



Havering

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

PLANNING COMMITTEE AGENDA

7.30 pm	Thursday 27 August 2020	VIRTUAL MEETING
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Members 8: Quorum 3

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 McGeary

**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 Tuesday 25 August 2020**

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:-

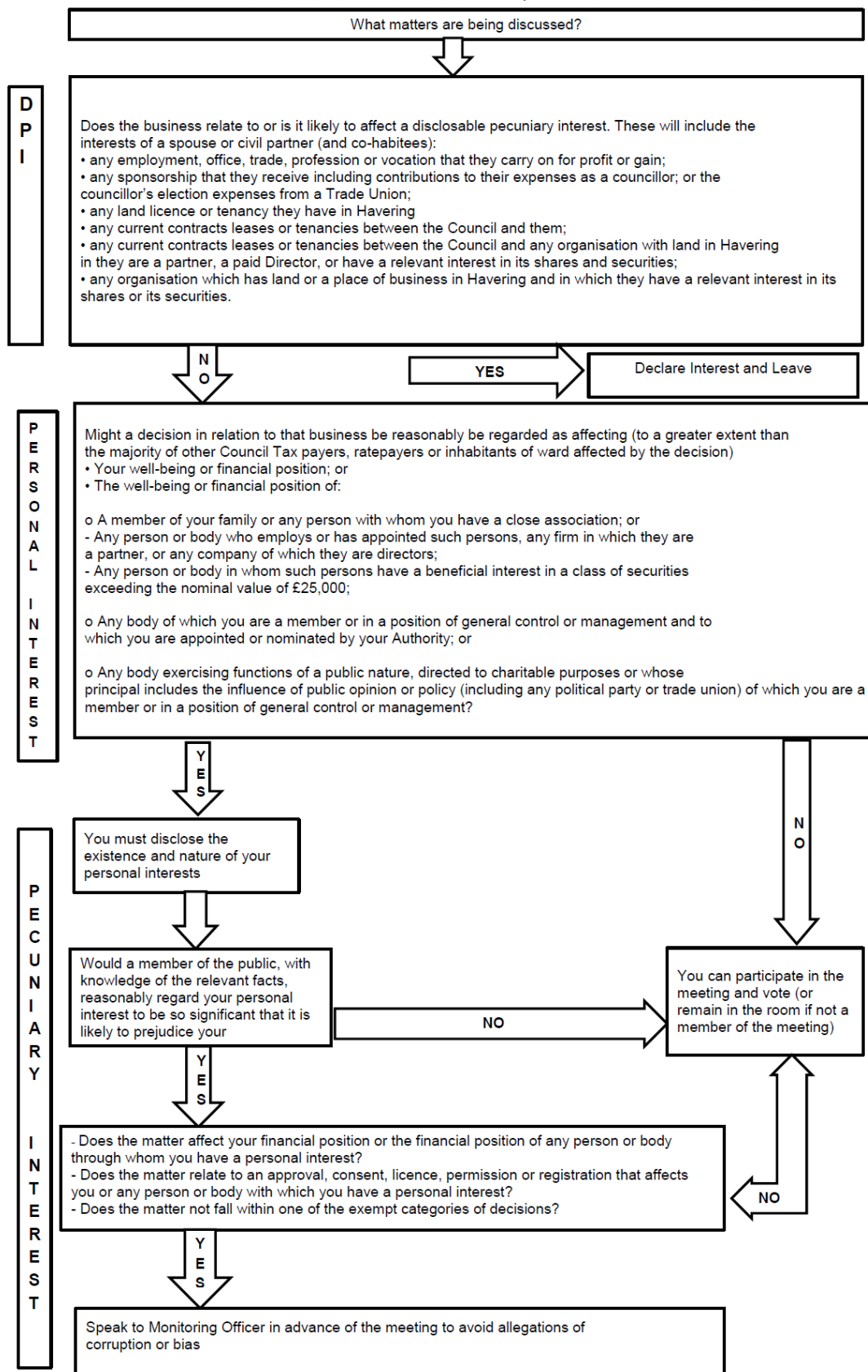
- filming, photographing or making an audio recording of the proceedings of the meeting;
- using any other means for enabling persons not present to see or hear proceedings at a meeting as it takes place or later; or
- reporting or providing commentary on proceedings at a meeting, orally or in writing, 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 30 July 2020 and to authorise the Chairman to sign them.

5 APPLICATIONS FOR DECISION (Pages 5 - 8)

See attached document

- 6 P1488.19 - 50 ELM ROAD, ROMFORD** (Pages 9 - 18)
- 7 P0762.20 - 3 CEDAR AVENUE, UPMINSTER** (Pages 19 - 26)
- 8 P0808.20 - 35 RISEBRIDGE ROAD** (Pages 27 - 34)

Andrew Beesley
Head of Democratic Services

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**MINUTES OF A VIRTUAL MEETING OF THE
PLANNING COMMITTEE
Havering Town Hall, Main Road, Romford
30 July 2020 (7.30 - 9.40 pm)**

Present:

COUNCILLORS: 7

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

Residents' Group Stephanie Nunn

**Upminster & Cranham
Residents' Group** John Tyler

**Independent Residents
Group**

Labour Group Paul McGeary

An apology was received for the absence of Councillor David Durant.

Councillors Viddy Persaud, Ron Ower and Christopher Wilkins were also present for the meeting.

Unless otherwise indicated all decisions were agreed with no vote against.

