



Havering

L O N D O N B O R O U G H

PLANNING COMMITTEE AGENDA

7.30 pm	Thursday 14 March 2019	Havering Town Hall, Main Road, Romford
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Members 8: Quorum 4

COUNCILLORS:

**Conservative Group
(4)**

Robby Misir (Chairman)
Carol Smith (Vice-Chair)
Philippa Crowder
Matt Sutton

**Residents' Group
(1)**

Stephanie Nunn

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

John Tyler

**Independent Residents
Group
(1)**

David Durant

**Labour Group
(1)**

Paul McGearry

**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 on Tuesday 12 March 2019**

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:-

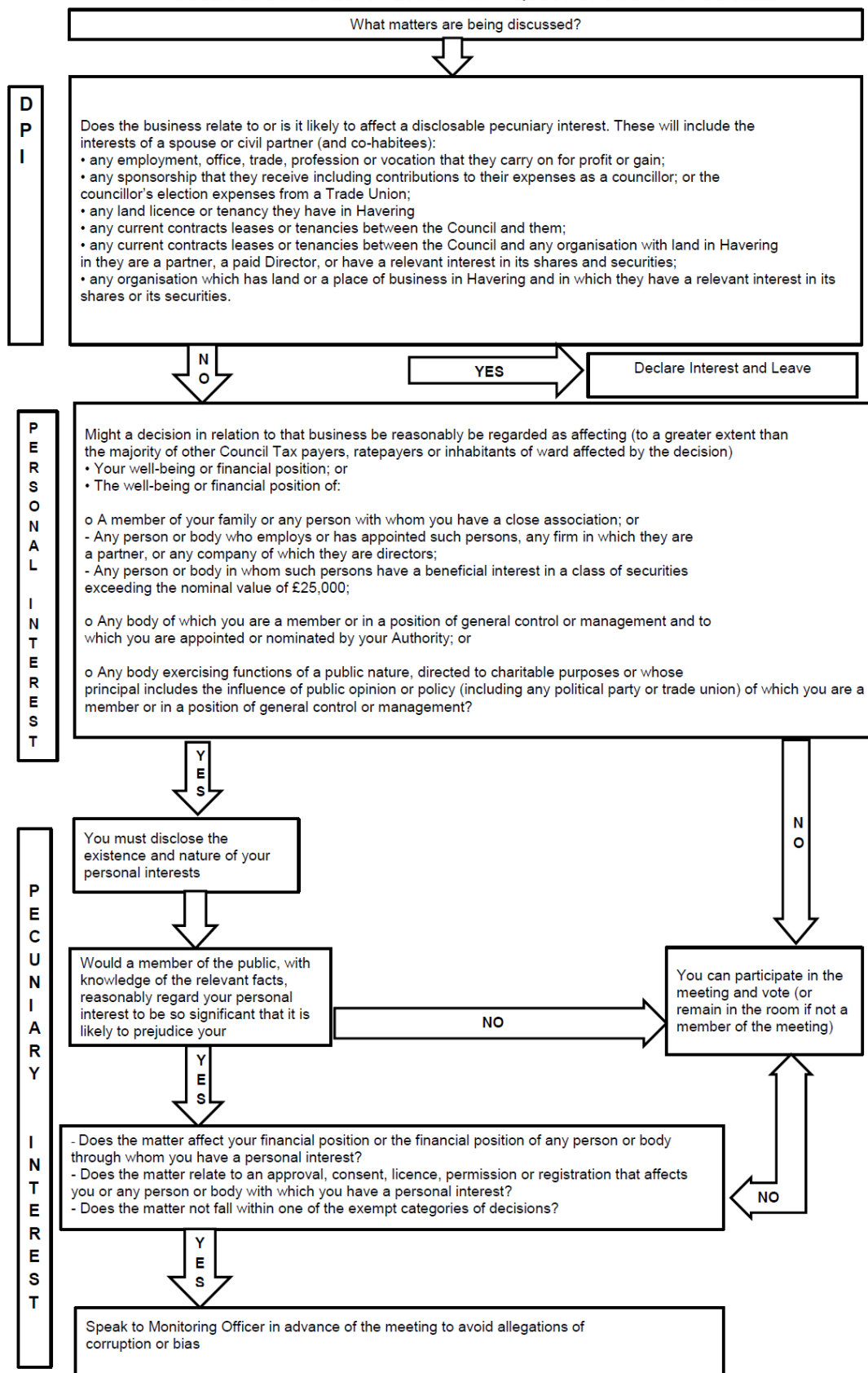
- filming, photographing or making an audio recording of the proceedings of the meeting;
- using any other means for enabling persons not present to see or hear proceedings at a meeting as it takes place or later; or
- reporting or providing commentary on proceedings at a meeting, orally or in writing, 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 14 February 2019 and to authorise the Chairman to sign them.

