



REGULATORY SERVICES COMMITTEE

REPORT

Subject Heading:

P0938.16 – Avelon Road Centre

Construction of single storey flat roof extension, formation of additional hard-surfacing to provide vehicle parking and other ancillary development including 2.0m powder coated twin wire boundary fence.

(Revised plans received 02-09-2016)
(Application received 6 June 2016).

Ward

South Hornchurch

Lead Officer

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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	[X]
People will be safe, in their homes and in the community	[X]
Residents will be proud to live in Havering	[X]

SUMMARY

The Local Authority are in receipt of an application which seeks permission for the erection of an infill extension on the south eastern side of the application building, an additional 79m² of floor space for uses ancillary to the main building.

Additional areas of hard-surfacing are proposed to provide 6 additional parking spaces (five standard size, one disabled) to the south east corner of the host building in addition to other ancillary development including 2.0m height powder coated twin wire boundary fencing.

Five additional members of staff are proposed.

The development outlined above is considered to be acceptable in all material aspects and it is recommended that planning permission is granted subject to conditions.

RECOMMENDATIONS

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 Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2. External Materials

No works shall take place in relation to any of the development hereby approved until samples of all materials to be used in the external construction of the building(s) are submitted to and approved in writing by the Local Planning Authority and thereafter the development shall be constructed with the approved materials.

Reason: Insufficient information has been supplied with the application to judge the appropriateness of the materials to be used. Submission of samples prior to commencement will ensure that the appearance of the proposed development will harmonise with the character of the surrounding area and comply with Policy DC61 of the Development Control Policies Development Plan Document.

3. Accordance with Plans

The development hereby permitted shall not be carried out otherwise than in complete accordance with the approved plans, particulars and specifications (as set out on page one of this decision notice).

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. Also, in order that the development accords with Development Control Policies Development Plan Document Policy DC61.

4. Non-standard Condition

Prior to the commencement of any ground-works or development of the site, details shall be submitted to and agreed in writing by the Local Planning Authority setting out suitable gas protection measures to be employed on site including but not necessarily limited to, the installation of a suitable gas resistant membrane. The gas protection measures shall be carried out in strict accordance with the agreed detail. Upon completion of installation a 'Verification Report' must be submitted demonstrating that the works have been carried out.

Reason: Insufficient information has been submitted to ensure that the occupants of the development and property are not subject to any risks from soil gas and /or vapour in accordance with LDF Core Strategy and Development Control Policies Development Plan Document Policy DC53.

5. 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

Reason: In order to comply with Policy 5.15 of the London Plan.

INFORMATIVES

1. Approval - Following revision

Statement Required by Article 35 (2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015: In accordance with para 186-187 of the National Planning Policy Framework 2012, improvements required to make the proposal acceptable were negotiated with the applicant by email August 8th 2016. The revisions involved the inclusion of parking layout/boundary treatment to the proposal. These revisions were provided 02-09-2016.

REPORT DETAIL

1.0 Site Description

1.1 The application relates to the Avelon Road Centre, which is a day service for adults with learning disabilities. The centre caters for persons of 18 years and upwards and offers wide variety of activities within its service including – drama, life skills, local history, numeracy, literacy and sports.

1.2 The application building takes the form of two, attached, “L” shaped buildings sited centrally within a spacious and verdant plot. The application site is within an area that is designated as Green Belt Land.

2. Description of Proposal

2.1 The application is seeking planning permission for the construction of a single storey flat roofed extension to the main building.

2.2 Additional areas of hard-surfacing are also proposed, to provide six additional parking spaces (five standard size, one disabled) and areas for the manoeuvring of vehicles on site, 38m² in total.

