



**Havering**  
LONDON BOROUGH

**Planning Committee**  
**25 October 2018**

<b>Application Reference:</b>	<b>P0073.18</b>
<b>Location:</b>	<b>48 Willow Street, Romford</b>
<b>Ward:</b>	<b>Brooklands</b>
<b>Description:</b>	<b>Demolish the existing detached dwelling and construct 2 number of semi-detached dwellings.</b>
<b>Case Officer:</b>	<b>Adèle Hughes</b>
<b>Reason for Report to Committee:</b>	<b>A Councillor call-in has been received</b>

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**1. BACKGROUND**

- 1.1 The application has been called in by Councillor Viddy Persaud on the grounds of impact on amenity, visual impact, overdevelopment, overlooking, loss of light and a lack of parking in the area.

**2 SUMMARY OF KEY REASONS FOR RECOMMENDATION**

- 2.1 The demolition of the existing detached dwelling and construction of a pair of two storey semi-detached dwellings is acceptable in principle. It is considered that the proposal would not adversely affect neighbouring amenity or create any highway or parking issues. Staff consider that that there are insufficient grounds to refuse this application on streetscene grounds and therefore, this application is recommended for approval subject to the completion of a legal agreement to secure a financial contribution towards education.

**3 RECOMMENDATION**

- 3.1 That the Committee resolve to grant planning permission subject to:

The prior completion of a legal agreement to secure the following planning obligations:

- A financial contribution of £6,000 to be used for educational purposes.

- All contribution sums shall include interest to the due date of expenditure and all contribution sums to be subject to indexation from the date of completion of the Section 106 agreement to the date of receipt by the Council.
  - The Developer/Owner to pay the Council's reasonable legal costs associated with the Legal Agreement prior to the completion of the agreement irrespective of whether the agreement is completed.
  - Payment of the appropriate planning obligations monitoring fee prior to the completion of the agreement.
- 3.2 That the Head of Planning is delegated authority to negotiate the legal agreement indicated above.
- 3.3 That the Head of Planning is delegated authority to issue the planning permission and impose conditions and informatives to secure the following matters:

### **Conditions**

- Time limit – The development must be commenced no later than three years from the date of this permission.
- Details of materials – Written specification of external walls and roof materials to be used in the construction of the building(s).
- Accordance with plans – The development should not be carried out otherwise than in complete accordance with the approved plans.
- Landscaping - No above ground works shall take place in relation to any of the development hereby approved until there has been submitted to and approved by the Local Planning Authority a scheme of hard and soft landscaping.
- Boundary treatment – Details of all proposed walls, fences and boundary treatment.
- Removal of permitted development rights - No development shall take place under Class A, B, C, D and E, unless permission under the provisions of the Town and Country Planning Act 1990 has first been sought and obtained in writing from the Local Planning Authority.
- Refuse - Details of refuse and recycling facilities
- Obscure glazing - The proposed ground floor and first floor bathroom windows on the rear facade of the proposed dwellings shall be permanently glazed with obscure glass not less than level 4 on the standard scale of obscurity and shall thereafter be maintained.
- Obscure glazing – The proposed first floor windows on the recessed rear facade of the proposed dwellings serving W.C's and the ground and first floor flank windows serving bathrooms shall be permanently glazed with obscure glass not less than level 4 on the standard scale of obscurity and shall thereafter be maintained.

- Cycle storage - Details of cycle storage.
- Standard 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 specific permission has first been sought and obtained from the Local Planning Authority.
- Wheel washing - Vehicle cleansing facilities to prevent mud being deposited onto the public highway during construction works shall be provided on site in accordance with details to be first submitted to and approved in writing by the Local Planning Authority.
- Vehicle access - No part of the development hereby approved shall be occupied until the redundant access to the highway has been removed in accordance with the details that have been previously submitted to and approved in writing by the Local Planning Authority.
- Construction methodology - No works shall take place in relation to any of the development hereby approved until a Construction Method Statement to control the adverse impact of the development on the amenity of the public and nearby occupiers is submitted to and approved in writing by the Local Planning Authority.
- Hours of construction
- Water efficiency – The dwelling shall comply with Part G2 of the Building Regulations - Water efficiency.
- Minor Space Standards - All dwellings hereby approved shall be constructed to comply with Part M4(2) of the Building Regulations - Accessible and Adaptable Dwellings.