Through the Chairman, announcements were made relating to the Covid-19 pandemic protocol on virtual meetings and the decision making process followed by the Committee.

1 DISCLOSURE OF INTERESTS

There were no disclosures of interest.

2 MINUTES

The minutes of the meeting held on 14 May 2020 were agreed as a correct record and signed by the Chairman.

3 **P1038.19 - 39 CROW LANE, ROMFORD - CHANGE OF USE FROM SINGLE DWELLING HOUSE TO HOUSE IN MULTIPLE OCCUPATION (HMO) FOR SIX PERSONS. FORMATION OF SINGLE STOREY REAR EXTENSION**

Members noted that the application had been called-in by Councillor Robert Benham.

In Councillor Benham's absence Councillor Viddy Persaud addressed the Committee.

The Committee considered the report and by a vote of 6 votes to 1 **RESOLVED to GRANT PLANNING PERMISSION** subject to the conditions as set out in the report and to include further conditions as listed below:

- 1) Outbuilding to remain ancillary to the main dwelling/HMO and not to be used as living accommodation at any time
- 2) Maximum occupancy of each room not to exceed 1 person
- 3) HMO use not to be occupied or commenced until the extension containing communal kitchen/diner is completed in accordance with the plan(s) and available for the use of all occupiers and thereafter retained.

Councillor Smith voted against the resolution to grant planning permission.

4 **P1104.19 - 1 AMBLESIDE AVENUE - CHANGE OF USE FROM DWELLING (C3) TO NURSERY (D1)**

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

The Committee noted that the application had been called-in by Councillor Barry Mugglestone.

The Committee also received a letter from Councillor Mugglestone that outlined the reasons for the call-in as he was absent.

The Committee considered the report.

The report recommended that planning permission be granted, however following a motion to refuse planning permission it was **RESOLVED to REFUSE PLANNING PERMISSION** on the grounds of:

- 1) Adverse impact on adjoining and nearby residential amenity due to the intensive use of the proposal, comings and goings, use of outdoor areas resulting in unacceptable levels of noise and disturbance.
- 2) Insufficient provision for the dropping off/picking up of children resulting in adverse impact on parking, traffic and highway safety.

The vote for the motion to refuse planning permission was carried by 5 votes to 1 with 1 abstention.

Councillor Misir voted against the motion.

Councillor Tyler abstained from voting.

5 **P0528.20 - OCKENDEN KENNELS, OCKENDEN ROAD - DEMOLITION OF AN EXISTING BUILDING, CONVERSION, PART DEMOLITION AND PART EXTENSION OF EXISTING KENNELS AND ASSOCIATED OUTBUILDINGS INTO 14 DWELLINGS WITH ASSOCIATED PARKING, GARAGES, PRIVATE AMENITY SPACE AND LANDSCAPING OF COMMUNAL OPEN SPACE.**

The Committee noted that the application had been called-in by Councillors Ron Ower and Christopher Wilkins.

Councillors Ower and Wilkins both addressed the Committee.

Following consideration of the report it was **RESOLVED** to **GRANT PLANNING PERMISSION** subject to the conditions as set out in the report.

The vote for the resolution to grant planning permission was carried by 4 votes to 3.

Councillors Nunn, Tyler and McGeary voted against the resolution to grant planning permission.

6 **P1915.19 - GIDEA PARK RUGBY CLUB, R/O 39-41 CROW LANE, ROMFORD - ERECTION OF FOUR, 4-BED DETACHED DWELLINGS WITH ASSOCIATED PARKING AND AMENITY SPACE**

Members noted that the application had been called-in by Councillor Robert Benham.

In Councillor Benham's absence Councillor Viddy Persaud addressed the Committee.

The Committee considered the report and **RESOLVED** to **GRANT PLANNING PERMISSION** subject to the conditions as set out in the report.

The vote for the resolution to grant planning permission was carried by 5 votes to 0 with 1 abstention.

Councillor Nunn abstained from voting.

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 27 August 2020
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Application Reference:	P1488.19
Location:	50 Elm Road, Romford, RM7 8HH
Ward:	Mawneys
Description:	Erection of a new dwelling on land to the rear of 50 Elm Road
Case Officer:	Sam Cadman

Reason for Report to Committee:

- A Councillor call-in has been received which accords with the Committee Consideration Criteria.

1 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- 1.1. The application is subject to the presumption in favour of sustainable development under paragraph 11d) of the National Planning Policy Framework 2019 (the NPPF). The proposed development complies with all relevant sections of the NPPF, and therefore the application should be approved.
- 1.2. The proposed development would be adequately designed, and provide a good quality of accommodation. The development would have an acceptable impact on: the streetscene, the amenity of neighbouring properties, the highway, and the road network more generally.
- 1.3. However, further details are required in relation to construction management to ensure that there would not be an unacceptable hindrance to the operation of the road and the host dwelling during construction. These details can be required by way of imposing a condition on any grant of planning permission.

2 RECOMMENDATION

- 2.1. That the Committee resolve to GRANT planning permission subject to the suggested planning conditions.