5 APPLICATIONS FOR DECISION (Pages 5 - 8)

See attached document

6 P2012.17 - 17 ELM GROVE, HORNCHURCH (Pages 9 - 16)

7 P1821.18 - 107 FRONT LANE UPMINSTER (Pages 17 - 22)

**Andrew Beesley
Head of Democratic Services**

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**MINUTES OF A MEETING OF THE
PLANNING COMMITTEE
Havering Town Hall, Main Road, Romford
14 February 2019 (7.30 - 8.45 pm)**

Present:

COUNCILLORS: 8

Conservative Group Robby Misir (in the Chair) Carol Smith (Vice-Chair),
Philippa Crowder and Matt Sutton

Residents' Group +Paul Middleton

**Upminster & Cranham
Residents' Group** +Ron Ower

**Independent Residents
Group** David Durant

Labour Group Paul McGeary

Apologies were received for the absence of Councillors Stephanie Nunn and John Tyler.

Substitute Members: Councillor Ron Ower (for John Tyler) and Councillor Paul Middleton (for Stephanie Nunn).

Councillor Joshua Chapman was also present for part of the meeting.

10 members of the public 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.

48 DISCLOSURE OF INTERESTS

Councillor Paul Middleton declared a prejudicial interest in item 6 P1700.18 31 High Street, Hornchurch. Councillor Middleton advised that he had been in previous dialogue with the applicants.

49 **MINUTES**

The minutes of the meeting held on 17 January 2019 were declared as a correct record and signed by the Chairman.

50 **P1866.18 - HAREFIELD MANOR HOTEL, 33 MAIN ROAD, ROMFORD - ADDITION OF LIFT ACCESS AND ADDITION OF ROOF ACCOMMODATION TO THE ANNEX ALONG WITH EXTENSION TO THE REAR OF THE ANNEX (2-3 STOREYS). THE PROPOSAL ALSO SEEKS PERMISSION FOR EXTENSIONS ON THE FIRST FLOOR TO THE MAIN HOTEL BUILDING.**

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

Councillor Joshua Chapman addressed the Committee.

The Committee considered the report and by a vote of 4 votes to 3 with 1 abstention **RESOLVED** to **GRANT PLANNING PERMISSION** subject to the conditions as set out in the report.

Councillors Ower, Middleton and Durant voted against the resolution to grant planning permission.

Councillor McGeary abstained from voting.

51 **P1700.18 - 31 HIGH STREET HORNCURCH - AMENDMENT OF PLANNING CONDITIONS 2 AND 36 OF PERMISSION P1373.16, TO ENABLE REMOVAL OF THE CURRENT LEFT TURN ONLY SITE ACCESS ARRANGEMENT**

The Committee considered the report and **RESOLVED** on a vote of 6 votes to 0 with 1 abstention to **GRANT PLANNING PERMISSION** subject to the conditions as set out in the report and completion of a Deed of Variation.

Condition 36 to be amended to include a trigger point for the additional road signage and road markings.

Councillor Durant abstained from voting.

As declared earlier in these minutes Councillor Paul Middleton declared a prejudicial interest in this item.

