



REGULATORY SERVICES COMMITTEE

8 December 2016

REPORT

Subject Heading:

P1339.16 - Abercrombie House,
Bridgwater Road

Single storey rear extension to increase
size of existing restricted Reception Area.

(Application received 17-08-2016).

Ward

Gooshays

Lead Officer

Helen Oakerbee
Planning Manager

Report Author and contact details:

Cole Hodder
Planner
cole.hodder@havering.gov.uk
01708 432829

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 proposal comprises of a modestly proportioned single storey extension to Abercrombie House, a Council owned building, to provide an extension to the reception area which would be contained within the existing envelope of the host building. The application has been assessed independently of the Council's interest as land owner and applicant.

The proposed development is considered to accord with all relevant planning policy and it is the opinion of staff that planning permission should be granted.

RECOMMENDATIONS

It is recommended that planning permission be granted subject to the following conditions:

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. Matching Materials

All new external finishes shall be carried out in materials to match those of the existing building(s) to the satisfaction of the Local Planning Authority.

Reason: To safeguard the appearance of the premises and the character of the immediate area, and in order that the development accords with the Development Control Policies Development Plan Document Policy DC61.

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.

INFORMATIVES

1. Approval - No negotiation required

Statement Required by Article 35 (2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015: 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

1.0 Site Description

1.1 The application site comprises a 2-storey building with single-storey sections to the western side of the main building which is centrally located within the site. The application site has a frontage onto Bridgewater Road and onto Hilldene Avenue. Abercrombie House provides accommodation of 33 units for Council tenants with a grassed play area to the south and east of the building.

1.2 The area is mixed in character with 2-storey residential properties to the north (houses) and east (flats and houses) and community buildings including a Youth Centre to the west. To the south is the main shopping centre with commercial to the ground floor and residential above

1.3 Directly outside the site to the south is a bus stop and there is also marked pavement parking and a couple of street trees.

2. Description of Proposal

2.1 The Local Authority is in receipt of an application, seeking planning permission for a single storey extension to accommodate a larger reception area.

2.2 In the context of the application building, the addition is modestly proportioned - an area of some 16m² additional floor space and a flat roof commensurate with the existing.

3. History

3.1 P0452.12 - Level out to provide car park with new vehicular access - Approved with Conditions

4. Consultation/Representations

4.1 Notification letters were sent to fifty nine neighbouring properties.

4.2 One letter of objection was received. The nature of the comments made were focused primarily on the use of the building and the behaviour of residents - which in the context of the extension proposed do not necessarily represent material considerations which fall within the scope of the current proposal.

4.3 Environmental Health - No objection

4.4 Highway Authority - No objection.

5. Relevant Policy

5.1 Policies DC33 and DC61 of the LDF Core Strategy and Development Control Policies Development Plan Document are relevant.

5.2 The Residential Extensions and Alterations SPD is also relevant in this instance.

6. Staff Comments

6.1 The issues for Staff to consider relate to the impact that the proposed extension would have on the original building, locality, amenity of neighbouring occupiers and any highway/parking issues.

6.2 The proposal is not located within a Conservation Area or the Metropolitan Green Belt and in principle there is no objection to an extension to the existing building

7. Design/Impact on Street-scene

- 7.1 Policy DC61 states that development should respect the scale, massing and height of the surrounding physical context.
- 7.2 The proposed addition is located centrally and would not be visible from the street as it would effectively represent infilling. The proposed addition would therefore be screened for the most part by the existing built form of Abercrombie House and as such staff therefore consider that there would be no adverse impact on visual amenity.
- 7.3 The proposal relates suitably to the existing layout of the host premises and would integrate acceptably with the host building by reason primarily of its marginal scale and bulk.

8 Impact on Amenity

- 8.1 There are no implications related to neighbouring amenity due to the siting and scale of the proposed development.

9. Highway/Parking

- 9.1 The proposal would not alter the existing parking standard/requirement and therefore no objections are raised.
- 9.2 The Highway Authority were consulted and have also raised no objections.

10 Conclusion

- 10.1 Having had regard to all relevant planning policy and material considerations, it is the opinion of staff that the development proposed is acceptable in all respects. It is therefore recommended that planning permission be granted.

IMPLICATIONS AND RISKS

Financial Implications and risks:

None.

Legal Implications and risks:

This application has been assessed independently of the Council's interest as applicant and land owner.

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 17-08-2016.