Conditions

- 1) The development to which this permission relates must be commenced not later than three years from the date of this permission.
- 2) The development hereby permitted shall not be carried out otherwise than in complete accordance with the approved plans (as set out on page one of this decision notice).
- 3) 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, unless otherwise agreed in writing by the Local Planning Authority.
- 4) No works shall take place in relation to any of the development hereby approved until details and samples of the external finishing materials are submitted to and approved in writing by the Local Planning Authority and thereafter the development shall be constructed with the approved materials.
- 5) No building shall be occupied or use commenced until landscaping and boundary treatment is provided in accordance with details previously submitted to and approved in writing by the Local Planning Authority. The scheme shall be built out in accordance with the approved details.
- 6) 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.
- 7) Before the buildings hereby permitted is first occupied, the area set aside for car parking (minimum number of 1 parking space) shall be laid out and retained permanently thereafter for the accommodation of vehicles visiting the site and shall not be used for any other purpose.
- 8) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, - or any other development order repealing or amending the said Order - other than porches erected in accordance with the Order, no extension or enlargement (including additions to roofs) shall be made to the new dwellinghouses hereby permitted, or any detached building(s) erected, without the express permission in writing of the Local Planning Authority.

Informatives

1) Statement Required by Article 35 (2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015: In accordance with paragraph 38 of the National Planning Policy Framework 2019, additional information was sought from the agent; who amended the design of the scheme to address and overcome these concerns.

3 PROPOSAL AND LOCATION DETAILS

Proposal

- 3.1. The application is seeking planning permission for:
Erection of a new dwelling on land to the rear of 50 Elm Road.
- 3.2. The proposed building would be single storey, and have an eaves height of approximately 2.4m, a maximum height of approximately 5m, a total width of approximately 9m, and a length of approximately 7m.
- 3.3. The proposed dwelling would have one off-street car parking space, waste and refuse storage and cycle storage, as well as their own private rear garden. The donor property will still have two car parking spaces and a private rear garden.

Site and Surroundings

- 3.4. The site lies on the northern side of Elm Road, where the road meets Orchard Road. The site contains a two-storey end-of-terrace building originally built (and remains) as a single family dwellinghouse.
- 3.5. The site lies in Archaeological Priority Zone, but does not contain or affect the setting of any other heritage assets.

Planning History

- 3.6. There are no recent planning applications for this site.

4 CONSULTATION RESPONSE

- 4.1. The views of the Planning Service are expressed in section 6 of this report, under the heading "MATERIAL PLANNING CONSIDERATIONS".
- 4.2. The following were consulted regarding the application:

LB Havering Street Management (Highways)

- 4.3. "With regards to the above application, we have no objection."

LB Havering Waste and Recycling

- 4.4. No objections to the scheme.

- 4.5. "Waste and recycling sacks will need to be presented by 7am on the boundary of the property facing Elm Road on the scheduled collection day."

5 LOCAL REPRESENTATION

- 5.1. A total of 27 neighbouring properties were notified about the application and invited to comment. The number of representations received from neighbours, local groups etc. in response to notification and publicity of the application were as follows:

- 5.2. No of individual responses: 6, of which: 5 objected, and 1 was a Councillor comment.

- 5.3. The following Councillor made representations:

- Councillor Jason Frost objecting on the following grounds:
 - The location of this property an end-terrace, as well as the close proximity of the proposed property to the rear gardens in Lynton Avenue would represent a significant risk to privacy, security and enjoyment of a number of surrounding properties.
 - Having consulted the plans, the proposed access route to the new property is narrow, opens on to a road junction (Cross Road) and has to potential to lead to infringement onto Council land (the alleyway leading to Lynton Avenue).
- Officer comment: The application must be assessed on the facts as presented, which does not show any change in the site boundary. Land ownership is not a planning consideration, and neither is infringement or trespass. The specific query in relation to this should be directed towards the Council's estate management team if there are concerns over this.

Representations

- 5.4. 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

- 5.5. It must be noted that officers can only take into account comments that concern relevant material planning considerations and not those based on personal dislikes, grievances, land disputes, values of properties, covenants and non-planning issues associated with nuisance claims and legal disputes, etc.
- 5.6. The issue of covenants have been raised specifically in objections to the scheme. It must be noted that this relates to land ownership, and planning

permission would not override covenants on the land. Matters relating to covenants is not a planning matter, and will not be commented on further.

5.7. As such, the comments on the application can be summarised below:

- Point 1 - Siting, design and external appearance of the proposed development.
- Point 2 - Impact on enjoyment to surrounding properties (amenity of neighbours).
- Point 3 - Loss of privacy and security.
- Point 4 - Concerns over construction noise and disturbance.
- Point 5 - Highway safety.
- Point 6 - Effect of additional traffic.
- Point 7 - Adequacy of proposed parking and access arrangements; in particular for emergency services.
- Point 8 - Previous refusals at 44 Elm Road (P2398.07 and P0976.08).

5.8. OFFICER COMMENT: These issues are addressed within the body of the assessment as set out in section 6 below ('Material Planning Considerations'). The relevant section to the eight points above is indicated in the report, and precedes the relevant heading or paragraph.

6 MATERIAL PLANNING CONSIDERATIONS

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

- Principle of Development
- Density and site layout
- Built Form, Design and Street Scene Implications
- Impact on Neighbouring Amenity
- Transport
- Financial and Other Mitigation
- Other Planning Issues

Principle of Development

6.2. The development is not opposed by policies of the Development Plan.

6.3. The 2019 Housing Delivery Test results indicate that the delivery of housing within the borough has been substantially below the housing requirement over the past three years. As a result, 'The presumption in favour of sustainable development' at paragraph 11 d) of the National Planning Policy Framework 2019 (NPPF) is relevant; an extract is below:

- d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date⁷, granting permission unless:
- i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed⁶; or
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

- 6.4. However, caveat ii) includes the need for planning balance against the NPPF, and it is by this that the NPPF also has other aims, one such being the desire to achieve well designed places, and that development integrates well into its surroundings.
- 6.5. As a result, any proposed development would need to demonstrate good design and integration, and therefore subject to further assessment the development is not opposed in principle, providing that the proposal is acceptable in all other material respects.