Councillor Middleton left the chamber and took no part in the deliberation of the item or the vote.

52 **STOPPING UP OF LAND AT BROADWAY RAINHAM**

The Committee considered the report and **RESOLVED**

(a) To authorise the stopping up of the highway land at Broadway Rainham shown zebra hatched on the Plan, in accordance with the procedure set out in section 252 of the Town and Country Planning Act 1990,

subject to:

- the grant and lawful implementation of planning permission application reference P1701.17;
- payment, by the applicant, of all costs associated with the stopping up;
- any direction by the Mayor of London

on the following basis:

if no objections were received (or any received are withdrawn), or the Mayor of London decided a local inquiry was unnecessary, then the stopping up order would be confirmed by officers;

if objections were received from a local authority, statutory undertaker or gas transporter (and were not withdrawn), or other objections were received (and not withdrawn) and the Mayor of London decided that an inquiry was necessary, the Council should cause a local inquiry to be held.

(b) to delegate authority to the Assistant Director of Environment to do anything necessary and incidental to facilitate the process of stopping up the highway pursuant to section 247 of the Town and Country Planning Act 1990.

53 **QUARTERLY PLANNING PERFORMANCE UPDATE REPORT**

The Committee considered the report and **RESOLVED** to note the contents of 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 14 March 2019
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Application Reference:	P2012.17
Location:	17 Elm Grove
Ward:	Emerson Park
Description:	Retrospective application for use of outbuilding in rear garden for domestic and business use
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 Roger Ramsey who expressed concern over the potential scale of the business use and harmful precedent.
- 1.2 The application was considered at the Planning Committee meeting 17 January 2019 where it was deferred to enable the applicant to address concerns that has been expressed regarding the following:
 - Change to Condition 3 to refer to business use rather than office use.
 - Change to Condition 3 to limit hours from 9am to 5pm Mon-Fri.
 - Additional condition to control the number of visitors to the business at any one time.
 - Officers to consider any additional conditions that may be recommended.
- 1.3 The report is now brought back to Members, updated with further information on the above matters. Given the change to reporting format, the previous report has been transferred across to the new template and reproduced below from section 5 onwards for completeness.

2. SUMMARY OF CHANGES

- 2.1 In view of the discussions that took place at the previous Planning Committee meeting between members regarding the appropriateness of the planning

conditions to be imposed in the event of approval, officers have revisited the wording and nature of the conditions in line with those discussions. The applicant has worked proactively with the Local Planning Authority on the following, which are considered to address the concerns raised by members.

1. Accordance with plans - The development must not deviate in layout, scale or appearance from the approved plans (drawing reference 17EG/17/02).
2. Personal permission – The business use of the outbuilding hereby permitted is limited to the applicant in their capacity as residents of the dwelling on the same land and shall not enure for the benefit of the land or any other person.
3. Non-incidental use of the outbuilding shall be restricted to the hours of 0900 to 1700 Monday to Friday and shall not occur at any other time.
4. In the event that customers, employees, directors, contractors or other visitors attend the premises in association with the business use, then there shall be no more than three persons at any given time and they shall park any vehicle driven or associated with them on the forecourt of the premises at all times.
5. Use of outbuilding is restricted solely to administrative functions in association with the homeowner's business and domestic activities incidental to main house.

3. SUMMARY OF KEY REASONS FOR RECOMMENDATION

- 3.1 The use of an outbuilding as an office by the residents of the dwelling, to which it is associated, is considered reasonable within a residential area. The proposal does not conflict with the development plan and conditions are recommended to mitigate any potential impacts associated with the proposed use. The outbuilding itself, though expanded from the scale originally approved, remains in proportion to the scale of the block. The conditions to be imposed in the event of approval are considered to be capable of controlling the business use. Officers do not consider there to be sufficient grounds to recommend refusal of the application for planning permission.

4. RECOMMENDATION

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

Conditions

1. Accordance with plans - The development must not deviate in layout, scale or appearance from the approved plans (drawing reference 17EG/17/02).