#### **Informatives**

1. Approval following revision
2. Approval and CIL
3. Planning Obligations
4. Fee informative
5. Highway informatives
6. Street naming and Numbering

- 3.4 That, if by 25 February 2019 the legal agreement has not been completed, the Head of Planning is delegated authority to refuse planning permission.

## **4 PROPOSAL AND LOCATION DETAILS**

### **4.1 Proposal**

- The proposal is to demolish the existing detached dwelling and construct a pair of two storey semi-detached dwellings.
- The semi-detached dwellings would have a combined width of approximately 8.3 metres, a maximum depth of approximately 15.4 metres and a height of 9.1 metres to the ridge.
- One semi-detached dwelling would be located between approximately 0.2 and 1.7 metres from the north western boundary of the site. The flank wall of one semi-detached dwelling would be sited 0.1 metres from the south eastern

boundary and its two storey rear projection would be set in approximately 1.3 metres from the south eastern boundary of the site.

- The proposed materials for the dwellings are brick, roof tiles and double glazed windows.

#### 4.2 **Site and Surroundings**

- The application site comprises of a two storey detached dwelling that comprises of two, one bedroom flats – No.'s 48 and 48a, located on the north eastern side of Willow Street, Romford. No. 50 Willow Street is located to the north west of the site and is a two storey semi-detached dwelling. No. 46 Willow Street is a two storey detached dwelling located to the south east of the site. The surrounding area is characterised by two storey detached, semi-detached and terraced dwellings.

#### **Planning History**

4.3 No planning history.

### 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 22 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: 4, which all objected

6.3 The following Councillor made representations:

Councillor Viddy Persaud objects to the application and called it in for committee consideration if it is not refused under delegated powers on the grounds of impact on amenity, visual impact, overdevelopment, overlooking, loss of light and a lack of parking in the area.

#### **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**

- Impact on neighbouring amenity.

- A detached neighbouring property will appear as a semi-detached property and create a terracing effect and appear cramped in the streetscene.
- Visual impact.
- Impact on the character and appearance of the streetscene.
- Overdevelopment.
- Increased noise, density, traffic, on-street parking, Impact on local infrastructure.
- The proximity of the dwellings to the side boundaries of the site.
- Overlooking and loss of privacy.
- Loss of natural light.
- The proposed development would, by its width, design, position and relationship to adjoining dwellings will appear as a visually intrusive feature and result in unacceptable impacts on the amenity of adjoining dwellings to the detriment of occupiers and be out of character with the surrounding area and harmful to the appearance of the streetscene contrary to Policy DC61, CP17, CP18, DC4 and DC5 of the LDF.
- The proposal would result in the loss of two off-street parking spaces and reduce limited on-street parking.
- Lack of parking.
- The plans do not show any built-in storage.

#### **Non-material representations**

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

- Devaluation of property (Officer comment: Comments regarding the impact of the proposal on property value are not material planning considerations).
- Will prevent access for maintenance of neighbouring property with debris, lack of airflow and sunlight, which may result in damp and would affect neighbouring guttering. (Officer comment: These are civil and building control matters and are not material planning considerations).
- Prevent access to neighbouring utilities, boiler flue, TV aerial and wiring (Officer comment: This is a civil matter and is not a material planning consideration).
- Structural impacts from the proposal and damage to neighbouring property. (Officer comment: These are civil and building control matters and are not material planning considerations).
- Waste and sewerage management. (Officer comment: These are building control matters and are not material planning considerations).
- The proposed ground floor plan refers to a bedroom. Each two bedroom dwelling includes three bathrooms and one toilet. There are concerns that the two dwellings would become four one bedroom self-contained flats or an HMO. (Officer comment: The bedroom has been deleted from the proposed ground floor plan. Converting the semi-detached dwellings into four self-contained flats or an HMO would require separate planning consent).