Density and Site Layout

- 6.6. The proposed development as submitted and indicated on the plans would result in approximately 38 units per hectare (based on the 0.0525 hectare site area), which falls within the lower density ranges set out in policy DC2.
- 6.7. The site has been laid out with adequate access to parking, cycle storage, and waste and refuse storage for both the proposed dwelling and the donor property.

Built Form, Design and Street Scene Implications (Point 1)

- 6.8. The site is located in the existing rear garden of the donor property, and is accessed by the side of the donor property. The scale and bulk of the proposed building has been reduced since submission so that it appears more akin to a domestic outbuilding and is therefore within the character of the rear garden environment. The proposed building would respect the domestic vernacular of an outbuilding in terms of materials choice, and whilst a hipped, dual-pitched roof is uncommon, it still reflects typical outbuilding design. Further details on the materials would be required, and can be secured by way of a planning condition on a grant of planning permission.
- 6.9. The building will not be readily visible from the street, and therefore would not have an unacceptable impact on the streetscene.
- 6.10. The proposed unit would meet the internal space standards as set out in policy 3.5 (and Table 3.3) of the London Plan, and the Technical Housing Standards, would have an acceptable, dual-aspect accommodation with suitable amounts of ventilation and outlook, and is of a suitable size for the

level of proposed occupancy. The garden spaces would be sufficiently large, regular in shape, easy to use, and practicable for future occupants.

- 6.11. There is no information on sustainable design, although given the limited scale of the proposed development, it is not considered necessary to require additional information on this.
- 6.12. The location of the waste and refuse storage would be acceptable, and practicable for future occupants.

Impact on Neighbouring Amenity (Points 2 and 3)

- 6.13. The site lies on the northern side of Elm Road, and is set back from neighbouring properties and the boundaries of the proposed residential unit. The highest part of the windows would be 2.1m, and the fences would be 2m in height and set off from the boundary of the proposed unit. This means that the proposed building would not create any additional overshadowing in terms of daylight and sunlight, and would also prevent issue of overlooking into neighbouring properties.
- 6.14. **(Point 4)** The closest house (the donor property, No50) is over 20m away and is sufficiently distant from the first floor windows to ensure that there are no concerns over privacy in the normal course of use. The scale of the proposed works would be relatively minor, and would not warrant specific consideration in relation to neighbouring amenity. In any event, the hours of construction could be limited by way of a condition on any grant of planning permission.
- 6.15. It is not clear if there would be any adverse impact on the safe use and operation of the donor property during construction, although given the limited scale of the proposed development it is not considered necessary or expedient to impose a condition requiring further information.

Transport

- 6.16. **(Points 5 and 6)** The access to the site would not be any different to that of the existing site, and given the number of proposed occupants, any increase in the number of vehicle movements would not be sufficient to warrant refusal of the scheme.
- 6.17. **(Point 7)** The site has a Public Transport Access Level (PTAL) of 1b (very poor), and given the size of the proposed dwellinghouse, it would be reasonable to assume that any future occupants would rely on private vehicles, and the quantum and design of the parking provided is acceptable and practicable.
- 6.18. The access to the site would be over 4m in width, and the layout of the site is sufficiently large to allow for vehicles to turn when in the site.
- 6.19. The site does not have any areas set aside for cycle parking, and as sustainable modes of transport is promoted by policies of the Development Plan in general, details of this would need to be provided, and in line with the London Cycle Design Standards are secured by condition.

- 6.20. Furthermore, the Highways consultee has not objected to the scheme on highways grounds, and therefore the development complied with HCS policies DC32 and DC33.

Financial and Other Mitigation

- 6.21. The application proposes a new residential unit, and new floor space of approximately 54sqm. The application would attract the following Community Infrastructure Levy contributions – subject to indexation – to mitigate the impact of the development:
- £6,750 LB Havering CIL
 - £1,350 Mayoral CIL
- 6.22. Given the size of the site (less than 0.5ha), the scale of the proposed development (less than 10 units), and the density of development (which falls within the requirements of policy DC2), there is no need for the scheme to make a contribution to any affordable housing under policy DC6, and DC72.

Other Planning Issues


- 6.23. It is not clear if the site would hold any archaeological artefacts of heritage interest, although it is unlikely that this would be the case.
- 6.24. There is the possibility under the Town and Country Planning (General Permitted Development)(England) Order 2015 as amended - or under any subsequent Development Order – for the houses as proposed to be altered, enlarged or otherwise changed. Consequently it would be necessary to limit the ability of any alteration or enlargement of the proposed developments by imposing a condition on any grant of planning permission.
- 6.25. **(Point 8)** Previous refusals at No44 Elm Road (P2398.07 and P0976.08) were considered under previous development plans and policies, which have changed significantly in the intervening 12-13 years. As a result, these applications have little relevance in terms of applying current policies, and have little planning weight.