2. Personal permission – The business use of the outbuilding hereby permitted is limited to the applicant in their capacity as residents of the dwelling on the same land and shall not enure for the benefit of the land or any other person.
3. Non-incidental use of the outbuilding shall be restricted to the hours of 0900 to 1700 Monday to Friday and shall not occur at any other time.
4. In the event that customers, employees, directors, contractors or other visitors attend the premises in association with the business use, then there shall be no more than three persons at any given time and they shall park any vehicle driven or associated with them on the forecourt of the premises at all times.
5. Use of outbuilding is restricted solely to administrative functions in association with the homeowner's business and domestic activities incidental to main house.

Informatives

1. Approval following revision

5. PROPOSAL AND LOCATION DETAILS

Proposal

- 5.1 This application seeks permission for the expansion (from 25.4sqm to 72.77sqm) and continued use of part of an outbuilding for office use incidental to the homeowner's business.

Site and Surroundings

- 5.2 The site comprises a large detached family dwelling and outbuilding set within a spacious front and rear garden. The current application relates to the outbuilding which is located to the western end of the site adjacent to the rear boundary.
- 5.3 Elm Grove and the surrounding streets are typified by detached double storey dwellings with mature trees and deep rear gardens. The site is located approximately 1.5 miles north east of Hornchurch town centre, within the Emerson Park policy area.

Planning History

- 5.4 The following planning decisions are relevant to the application:
 - N0078.14 – Front boundary sliding gates revised to be timber panel sliding gates - Refuse.
 - N0042.14 – Minor amendment to P0456.13 – Front boundary wall with railings and metal railing sliding gates revised and front side wall and railing to match - Approved.

- Q0172.13 - Discharge of Conditions 3 & 4 of P0456.13. – Approved (in part).
- P0456.13 - Demolition of the existing detached dwelling with integral garage and construction of a replacement detached house with integral garage. New extended crossover, new front boundary wall with railings and metal railing sliding gates. New detached garden outbuilding to the rear of the site new patio and drive – Approved with conditions

6. LOCAL REPRESENTATION

6.1 A total of twenty four 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: Seven, seven objections.

6.3 The following Councillor representation was made:

- Councillor Roger Ramsey has called in the application on the basis that there is potential for the office use to expand, becoming a significant business operation harmful to the character of the area, and capable of setting a precedent for similar use and development.

6.4 With regards to the above, the application must be considered as submitted, and the proposal has been assessed on its merits. Any future possible expansion of the outbuilding or intensification of business use would be the subject of a separate application.

6.5 The business use as described by the applicants and their agent appears to be of a level that would not conflict with the surrounding residential environment.

6.6 A condition is recommended to prevent the further expansion of the outbuilding shown on plan 17EG/17/02. Conditions are also recommended to safeguard residential amenity and limit business activities to those associated with the owner of the dwelling on the site.

6.7 The following issues were raised in representations (all objections) made in response to consultation on the application. The considerations listed are material to the determination of the application, and addressed in the next section of this report:

- Scale of business use incompatible with residential area
- Increased demand for on street parking
- Harmful to residential character/harmful precedent

- 6.8 Representations made by surrounding residents suggest that a larger scale of business use is underway at the site than described in the application documents. It is alleged that vehicles with the St Lewis Design LTD company branding frequently park in the surrounding streets, to the detriment of the amenity of residents. The case officer has visited the premises on two separate occasions to view how the outbuilding is used. There was no evidence to suggest that the outbuilding was being used for any other capacity than described by the applicant. In addition, officers have visited the property in the intervening period to observe the levels of parking activity associated with the dwelling. Elm Grove and the surrounding roads in the Emerson Park Policy Area are frequented by contractors associated with residential construction work and it was not possible to distinguish whether vehicles parked on-street were associated with business use at the application site.
- 6.9 Planning officers have taken the advice of the Highway Authority and concluded that the limited scale of the business and the availability of off-street parking, weigh in favour of the proposal. As a safeguard, a condition is also recommended to limit parking for visitors to the office part of the outbuilding to parking within the curtilage of the property.
- 6.10 Highway Authority: No Objection

