LB Havering's Highway Authority was withdrawn.
- On that basis, it is not considered that there are sufficient grounds to substantiate a refusal on the basis of vehicle parking.

Local Financial Considerations

6.6 The proposal would attract the following Community Infrastructure Levy contributions to mitigate the impact of the development:

- £2,900 Mayoral CIL towards Crossrail

Conclusions

6.7 All other relevant policies and considerations have been taken into account. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION.

AGENDA ITEM 7

Items for Information

Introduction

1. This part of the agenda is for the committee to receive reports and other items for information purposes only.
2. The items on this part of the agenda will not normally be debated and any questions of clarification need to be agreed with the chair.
3. The following information and advice only applies to reports in this part of the agenda.

Public speaking

4. The Council's Constitution only provides for public speaking rights for those applications being reported to Committee in the "Applications for Decision" parts of the agenda. Therefore, reports on this part of the agenda do not attract public speaking rights.

Late information

5. Any relevant material received since the publication of this part of the agenda, concerning items on it, will be reported to the Committee in the Update Report.

Recommendation

6. The Committee is not required to make any decisions with respect to the reports on this part of the agenda. The reports are presented for information only.

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Subject: Quarterly Planning Performance Update Report.

Report Author: Simon Thelwell, Planning Manager,
Projects and Regulation

1 BACKGROUND

- 1.1 This quarterly report produces a summary of performance on planning applications/appeals and planning enforcement for the previous quarter, April to June 2018.
- 1.2 Details of any planning appeal decisions in the quarter where the Committee resolved to refuse planning permission contrary to officer recommendation are also given.
- 1.3 The Government has set performance targets for Local Planning Authorities, both in terms of speed of decision and quality of decision. Failure to meet the targets set could result in the Council being designated with applicants for planning permission being able to choose not to use the Council for determining the application

2 RECOMMENDATION

That the report be noted.

3 QUALITY OF PLANNING DECISIONS

- 3.1 In accordance with the published government standards, quality performance with regard to Major (10 or more residential units proposed or 1000+ sq m new floorspace or site area greater than 0.5 hectares), County Matter (proposals involving minerals extraction or waste development) and Non-Major applications are assessed separately. If more than 10% of the total decisions in each category over the period were allowed on appeal, the threshold for designation would be exceeded.

- 3.2 There has been no announcement on what period would be assessed for future designation rounds. Working on the basis that designation would be announced every year, the next period would be decisions between 1 April 2016 and 31 March 2018, with subsequent appeal decisions to December 2018. The current figures are:

Major Applications:

Total number of planning decisions over period: 53
Number of appeals allowed: 3 (of which 3 were committee decisions to refuse contrary to officer recommendation)
% of appeals allowed: 5.7%
Appeals still to be determined: 1
Refusals which could still be appealed: 1

County Matter Applications:

Total number of planning decisions over period: 16
Number of appeals allowed: 0
% of appeals allowed: 0%
Appeals still to be determined: 0

Non-Major Applications:

Total number of planning decisions over period: 3577
Number of appeals allowed: 53 (to date)
% of appeals allowed: 1.5%

- 3.3 Due to the low number of decisions that we take that are majors or county matters, any adverse appeal decision can have a significant effect on the figure. However, for the current monitoring period, the majors category is not considered at risk in respect of the designation threshold of 10% as only a maximum of two more appeal results are expected.
- 3.4 As part of the quarterly monitoring, it is considered useful to provide details of the performance of appeals generally and summarise any appeal decisions received where either the Regulatory Services Committee/Strategic Planning Committee/Planning Committee resolved to refuse planning permission contrary to officer recommendation.

Appeal Decisions Apr-Jun 2018

Total Number of Appeal Decisions - 17
Appeals Allowed - 5
Appeals Dismissed - 12
% Appeals Allowed - 29%

Appeal Decisions where Committee Decision Contrary to Officer Recommendation

Total Number of Appeal Decisions - 4 (details below)
Appeals Allowed - 2
Appeals Dismissed - 2
% Appeals Allowed - 50%

**Appeal Decisions Apr-Jun 2018
 Decision by Committee Contrary to Officer Recommendation**

Date of Committee	Application Details	Summary Reason for Refusal	Appeal Decision	Summary of Inspectors Findings
13/07/17 (Reg Services)	P1812.16 226-232 Main Road, Romford	Inappropriate design in conservation area	Appeal Dismissed	The scale, height, position and design of the proposal would be substantially detrimental to the historic and architectural significance of the heritage asset. Even taking into account the detracting effect of the existing building, considered overall, the proposal would not preserve or enhance the character and appearance of the Conservation Area.

03/08/17 (Reg Services)	P0732.17 Rodwell House, 199-209 Hornchurch Road, Hornchurch Change of use of first floor of building from Class B1 (business) to create a gym falling within Class D2	1) Insufficient off street parking resulting in inconvenience to existing residents/occu piers in area 2) Increased congestion and danger to pedestrians	Appeal Allowed	Sufficient spaces in the area exist and no evidence of any harm that could be caused. No harm to living conditions giving existing use of building.
21/09/17 (Reg Services)	P0965.17 Rear of 7 Hamlet Close, Dekker Close, Romford Erection of 1 bed detached bungalow	Overdevelopm ent of the site served by inadequate access	Appeal Allowed	Similar proposal to existing bungalows and not appear as overdevelopment. Very little increase in traffic would result and Hamlet Close itself lightly traffic such that conflict would be infrequent.
16/11/17 (Reg Services)	P1390.17 89 Main Road, Romford Change of use from A1 retail to beauty salon	Unacceptable concentration of non-retail uses harming vitality and viability of centre	Appeal Dismissed	Excessive number of non-retail results and no evidence that site has been marketed – the impact on the shopping area is unacceptable.
Appeal Decisions Apr 2018-Mar 2019				
As above(1 st quarter)				

4 SPEED OF PLANNING DECISIONS

4.1 In accordance with the published government standards, speed of decision applies to all major and non-major development applications, with the threshold for designation set as follows:

Speed of Major Development (and County Matters) – 60% of decisions within timescale (13 or 16 weeks or such longer time agreed with the applicant)

Speed of Non-Major Development - 70% of decisions within timescale (8 weeks or such longer time agreed with the applicant)

4.2 As for the quality performance measure, there has been no announcement on future designation round for speed of decision, so it is considered that a two year figure (beginning April 2017) is monitored for the purposes of this report. For the period April 2017 to end June 2018, the following performance has been achieved:

Major Development – 90% in time
 County Matter – 100% in time
 Non-Major Decisions - 91% in time

5 PLANNING ENFORCEMENT

5.1 There are no designation criteria for planning enforcement. For the purposes of this report, it is considered useful to summarise the enforcement activity in the preceding quarter. This information is provided below:

Apr – Jun 2018	
Number of Enforcement Complaints Received: 232	
Number of Enforcement Complaints Closed: 228	
Number of Enforcement Notices Issued: 4	
Enforcement Notices Issued in Quarter	
Address	Subject of Notice
17 Simms Close, Romford	Change of use of annexe to a separate dwelling
East Hall Farm, Rainham	Unauthorised car sales and repairs
18 Sylvan Avenue, Hornchurch	Unauthorised front boundary wall/railings
Bitter End, 15 High Street, Romford	Amenity Notice relating to appearance of front elevation.

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