Conclusions

- 6.26. The application is subject to the presumption in favour of sustainable development. As officers are unable to find sufficient discrepancies with other paragraphs and policies of the NPPF, the application must be approved subject to conditions.
- 6.27. In their advice, the Planning Inspectorate indicates that when refusing an application, the Local Planning Authority must also consider the implications of whether or not the application would succeed at appeal (paragraph 1.2.2 of the “Procedural Guide Planning appeals – England [July 2020]”). Officers consider the application acceptable on its own merits. However, if the Planning Committee intend to refuse the application then consideration would need to be given to the implication of this.

- 6.28. All other relevant policies and considerations have been taken into account. It is recommended that planning permission be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION section of this report (section 2).

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 Havering LONDON BOROUGH	Planning Committee 27 August 2020
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Application Reference:	P0762.20
Location:	3 Cedar Avenue,
Ward:	Upminster
Description:	Retention of outbuilding.
Case Officer:	Halima Chowdhury
Reason for Report to Committee:	<ul style="list-style-type: none">• A Councillor call-in has been received which accords with the Committee Consideration Criteria.

1 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- 1.1 It is acknowledged that the height of the outbuilding to be retained exceeds the permitted development criteria and now planning permission is being sought for the structure. The proposal is of a size, scale and mass that is typical form of outbuilding acceptable within a plot of this size. The internal layout consists mainly of open plan with 1 no. toilet and sink enclosure. A planning condition would restrict the use of the outbuilding for purposes incidental to the enjoyment of the house. The patio area has a raised height of only 0.20 metres above ground level therefore it is deemed to benefit from permitted development right which does not require planning permission.

2 RECOMMENDATION

- 2.1 That the Committee resolve to GRANT planning permission subject to:
- Any other planning condition(s) considered necessary by the Head of Planning
- 2.2 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) The development hereby permitted shall not be carried out otherwise than in complete accordance with the approved plans (as set out on page one of this decision notice).
- 2) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015(or any order replacing or amending that said order), 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) hereby permitted, unless specific 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.
- 3) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015(or any order replacing or amending that said order) the outbuilding hereby permitted shall be used only for purposes incidental to the enjoyment of the dwelling house and not for any trade or business nor as living accommodation.

Informatives

- Statement Required by Article 35(2) of the Town and Country Planning (Development Management) Order 2015: No significant problems were identified during the consideration of the application, and therefore it has been determined in accordance with paragraph 38 of the National Planning Policy Framework 2018.

3 PROPOSAL AND LOCATION DETAILS

Proposal

- 3.1 The proposal seeks planning permission for the retention of outbuilding. The outbuilding is located at the bottom of the rear garden to the east of the application site. The dimensions of the outbuilding consists of 2.74 metres high at the front, 2.82 metres high at the rear, 7.10 metres width, 4.76 metres depth at northern elevation which increases to 5.94 metres depth at southern elevation and the floor area of 29.45m².

Site and Surroundings

- 3.2 The application site is located on the eastern side of Cedar Avenue. The property is a two storey semi-detached dwelling. It is constructed of cream paint at upper level, brick face at lower level and hipped tiled roof. The front of the property has a hipped roof two storey bay window, mono-pitched front porch and an attached garage situated on the southern elevation. The property has a set back two storey side extension on the southern elevation as well. The front garden is a combination of paving and lawn area with low retaining wall forming the boundary. A driveway with vehicular access onto

the highway is situated on the western boundary. To the rear the property has a flat roof outbuilding situated at the bottom of the garden covering almost the full width of the rear garden. The rear garden is screened by approximately 1.7m high close board fencing.

The application site is located in a residential area and it is not within a Conservation area. Nor is it a Listed Building.

Planning History

- 3.3 There are no planning decisions that are relevant to this application.

4 CONSULTATION RESPONSE

- 4.1 The views of the Planning Service are expressed in the MATERIAL PLANNING CONSIDERATIONS section below.

- 4.2 No consultation was necessary for this type of application.

5 LOCAL REPRESENTATION

- 5.1 A total of 4 no. neighbouring properties were notified about the application and invited to comment.

- 5.2 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 no. of which, 3 no. objected, no-one supported and 1 no. commented

Petitions received: No petition received.

- 5.3 There were no local groups/societies made representations

- 5.4 The following Councillor made representations:

- Councillor Chris Wilkins objecting and calling in:
 - 1. The Building is not in keeping with existing properties and is really a large purpose-built building. I understand that a bar has been fitted in the building and facilities to provide a WC. My understanding is that neither things were contained in the original plan. I have seen, first-hand, that what appears to be bar is being constructed. This is all despite the agent stating that it was not the case.
 - 2. The floor of the outbuilding, in my opinion, appears to be higher than the permitted level of 300mm. There was a suggestion by the Agent that the ground has been flattened to accommodate the higher floor, but from

observation the floor is still higher than permitted so I'm not sure what impact the flattening has had.

- 3. There is a raised patio, which again I believe is above the permitted height and contributes to the resident at number 5 being overlooked and their privacy compromised.

Representations

- 5.5 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

1. Request raised boundary fence with slatted trellis to reduce impact.
2. Built on elevated ground violating privacy of neighbours.
3. Built and designed without consideration to impact on neighbours.
4. Raised platform built from outbuilding not included in plans.
5. Affects visual amenity of the area.
6. Extremely intrusive for neighbours, overlooking into gardens.
7. Bar and toilet not included in the plans concerned about incidental use affect noise level.
8. Boundary fence not correctly depicted on plan.
9. Large fence not address privacy issue as not permanent fixture.
10. Out of character, detriment to the local environment.
11. Building is overbearing.
12. Breaches privacy.

