



# REGULATORY SERVICES COMMITTEE

3 December 2015

# REPORT

**Subject Heading:**

P0911.15 – Beehive Court, Gubbins Lane, Harold Wood

Internal alterations to convert 14 bedsits and 3 flats into 10 one-bedroom flats and 1 two-bedroom flat. Alterations include infilling, partially external lobby entrance area and replacement door. (Application forms and plans received 17/06/15).

**Ward:**

Brooklands

**Report Author and contact details:**

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**Policy context:**

Local Development Framework  
The London Plan  
National Planning Policy Framework

**Financial summary:**

None

**The subject matter of this report deals with the following Council Objectives**

- Havering will be clean and its environment will be cared for [ ]  
People will be safe, in their homes and in the community [X]  
Residents will be proud to live in Havering [X]

## SUMMARY

The application is to convert 14 bedsits and 3 flats into 10 one-bedroom flats and 1 two-bedroom flat. Alterations include infilling, a partially external lobby entrance area and replacement door. The planning issues are set out in the report below and cover the principle of the development, impact on streetscene, residential amenity and highways/parking.

The proposal is considered to be acceptable in all material respects and it is recommended that planning permission is granted subject to conditions.

## RECOMMENDATIONS

That the Committee notes that proposed development is not liable for the Mayor's Community Infrastructure Levy (CIL) in accordance with London Plan Policy 8.3 as there is not increase to the existing floor space.

That planning permission be granted subject to the conditions set out below:

### 1. Time Limit

The development to which this permission relates must be commenced not later than three years from the date of this permission.

**Reason:** To comply with the requirements of section 91 of the Town and Country Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

### 2. In Accordance with Plans

The development hereby permitted shall not be carried out otherwise than in complete accordance with the plans detailed on page 1 of the decision notice approved by the Local Planning Authority.

**Reason:** The Local Planning Authority consider it essential that the whole of the development is carried out and that no departure whatsoever is made from the details approved, since the development would not necessarily be acceptable if partly carried out or carried out differently in any degree from the details submitted.

### 3. Cycle storage

No building shall be occupied or use commenced until cycle storage is provided in accordance with details previously submitted to and approved in writing by the Local Planning Authority. The cycle storage shall be permanently retained thereafter.

**Reason:** Insufficient information has been supplied with the application to demonstrate what facilities will be available for cycle parking. Submission of this detail prior to occupation in the case of new building works or prior to the use commencing in the case of changes of use is in the interests of providing a wide range of facilities for non-motor car residents and sustainability.

#### 4. Hours of Construction

All building operations in connection with the construction of external walls, roof, and foundations; site excavation or other external site works; works involving the use of plant or machinery; the erection of scaffolding; the delivery of materials; the removal of materials and spoil from the site, and the playing of amplified music shall only take place between the hours of 8.00am and 6.00pm Monday to Friday, and between 8.00am and 1.00pm on Saturdays and not at all on Sundays and Bank Holidays/Public Holidays.

**Reason:** To protect residential amenity, and in order that the development accords with the Development Control Policies Development Plan Document Policy DC61.

#### 5. Secure By Design

No works shall take place in relation to any of the development hereby approved until a full and detailed application for the Secured by Design award scheme is submitted to the Local Planning Authority, setting out how the principles and practices of the Secured by Design Scheme are to be incorporated. Once approved in writing by the Local Planning Authority in consultation with the Metropolitan Police Designing Out Crime Officers, the development shall be carried out in accordance with the agreed details.

**Reason:** Insufficient information has been supplied with the application to judge whether the proposals meet Secured by Design standards. Submission of a full and detailed application prior to commencement is in the interest of creating safer, sustainable communities and to reflect guidance in Policies CP17 and DC63 of the Core Strategy and Development Control Policies Development Plan Document and the NPPF.

#### 6. Noise Levels

The buildings shall be constructed so as to provide sound insulation of 45 DnT,w + Ctr dB (minimum values) against airborne noise and 62 L'nT,w dB (maximum values) against impact noise to the satisfaction of the Local Planning Authority.

**Reason:** To prevent noise nuisance to adjoining properties.

### INFORMATIVES

#### 1. Fee Informative:

A fee is required when submitting details pursuant to the discharge of conditions. In order to comply with the Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012, which came into force from 22.11.2012, a fee of £97 per request or £28 where the related permission was for extending or altering a dwellinghouse, is needed.

2. In aiming to satisfy condition 6 the applicant should seek the advice of the Police Designing Out Crime Officers (DOCOs). The services of the Police DOCOs are available free of charge and can be contacted via docomailbox.ne@met.police.uk or 0208 217 3813. It is the policy of the local planning authority to consult with the DOCOs in the discharging of community safety condition(s).
3. Statement Required by Article 31 (cc) of the Town and Country Planning (Development Management) Order 2010: No significant problems were identified during the consideration of the application, and therefore it has been determined in accordance with paragraphs 186-187 of the National Planning Policy Framework 2012.

## REPORT DETAIL

### 1. **Site Description**

- 1.1 The application site is located on the corner of Gubbins Lane and Arundel Road.
- 1.2 The site consists of several 1960's built buildings forming a residential sheltered housing accommodation complex consisting of 48 units which is broken down to 34 flats and 14 bedsits over two floors managed by the London Borough of Havering.

### 2. **Description of Proposal**

- 2.1. The proposal is for the internal conversion of 14 bedsits and 3 flats into 10 no. 1-bedroom flats and 1 no. 2-bedroom flat over two floors. A limited amount of external changes are proposed which includes a partial external lobby area and a replacement door.
- 2.2 The proposed units would remain as sheltered housing.