3. History

4.1 None relevant

5. Consultation/Representations

5.1 In accordance with recognised procedure, notification letters were sent to fifty-one neighbouring properties. Three letters of representation were received which will be summarised below:

- Increased traffic
- Highway safety
- Increased noise
- Unsuitability of access roads

5.2 Environmental Health - No objection to the proposals, requested condition.

5.3 Highway Authority - No objection.

6. Relevant Policy

6.1 Policies CP17, DC26, DC27, DC28, DC29, DC32, DC33, DC45, DC48, DC51, DC57, DC59, DC60, DC63 of the LDF Core Strategy and Development Control Policies Development Plan Document are relevant.

6.2 Also relevant are Policies 3.18 and 7.16 and the National Planning Policy Framework (NPPF)

7. Staff Comments

7.1 The issues in this case are the principle of the development, the impact on the open character of the Green Belt, the impact of the development in the street scene, impact on the amenities of nearby residential occupiers and highways/parking.

7.2 The subject application is brought to the Regulatory Services Committee as the Local Authority is the applicant and objections to the proposals have been received.

8. Principle of Development

- 8.1 Policy DC45 indicates that the extension of buildings other than dwellings or buildings that are associated with acceptable Green Belt uses is inappropriate development.
- 8.2 The NPPF adopted by Central Government in March 2012 states that “the extension or alteration of a building” is acceptable “provided that it does not result in disproportionate additions over and above the size of the original building”.
- 8.3 Whilst Policy DC45 remains extant, it is considered that the guidance contained within the NPPF takes precedent. To this end, it is the opinion of staff that the proposals would not represent disproportionate additions “over and above” the size of the host building.

9. Green Belt Implications

- 9.1 As indicated above, the NPPF states that a local planning authority should regard the construction of new buildings as inappropriate development in the Green Belt. An exception to this is the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building.
- 9.2 To this end, it is considered that the addition of a single storey extension to the main building of the scale proposed would be proportionate to the host building and would not detract from the openness of the Green Belt.
- 9.3 Likewise, the increased levels of hard-surfacing on site would be limited to areas associated with the main building and would not appear excessive within the context of what is a predominantly verdant plot.
- 9.4 The boundary treatment proposed would enclose an area to the south east corner of the site. The type of fencing proposed is of the visual appearance of fencing typically associated with outdoor playing fields. Consequently it would represent a less obtrusive form of enclosure, than a solid close boarded fence or wall. It is not judged to be unduly harmful to the openness of the Green Belt.

10 Design/Impact on Street-scene

- 10.1 The application site is framed by mature vegetation to the northern boundary which would ensure that the development proposed would be screened from the view of nearby residential premises. In addition when viewed from the highway, much of the proposal would not be readily visible owing to a separation in excess of 100m from the back

edge of the highway and the siting of the proposals, the bulk of which would be subsumed by the built form of the Avelon Road Centre.

- 10.2 The proposed extension, areas of hard surfacing and proposed boundary treatment would appear proportionate and would not appear incongruous visually in the context of the existing building.

11 Impact on Amenity

- 11.1 Due to the detached nature of the host building and the location of the proposed development, there are no implications related to neighbouring amenity.

- 11.2 The proposed extension represents a relatively minor addition to the existing use of the building and it is not considered that this would generate further traffic such that the proposal would not have a material impact in terms of noise and disturbance.

12. Highway/Parking

- 12.1 The proposal seeks to increase the number of car parking spaces on site by 6 (five standard spaces, one disabled space) to the south eastern corner of the site.

- 12.2 No objection has been raised by the Highway Authority and consequently the arrangement demonstrated by the applicant is considered to be acceptable, subject to safeguarding conditions.

13 Conclusion

- 13.1 Having had regard to the above, and in doing so all relevant planning policy and other material considerations, subject to the conditions above, it is recommended that planning permission be granted.

IMPLICATIONS AND RISKS

Financial Implications and risks:

None.

Legal Implications and risks:

None.

Human Resource Implications:

None.

Equalities and Social Inclusion Implications:

The Council's planning policies are implemented with regard to equality and diversity.

BACKGROUND PAPERS

Application form and drawings received 06-06-2016.