Supporting comments

- Provided the boundary fence raised with trellis on top then objection to outbuilding.

Non-material representations

- 5.6 There were no issues raised in representations that are not material to the determination of the application.

Procedural issues

- 5.7 The following procedural issues were raised in representations, and are addressed below:

- Due to the current social distancing measures brought on by the Covid 19 pandemic, officers were unable to undertake a full site inspection. Site photos were received from the agent on the 18th June 2020, from the objector on the 27th July 2020 and subsequently from the agent on the 29th July 2020. In determining this planning application, the google street view

as well as the site photos were used to assess the site and submitted drawings.

- A colleague in the planning enforcement team has been asked to carry out a site visit to verify the anomalies that were raised by the objectors.

6 MATERIAL PLANNING CONSIDERATIONS

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

- Issue 1 - The size of the outbuilding not in keeping with the existing properties and facilities to provide WC was omitted from original plans.
- Issue 2 - The floor of the outbuilding is higher than 300mm, the suggestion of flatten ground has limited impact as the floor is still higher than permitted level of 300mm.
- Issue 3 - The raised patio appears to be above permitted height and contribute to the resident at no. 5 Cedar Avenue being overlooked as well as privacy being compromised.

[Issue 1]

6.2 Policy DC61 seeks to ensure that new development is of the highest standards of design which respects, and where possible maintains, enhances or improves the character and appearance of the local area. In particular the form, scale, massing, height of the surrounding neighbouring buildings, public amenity and detailed design.

The proposal is of a size, scale and mass that is typical form of outbuilding acceptable within a plot of this size. The proposal consists of a brick/render built, flat roof structure with minimal fenestration comprising of a single opening at the front. The design is common characteristic for an outbuilding of this style. The building would be about 16 metres from the main house, set in from the boundaries by between 0.25 and 0.36 metres and a maximum height of 2.8 metres to a flat roof. As such it is not considered to be overbearing nor out of character in the rear garden.

Upon receipt of the concerns raised relating to a bar being constructed internally, the agent provided updated floor plan showing the internal layout consisting mainly of open plan with 1 no. toilet and sink enclosure. The provision of a bar within the building is not material to the consideration of the application – provided the use of the building is incidental to the main dwelling then the proposal is considered acceptable. Incidental outbuildings can be put to many uses by householders, including for example, gym for use of household, entertainment room, garden room, home office, children's playroom, storage and similar uses. Use for business purposes involving

visitors or business storage or use for living accommodation would not usually be considered to be incidental.

A condition would be imposed to ensure that the outbuilding be used for purposes incidental to the enjoyment of the house. It is considered that the proposal is of subordinate scale to the existing dwelling and in keeping with the character of the rear garden environment in accordance with Havering's Residential Extensions and Alterations SPD.

[Issue 2]

- 6.3 The proposed retention of the outbuilding consists of 2.74 metres in height at the front and 2.82 metres in height at the rear. The agent explained that previously the site was at a slight gradient raising upwards towards the rear boundary. The ground level has been reduced by around 200mm in preparation for a planting scheme. It is acknowledged that the internal floor level is approximately 300mm above existing ground levels, however, this does not result in significant impacts on neighbours over and above a veranda or patio which could be constructed up to 300mm above ground level without the need for planning permission. Furthermore, the overall height of the outbuilding marginally exceeds the permitted development criteria by 0.32 metres. Therefore the height of the proposal is considered acceptable in this instance.

[Issue 3]

- 6.4 Whilst a patio area projects approximately 3 metres beyond the front elevation of the outbuilding the raised height is only 0.20 metres above ground level. This element of the proposal is not considered to require consent. A raised platform can be built with a height no greater than 0.30 metres above ground level under permitted development rights without the need for planning permission. It is acknowledged that an external step to the outbuilding marginally exceeds the permitted development criteria by 0.03 metres. However, this element of the proposal would only be used to enter / exit the outbuilding whereas the lower part of the patio would be occupied by garden furniture. . It is inevitable that within a suburban residential environment consisting of semi-detached dwellings that there will be a degree of overlooking between properties including from the garden area – the addition of an outbuilding does not significantly change the existing relationship and it is considered to be difficult to substantiate that the proposal causes harm given its size and position.

Financial and Other Mitigation

- 6.4 The proposal would not attract the Community Infrastructure Levy contributions as the new floorspace created would be less than 100 square metres.


Other Planning Issues

- 6.6 Concerns were raised with regards to the height of the boundary fence. The plans show the height of the boundary fence at 2 metres, whereas southern neighbour provided photo of a tape measure against the neighbour's side of the fence at a height of 1.69 metres. It is unclear where the measurement was taken from, in particular the variation in ground levels makes it difficult to assess this aspect. Nonetheless, the height of the boundary fence is not subject to this planning application. The rear of the application site is screened by close board fencing and high level mixed vegetation along the northern boundary on the neighbour's side. Fences can be provided up to 2 metres in height without the need for planning permission.

Conclusions

- 6.7 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 27 August 2020
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Application Reference:	P0808.20
Location:	35 Risebridge Road
Ward:	Pettits
Description:	Demolition of existing bungalow and construction of replacement 5 bedroom dwelling with integral garage
Case Officer:	Cole Hodder
Reason for Report to Committee:	A Councillor call-in has been received.

1. BACKGROUND

- 1.1 The application has been called in by Councillor Osman Dervish.