7. MATERIAL PLANNING CONSIDERATIONS

- 7.1 The main planning issues raised by the application that the committee must consider are:
- Whether business use would give rise to any change in character of area/the principle of development
 - The impact of the business use on neighbouring residential amenity through noise/general disturbance
 - Highways/Parking
- 7.2 The outbuilding was constructed in 2015 and subsequently extended. The current form of the outbuilding is not deemed to have a visual impact or create any overlooking of adjacent residential properties.
- 7.3 The planning policy considerations include:
- Havering Core Strategy and Development Control Policies Development plan Document
 - CP17 Design
 - DC3 Housing Design and Layout
 - DC33 Car Parking
 - DC35 Cycling
 - DC61 Urban Design
 - DC63 Delivering Safer Places
 - DC69 Other Areas of Special Townscape or Landscape Character
 - Supplementary Planning Documents:

- Emerson Park Policy Area
- Sustainable Design and Construction
- Landscaping
- Residential Design

Principle of Development

- 7.4 The outbuilding is used as an office in association with the business owned by the Applicant who resides in the dwelling on the site. The applicant is a Director of St Lewis Design Limited, a company specialised in groundworks and registered at 118 Collier Row Road, Romford. Within the supporting statement accompanying this submission it is advised that the outbuilding would be used by the applicant for both domestic and business activities. The domestic use of the outbuilding is ancillary to the house and would not require planning approval.
- 7.5 No manufacturing, or similar uses are proposed that would create undue noise, odour or emissions incompatible with a residential area.
- 7.6 The scale of the outbuilding has increased since its consent in association with development of the dwelling (P0456.13) and at times the level of activity associated with the office use has caused disturbance to neighbours. The site has therefore been investigated by Havering's enforcement officers, who subsequently invited this application to be made.
- 7.7 It is unclear as to whether the level of office activity has reduced since the original enforcement investigation, but at the time of the site inspection for the application, observations made by staff correlated with the applicant's description of how the outbuilding is used. The office component of the outbuilding measures less than 25sqm and was observed to be arranged as per the layout plan provided, (17/EG/17/02), comprising a single large desk, two desktop computers, several chairs, a small kitchenette and a small toilet room.
- 7.8 The information provided with this submission describes a business operation of a small scale which is subordinate to the use of the associated dwelling.
- 7.9 Providing that the proposal does not conflict with other development plan considerations that are assessed further below, the principle of the development is considered to be acceptable.

Impact of the business use residential amenity

- 7.10 The activities associated with the business use of the outbuilding are not considered to be "noise-making". Nonetheless the outbuilding was observed to be well insulated and sufficiently separated so as to negate any residual noise. It is the opinion of staff that the use of the outbuilding, even in the capacity of being partially associated with the applicant's business is capable of being reasonably likened to that of a domestic outbuilding in terms of its immediate impacts.


Highways/Parking

- 7.11 Permission was granted in 2013 for the demolition of the existing dwelling and the construction of a nine bedroom replacement (an uplift of four bedrooms). Given the prospective occupancy of the dwelling, it is reasonable to assert that vehicle movement to and from the dwelling (business use aside) would be greater than that of a dwelling with lesser occupancy. The applicant advises that the dwelling has seven vehicles associated with its occupation by the family, and provision for off-street surface parking for at least ten vehicles, and an integral two car garage.
- 7.12 The applicant advises that the office would be used solely by the applicant and other family members and that no clients or staff would visit the property. It is not possible to condition who visits a private property, though given the scale of the office component of the outbuilding generating significant volumes of traffic.
- 7.13 In view of the fact that no staff would be employed or would operate from the “home-office” aside from the applicant, there cannot be any distinguishable increase in vehicle movement over and above the domestic activities associated with 17 Elm Grove. Equally, if other company Directors only visit the property on an infrequent basis, the detriment should be negligible and not sufficient to recommend refusal of the application.
- 7.14 The Highway Authority were invited to comment on the development proposals have not objected, therefore it is not considered that there are sufficient grounds to substantiate a refusal on the basis of vehicle parking.