- Reference was made to planning applications P1433.16 at No. 94 Willow Street and P1570.17 at No. 75a Willow Street. (Officer comment: Each planning application is determined on its individual planning merits).
- The proposal would be contrary to Policy 7.7 (conversions and subdivisions) of the Havering Local Plan. (Officer comment: The existing dwelling would be demolished, so this proposal does not involve the conversion or subdivision of the existing property and therefore, policy 7.7 of the Havering Local Plan is not relevant as this application).
- There are no measurements on the plans. (Officer comment: The plans are to scale and there is no requirement to show measurements on the drawings).
- There are some discrepancies on the plans. For instance, the existing block plan does not correctly show the footprint of the application dwelling or neighbouring properties, which have been previously extended (Officer comment: The plans have been amended to show the correct footprint of the neighbouring property).
- It is alleged that the property does not have permission to be used as two, one bedroom flats. (Officer comment: No.'s 48 and 48a Willow Street were identified on the Council's electronic Ordnance Survey mapping system).
- Restrictive covenants (Officer comment: This is not a material planning consideration).
- Enclosure of a neighbouring pathway (Officer comment: This is not a material planning consideration).

6.6 Highways: No objection to the proposal and recommends a condition regarding vehicle cleansing and informatives if minded to grant planning permission.

## **7 MATERIAL PLANNING CONSIDERATIONS**

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

- Principle of development
- Density/site layout
- The visual impact and impact on amenity arising from the proposed development.
- Highways and parking issues.

### **7.2 Principle of development**

- The site lies outside the Metropolitan Green Belt, Employment Areas, Commercial Areas, Romford Town Centre and District and local Centres and is therefore suitable for residential development according to DC61 of the DPD. Residential development in the form of two new dwellings would therefore not be unacceptable in land use terms.

### **7.3 Density/site layout**

- The site area is 0.032 hectares and it has a PTAL rating of 1b (poor). Policy 3.4 Table 3.2 of the London Plan indicates that for 2.7-3.0 habitable

rooms/unit, a density range of 50-75 units per hectare would be appropriate. The proposed density of development is 62.5 units per hectare, which is within the range.

- According to Staff calculations, each proposed dwelling would have a gross internal floor area of 90 square metres, which meets the minimum gross internal floor area for a two storey, two bedroom, 3 person dwelling of 70 square metres contained in the Technical Housing standards. The proposal meets all the remaining criteria of the DCLG Technical Housing Standards. Given that there is an excess of 20 square metres of internal space for the proposed dwellings, it is considered that there is sufficient space to provide internal storage.
- 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.
- It is considered that the amenity space for the new dwellings would not be unacceptably overlooked by neighbouring properties. In addition, boundary treatment and landscaping conditions will be placed if minded to grant planning permission. Staff are therefore of the opinion that the amenity spaces would be private, screened from general public view and access, and are in a conveniently usable form. As a result, it is considered that the proposed amenity area of the new dwellings complies with the requirements of the Design for Living SPD and is acceptable in this instance.

#### **7.4 Visual impact**

- Policy DC61 seeks to ensure that new developments are satisfactorily located and are of a high standard of design and layout, which is compatible with the character of the surrounding area and does not prejudice the environment of the occupiers or adjacent properties.
- It is considered that demolishing the existing detached dwelling and constructing a pair of two storey semi-detached dwellings would integrate satisfactorily with the streetscene, as they would replicate some of the design features of the neighbouring properties and would have the same eaves and ridge heights as the adjacent dwelling at No. 46 Willow Street. The flank wall of one semi-detached dwelling would be sited a minimum and maximum of 0.1 and 1.3 metres from No. 46 Willow Street. It is noted that the proposed dwellings would be sited much closer to the neighbouring properties at No.'s 46 and 50 Willow Street, although this, in itself, is not deemed to constitute sufficient grounds for refusal that would

be sustained were an appeal to be submitted. When reviewing the merits of this application, Staff have placed some weight on the fact that there are numerous terraced properties in close proximity of the application site and therefore, it is considered that the proposed dwelling would not result in material harm to the character or appearance of the surrounding area.