2 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- 2.1 The application site is in existing residential use and the provision of a replacement dwelling in this location is not objectionable. The form and massing of the dwelling, detailing and appearance in the street-scene is not regarded as harming the integrity of the Conservation Area setting. The development would not harm neighbouring amenity, nor create any material impacts which are not capable of being mitigated by the suggested planning conditions. According it is not considered that a decision to refuse permission could be substantiated.

3 RECOMMENDATION

- 3.1 That the Committee resolve to GRANT planning permission subject to conditions 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 – Sample materials for all to be used in construction of the dwelling shall be provided to ensure harmony with the surrounding area.
4. Details of hard/soft landscaping including scheme of planting
5. Details of Boundary treatment
6. Garage restriction – Integral garage shown on approved plans shall be used for ancillary use only and not for any business use.
7. Cycle Storage - Details of cycle storage provision
8. Refuse and recycling - Details of refuse storage
9. Construction working hours, Mon-Fri 8am-6pm. Sat 8am to 1pm
10. Permitted development rights removed – Consistent with Article 4 Direction for this part of Conservation Area (extensions, outbuildings, front alterations, front hardstanding, front boundary)

4 PROPOSAL AND LOCATION DETAILS

4.1 Proposal

- 4.2 Permission is sought for the demolition of the existing detached bungalow and the construction of a replacement dwelling in its place.
- 4.3 The submission follows an earlier approval under reference P0309.13 and the applicant has replicated the content of that consented scheme.

4.4 Site and Surroundings

- 4.4 The current application relates to 35 Risebridge Road which is located on the northern side of Risebridge Road close to the junction with Heath Drive. The subject property is low level and unobtrusive but possesses little architectural merit and is somewhat of a departure from the prevailing character of the immediate area which is typified by two storey Arts and Crafts style dwellings.
- 4.5 The site is within the Gidea Park Conservation Area where an Article 4 Direction applies that has removed certain permitted development throughout the area. This has been done to maintain the character and to preserve the appearance of the locality which typifies the Garden Suburb qualities.

4.6 Planning History

The following planning decisions are relevant to the application:

- 4.7 P0309.13 – Demolition of existing bungalow and construction of new 5 bedroom dwelling - **APPROVED SUBJECT TO CONDITIONS**

5 LOCAL REPRESENTATION

- 5.1 A total of fifteen neighbouring properties were notified about the application and invited to comment.
- 5.2 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: 3 objections

The following Councillors made representations:

Councillor Osman Dervish

- Overbearing and overdevelopment in the Conservation Area.

Representations

- 5.7 Objections
- Loss of privacy
 - Loss of light/overshadowing
 - Uncharacteristic materials/features
- 5.8 Some matters raised such as disturbance during works are not material planning considerations, however it is recommended that restrictions on construction hours be imposed by condition, which is considered reasonable.
- 5.9 The impacts of the development on neighbouring amenity will be explored in the material considerations section of this report.
- 5.9 Other comments highlight discrepancies between the supporting statement provided and drawings submitted. Prior to submission the applicant sought pre-application advice from the Council with a scheme which would have seen a number of departures from the earlier consented scheme, incorporating an increased overall ridge height amongst other significant changes. These changes included the provision of a Juliette balcony in the rear elevation. The advice given by the LPA was to omit those features and to seek to align more closely with the earlier submission.
- 5.10 Officers are mindful of the discrepancies shown in the supporting statement, however its contents do not supersede the submitted drawings which correlate with the detail shown on the earlier consented scheme and do not show those departures specified.
- 5.11 A condition would be imposed in the event of approval requiring samples of all materials to be used in the external construction of the dwelling. Concerns are

expressed over the finish of external facing brickwork and the resultant appearance of the dwelling in the street-scene. Through requiring further detail by planning condition a visual appearance consistent with the heritage setting is envisaged to be capable of being secured. There is nothing inherent within the suggested materials including facing brickwork which would represent grounds to withhold permission.

5.12 Other stakeholders

Gidea Park Civic Society – Objection made over space between neighbouring dwellings. Combined with large outbuilding concern over overdevelopment of the site.

5.13 In response to the above, the footprint of the proposed dwelling is in reality not significantly greater than the existing dwelling. There is no preclusion against outbuildings within the Conservation Area. Notwithstanding that the outbuilding was the subject of a separate application, the revised position of the proposed dwelling deeper into the plot is not regarded as harming the spacious character of the site. The plot depth and extent of development is in keeping with the surrounding pattern of development. There is some judgement involved over the spacing between dwellings, however the relationship would not be without precedent.

5.10 Where material other matters raised will fully be considered in the substance of this report.

6 MATERIAL PLANNING CONSIDERATIONS

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

- Principle of development/Conservation Area
- Design and Appearance
- Quality of living environment for future occupiers
- Impact on neighbouring amenity and;
- Implications for highways, pedestrian access and parking

6.2 **Principle of development**

The subject property is located within the Gidea Park Conservation Area which was designated in 1970 and extended in 1989 to include the purpose built railway station and owes its unique character to the efforts of Sir Herbert Raphael in the early 20th century to create a Garden Suburb with an array of houses designed by well-known architects of the day complemented by a smaller development of modern style dwellings during the inter-war period.

6.3 Throughout the Conservation Area there are numerous examples of replacement dwellings, some of which have adopted more modern features whilst seeking to take cues from the historic setting.

6.3 The statutory duty applied to planning authorities in the exercise of their planning functions in Conservation Areas is set out in section 72 of the

Planning (Listed Buildings and Conservation Areas) Act 1990. This is that "special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area". This aim is reflected in Policy DC68 of the LDF Development Control Policies Development Plan Document.