Conclusions

- 7.15 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.

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 Havering LONDON BOROUGH	Planning Committee 14 March 2019
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Application Reference:	P1821.18
Location:	107 Front Lane, Upminster
Ward:	Cranham
Description:	Single storey rear extension to facilitate the creation of a new pre-school classroom and an increase in the number of children.
Case Officer:	Benjamin Coffie
Reason for Report to Committee:	A Councillor call-in has been received which accords with the Committee Consideration Criteria.

1 BACKGROUND

- 1.1 This application has been brought forward to improve Special Educational Facilities for Storybook Day Nursery. This would involve the construction of a single storey rear extension to provide a new pre-school classroom.
- 1.2 The application was called in by Councillor Ford on the basis of reasons stipulated in section 6.3 of this document.

2 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- 2.1 The proposed development would make provision for a new pre-school classroom without giving 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 or inadequate provision of off-street parking to serve the building and its mixed use. Accordingly officers do not consider there to be sufficient grounds to substantiate a refusal.

3 RECOMMENDATION

- 3.1 That the Committee resolve to GRANT planning permission.

- 3.2 That the Head of Planning is delegated authority to issue the planning permission and impose conditions and informatives 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. The number of children accommodated within the premises hereby approved shall not exceed 46, and the number of children within the play area to the rear of the property hereby approved shall not exceed 22 at any one time without the prior consent in writing of the Local Planning Authority.

Informatives

1. Approval no negotiation

4 PROPOSAL AND LOCATION DETAILS

Proposal

- 4.1 This application seeks permission for a proposed single storey rear extension to an existing childcare centre. The extension will facilitate the creation of a new pre-school classroom and enable an increase in the number of children by six.

Site and Surroundings

- 4.2 The application site comprises of a detached building located on a site of some 865m². The building has historically been used for C3 (residential) and B1c (Light Industrial) and with the benefit of planning permission has undergone a change of use to D1 (Day Nursery). Access to the site is from Front Lane with a large expanse of hard standing on the forecourt with parking for at least four vehicles at present. There is additional parking which serves the parade a short walk from the application site and there is a large public car park adjacent to the southern boundary of the site (at the rear of Cranham Social Hall).
- 4.3 The surrounding area predominantly residential in character however the presence of a local shopping parade to the south of the site coupled with a number of commercial buildings create a varied in use and building form within the immediate surroundings. Upminster town centre is approximately 13km to the south west of the site. To the north of the application site, the

area is typified by large two storey dwelling houses primarily in residential use.

- 4.4 There are no parking restrictions on Front Lane with the exception of road markings which identify no stopping areas. The nearest public transport catchment is 1.6km.

Planning History

- 4.5 The following planning decisions are relevant to the application:
- P1329.90 Enlargement of existing vehicular crossover - Approved with conditions
 - P0100.15 Change of Use from C3 (residential) and B1c (Light Industrial) to C3 and D1 (Day Nursery) - Approved with conditions
 - Q0145.15 Discharge of Conditions 2, 4, 5, 6, 8, 9, 13 and 14 of P0100.15 - Complete

5 CONSULTATION RESPONSE

- 5.1 The views of the Planning Service are expressed in the MATERIAL PLANNING CONSIDERATIONS section below.
- 5.2 The following Havering technical services were consulted:
- Highways – no objection
 - Environmental Health (air quality / land contamination) – no objection
 - Public Protection (Noise / Vibration) – no objection
 - Social care and learning – responded but did not object
 - Waste and recycling – no response

6 LOCAL REPRESENTATION

- 6.1 A total of 26 neighbouring properties were notified about the application and invited to comment. The application has been publicised by way of one or more site notices displayed in the vicinity of the application site.
- 6.2 No representations were received from neighbours, or local groups in response to the consultation.
- 6.3 Councillor Ford made representations regarding the potential impacts of the development and considers that the final decision should be made by the Planning Committee. The concerns relate to:

- over intensification of development on the site;
- increased traffic flows at an already pressurised location;
- drop off and pick up pressures on a main route; and
- Increased noise impacts in a residential area.