- Following negotiations with the agent, the ground and first floor windows of the proposed dwellings have been aligned with those of No.'s 46 and 50 Willow Street and the 100mm separation distance between the proposed dwelling, 48 Willow Street, and No. 46 Willow Street has been shown on the proposed floor plans and the proposed block plan for clarification purposes. The footprint of the neighbouring property at No. 46 Willow Street, including its extensions, has also been amended on the plans.

## **7.5 Impact on residential amenity**

- No. 50 Willow Street has one ground floor flank window that is obscure glazed, serves a stairwell and a dining room and is a secondary light source, as there is a window on the rear façade of the property which abuts a conservatory. No. 50 Willow Street has a door on its flank wall.
- The proposed dwellings would have a maximum depth of approximately 15.4 metres, which is the same as the existing dwelling. The flank walls of the existing two storey, detached dwelling are set in 2.2 and 2 metres from the north western and south eastern boundaries of the site respectively. In comparison, one semi-detached dwelling would be located between approximately 0.2 and 1.7 metres from the north western boundary of the site and the flank wall of the other semi-detached dwelling would be sited a minimum and maximum of 0.1 and 1.3 metres from the south eastern boundary of the site.
- Given the orientation, it is considered that the proposal would result in some loss of amenity to No. 50 Willow Street, although this is not deemed significant enough to warrant a refusal, particularly as it does not have any flank windows that are primary light sources to habitable rooms.
- No. 46 Willow Street has a single and two storey rear extension, beyond which is a single storey conservatory with a parapet wall. It is considered that the proposal would not result in a significant loss of amenity to No. 46 Willow Street, as it does not have any flank windows and there is favourable orientation as the application site is located to the north west of this neighbouring property. Also, the proposed dwellings would have a maximum depth of approximately 15.4 metres, which is the same as the existing dwelling. There is an obscure glazed window on the rear façade of the two storey rear extension to No. 46 Willow Street, which until recently served a bathroom. Staff have been advised that the bathroom is currently being converted into a bedroom and there are plans to replace the obscure glazed window with clear glazing. Staff consider that the two storey rear extension to No. 46 Willow Street would help to mitigate the



impact of the proposal to some extent. The two storey rear projection of the proposed dwelling adjacent to No. 46 Willow Street would be set in approximately 1.3 metres from the south eastern boundary of the site, which would help to mitigate its impact.

- Each proposed dwelling would have a door and two ground floor flank windows that serve a kitchen and bathroom – the latter could be obscure glazed if minded to grant planning permission. The dwellings feature two first floor flank windows that serve a bedroom and bathroom - the latter could be obscure glazed if minded to grant planning permission. Given that the existing dwelling has first floor flank windows and one of these serves a habitable room (kitchen), Staff judge that the proposal would not result in a significant level of direct overlooking or loss of privacy to No.'s 50 and 46 Willow Street over and above existing conditions.

#### **7.6 Parking and Highway Implications**

- The site has a PTAL rating of 1b (poor). At present, there is some limited space to the front and side of the existing dwelling, which could be used to park one to two vehicles, although when considering the merits of this application, Staff and the Council's Highway Authority have attributed little weight to this given its narrow width and proportions, as it does not provide suitably sized off street car parking provision.
- The London Plan has a maximum residential parking standard of less than 1 space per unit for a 1-2 bedroom dwelling. Although there would be no off street car parking provision for the proposed dwellings, this is deemed to be acceptable in this case for the following reasons. The proposed dwellings are two bedroom, three person dwellings, which would reduce the level of car parking provision that would be required. There are parking restrictions for resident permit holders only between 8.30am - 6.30pm Monday to Saturday in Willow Street. The Highway Authority is of the view that there is adequate capacity for on-street parking in the locality including Willow Street and Vine Street and as such, the Highway Authority has no objection to the proposal. Staff consider that it would be difficult to sustain a refusal based upon a lack of car parking provision, particularly given the low car parking standard of less than one space per unit for a two bedroom dwelling as per the London Plan.
- Details of refuse and recycling provision and cycle storage can be secured by condition if minded to grant planning permission.

#### **7.7 Financial and Other Mitigation**

- The proposal would attract the following section 106 contributions to mitigate the impact of the development:
- Up to £6,000 towards education.

## **8 Conclusions**

- 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.