### 3. **Relevant History**

- 3.1 None.

#### **4. Consultations/Representations**

4.1 Neighbour notification letters were sent to 68 properties and 4 letters of representation were received of which 2 raised an objection regarding the lack of consultation with the existing tenants.

4.2 The following consultation responses have been received:

- Environmental Health - no objection, recommended conditions in relation to noise insulation.
- Highways raised no objection to the proposal

#### **5. Relevant Policies**

5.1 National Planning Policy Framework (“the NPPF”)

5.2 Policies: 3.4 (optimising housing potential), 3.5 (quality and design of housing developments), 3.8 (housing choice), 3.9 (mixed and balanced communities), 6.3 (assessing effect on transport capacity), 6.9 (cycling), 6.10 (walking), 6.13 (parking), 7.3 (designing out crime), 7.4 (local character), 7.15 (reducing noise and enhancing soundscapes) and 8.2 (planning obligations) are relevant.

5.3 Policies CP1, CP2, CP9, CP10, CP17, DC2, DC3, DC6, DC7, DC30, DC32, DC33, DC34, DC35, DC36, DC40, DC49, DC50, DC51, DC53, DC55, DC61, DC63, and DC72 of the Local Development Framework Core Strategy and Development Control Policies Development Plan Document (“the LDF”) are material considerations.

5.4 In addition, the Residential Design Supplementary Planning Document (“the SPD”), Designing Safer Places SPD, Landscaping SPD, Sustainable Design and Construction SPD, and Technical Guidance to the Planning Obligations SPD are also material considerations in this case.

#### **6. Staff Comments**

6.1 The main issues to be considered by Members in this case are the principle of development, the site layout and amenity space, design/street scene issues, amenity implications, parking and highways issues and other considerations.

6.2 *Principle of Development*

6.2.1 The proposal would only result in the rearrangement of the existing residential use. The use would therefore remain as residential and is acceptable in principle.

### 6.3 *Density/Layout*

- 6.3.1 Policy DC2 of the LDF provides guidance in relation to the dwelling mix within residential developments. Policy DC61 states that planning permission will not be granted for proposals that would significantly diminish local and residential amenity.
- 6.3.2 The proposal would not have a significant impact on density as it will result in a reduction of 6 units.
- 6.3.3 Policy 3.5 of the London Plan advises that housing developments should be of the highest quality internally, externally and in relation to their context and to the wider environment. To this end Policy 3.5 requires that new residential development conforms to minimum internal space standards.
- 6.3.4 The proposals have been assessed against the Technical housing standards – nationally described space standards For one-bedroom flats for one person the spacing requirement is set at 39m<sup>2</sup> and 50m<sup>2</sup> for two people. For a two-bedroom three person flat the minimum standard is set at 61 square metres.
- 6.3.5 The proposal would provide residential units with varying floor space sizes all of which meet or exceed the respective minimum standards as per the proposed number of rooms and number of occupants they are intended to serve.
- 6.3.6 The proposal would not increase the amount of units on site and therefore there is not a requirement for additional amenity space provision.

### 6.4 *Design/Impact on Streetscene*

- 6.4.1 The proposal would only involve minor changes to the fenestration at the main entrance by providing a new entrance door and revisions to the existing entrance door. The changes are considered to be acceptable and would not be visible in the streetscene as any views from Gubbins Lane are blocked by an existing brick wall.

### 6.5 *Impact on Amenity*

- 6.5.1 The Residential Design SPD states that new development should be sited and designed such that there is no detriment to existing residential amenity through overlooking and/or privacy loss and dominance. Policy DC61 reinforces these requirements by stating that planning permission will not be granted where the proposal results in unacceptable overlooking or loss of privacy to existing properties.
- 6.5.2 The proposal would not result in an unacceptable impact on neighbouring amenity as the proposed development would involve changes to the existing layout and no significant external additions are proposed.

## 6.6 *Parking and Highway Issues*

6.6.1 No changes to the current parking or access arrangements are proposed. The proposal would result in a reduction in units and would therefore not have an additional impact on parking requirements.

## 6.7 *Affordable Housing*

6.7.1 The proposal would not require affordable housing provision as the proposed flats would still form part of Beehive Court and would remain as sheltered accommodation.

## 6.8 *Mayoral Community Infrastructure Levy*

6.8.1 The proposed development is not liable for the Mayor's Community Infrastructure Levy (CIL) in accordance with London Plan Policy 8.3 as it would not result in an increase in floor area.

## 6.9 *Infrastructure Impact of Development*

6.9.1 Staff do not consider a contribution towards education provision to be justified in this case as the proposed development would replace 17 existing units with 11 units .

## 7. **Conclusion**

7.1 The proposed conversion is acceptable in principle and would result in limited alterations to the external appearance of the building. The conversion would provide a suitably high quality living environment for the enjoyment of future occupiers. There is judged to be no material harm to neighbouring residential amenity arising from the proposal. The proposal is considered to be acceptable in respect of parking and highways issues.

7.2 The proposal is judged to be acceptable, subject to conditions and it is recommended that planning permission is granted.

## **IMPLICATIONS AND RISKS**

### **Financial implications and risks:**

None

### **Legal implications and risks:**

The application site comprises land in the ownership of the Council. This application is however considered solely on the planning merits of the proposals.

**Human Resources implications and risks:**

None.

**Equalities implications and risks:**

The Council's planning policies are implemented with regard to equality and diversity. The development is for sheltered accommodation, thus contributing to the provision of mixed and balanced communities

**BACKGROUND PAPERS**

Application form, drawings and supporting statements received on 17/06/15.