7 MATERIAL PLANNING CONSIDERATIONS

7.1 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.

7.2 Principle of Development

- Consent was granted in 2015 for a change of use of the premise from C3 (residential) and B1c (Light Industrial) to C3 and D1 (Day Nursery) under application reference: P0100.15. A condition was attached to this consent which restricts the number of children accommodated within the premises to 40.
- The current application seeks planning permission for a single storey extension which would facilitate the accommodation of an additional 6 children within the premises.
- Policy CP8 and DC5 of the Core Strategy and Development Control Policies DPD accept the principle of providing community facilities where a need exists. Community facilities include, amongst others, health and medical centres. The provision of community facilities forms a vital component in improving quality of life and therefore in line with NPPF and the London Plan.
- Policy DC26 states planning permission will be granted for new community facilities where:
 - they are accessible by a range of transport modes
 - do not have a significant adverse impact on residential character or amenity
 - can accommodate on street parking without detriment to pedestrian and highway safety
 - are provided in buildings which, are practicable, multi-use, flexible and adaptable.

- Accordingly it is acknowledged that the adopted policies are in support of the new and improved community facilities. Subject to meeting the above criteria the expansion of the number of children permitted is in accordance with the Council's policies.

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

- As noted in the site and surrounding section of this report, the surrounding area is varied in use comprising of mainly residential and commercial as well as varied building form.
- It is acknowledged that the propose location of the development would be at the rear of the site and is considered favourable with regard to its appearance within the street-scene.
- Officers recognise that a vehicular access to a public car park divides the site from a commercial establishment to the south of the site, therefore the extension would be partly visible from public a vantage point, however this would not represent an especially obtrusive feature or a dominant addition within the street-scene given the scale of the site and the built form of the immediate vicinity would allow the proposed extension to be proportionate to the site and the general area.
- As such the extension to the application property is not considered to be harmful to the street-scene/local character.

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

- The site shares its common boundary with no.109 Front Lane and the amenity of the occupiers of this property are more likely to be impacted upon. However by reason of the proposed siting of the rear extension approximately 9m from the boundary, no amenity impacts are anticipated against this neighbouring site.
- With regard to impact from noise, It is acknowledged that the south of the application site is a community hall and it is recognised that the activities arising from the use of the premises could generate some level of noise, however it is considered that an additional number of 6 children would not generate a significant amount of noise/disturbances above what is currently experienced.
- Furthermore there would be no change in the operating hours of business which are from 7am to 7pm and the restrictions imposed on the use of the outside play area will be maintained. Accordingly conditions hereby

attached in the previous consent covering noise mitigation measures which are currently employed are to be maintained.

- On balance, the proposed development would not result in unacceptable harm against 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.

7.5 Highway/Parking

- The site has a PTAL rating of 1b (poor).
- A total of six spaces are currently provided on the forecourt of the nursery and there is no proposed increase in the provision of parking spaces. Officers also take note that the proposal would not introduce any drop off facilities apart from the existing emergency drop off/pick up bay in the event of a child's illness or injury. However, Officers consider this would be acceptable given the large car park that serves Cranham social Hall and no increase in Staff.
- On that basis, it is not considered that there are sufficient grounds to substantiate a refusal on the basis of vehicle parking.

Financial and Other Mitigation

- 7.6 The proposal is below the threshold for Mayoral Community Infrastructure Levy (CIL) contributions and it is not considered necessary to request Section 106 contributions.

Other Planning Issues

- 7.7 No further matters are considered applicable.

Conclusions

- 7.8 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.