- 6.3 There is no in principle objection to the demolition of the existing dwelling, as is evidenced through the granting of permission for a replacement dwelling historically, however the key consideration, as above, would be whether the new development would preserve or enhance the character and appearance of the Conservation Area. In addition the proposals would require consideration of the amenity of existing and future occupants with compliance with prescribed standards for internal spacing a requirement.
- 6.6 **Design/appearance and impact on Conservation Area setting**
The subject property is a single storey detached dwelling. Whilst it exhibits some of the characteristics of the Arts and Crafts style which are prevalent within the surrounding environment, it represents somewhat of an anomalous feature. The surrounding environment is populated by a variety of built form and features a consistency in terms of massing and placement within the street-scene.
- 6.8 Whilst the dwelling is relatively low level, it is situated forward of the building line of adjacent premises, at odds with the vision held for the Conservation Area as a garden suburb. Nevertheless, having regard to the unobtrusive nature of the dwelling as it exists presently the site would be sensitive to unsympathetic change.
- 6.9 Permission was obtained in 2013 for the replacement of the existing dwelling with a five bedroom detached property. From review of the approved drawings, the current proposals replicates the details of that approved submission in terms of massing. There is some change to the relationship with the shared boundary of the site, however in view of the earlier consented scheme this is not judged to be materially harmful. The replacement dwelling would align with the front building line of adjacent properties, setting the property back into the site and would feature a characterful front gabled feature and steeply pitched roof, aspects which were viewed favourably previously and are recognised in the Gidea Park Conservation Area Character Appraisal. Having regard to the general design principles when viewed from the street, officers hold no in principle objection to replicating broadly the earlier consented scheme.
- 6.10 The current proposals replicate the projection to the rear of the site at single storey level shown on the consented scheme which could have been regarded as excessive if not mindful of the footprint of the existing bungalow, whereupon there would be some distinct improvements offered. The provision of modern bi-folding units at ground floor does not present a barrier to the development receiving support. New dwellings/extensions to existing dwellings have been considered acceptable with such modern features owing to the limited public realm impact.

- 6.11 There are some departures from the approved scheme with detailing present on the current submission which was not otherwise a feature on the earlier consented scheme. Indication is made on submitted plans and within the supporting statement for a change from red to yellow brick. In contrast to representations made, officers do not have an in principle objection to the use of this style of facing brickwork. It is present throughout the Conservation Area and embedded within the setting, however it is appreciated that samples will need to be provided for full consideration.
- 6.12 The provision of window and eaves detailing including corbels and creasing tile detail, in addition to others shown on elevation drawings would serve to add interest as opposed to detracting from the appearance of the dwelling. Similar detailing has been permitted elsewhere within the Conservation Area on replacement of other non-exhibition houses. These are not features that are held to detract from the spirit of the Conservation Area setting or to diminish the quality of the current submission.
- 6.11 Subject to a condition requiring samples of all materials to be used in the external construction of the replacement dwelling, in order to ensure that the new dwelling would integrate satisfactorily, it is not considered that there are any grounds with which to withhold permission on the basis of the visual appearance and design of the dwelling. The view of officers is that the development would comply broadly with national and local guidance and would preserve and enhance the character of the Conservation Area.
- 6.12 Amenity of Future Occupants**
Having applied the standards required by the London Plan Policy 3.5 (which is derived from the DCLG Technical Housing Standards) the gross internal floor area and bedroom size and mix would exceed the given minimum standards. Outlook and aspect would be consistent with a high quality living environment.
- 6.13 New dwellings must also demonstrate an acceptable arrangement of private amenity space. Given the existing use of the site and generously sized plot, officers hold the view that even in view of the altered building line, that the proposals would make provision for an adequate outdoor space. The benefits associated with providing the dwelling with a landscaped front garden would outweigh any matter of judgement over the depth of the plot and arrangement which officers would contend maintains commensurate with the surrounding environment.
- 6.14 The proposals would not diminish unacceptably the spacious qualities of the site and would in reality offer some improvements to the functionality of the space including a well landscaped frontage.
- 6.15 Impact on amenity of surrounding residential properties**
In granting permission for the development previously, the amenity considerations were fully explored by the LPA. Given the relative similarities with the consented scheme it would be difficult to form an opposing view when considering the current submission.

- 6.16 Nevertheless, officers have undertaken a full assessment. 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 or overshadowing. Policy DC61 reinforces these requirements by stating that planning permission will not be granted where the proposal results in unacceptable overshadowing, loss of sunlight/daylight, overlooking or loss of privacy to existing properties.
- 6.17 Aside from the street-scene implications associated with the proposed development, the massing of the scheme would see a significant increase in scale, bulk and mass over the existing in proximity to shared boundaries beyond which there are neighbouring dwellings fronting Heath Drive. In addition there is also the matter of visibility over greater distances from other sites, a matter which has been raised in appeal decisions within the Conservation Area.
- 6.18 The overall ridge height and presence of the dwelling and its potential to loom over adjacent plots has been considered, however in view of the level of separation the relationship with surrounding properties is not regarded as unusual or especially harmful in planning terms. It would be typical of the suburban context, separated by the length of rear gardens to those properties fronting Heath Drive.
- 6.19 The development would introduce new views at high levels, however they would be at oblique angles or at an acceptable distance and not without existing precedent in a suburban environment. The views achieved are not regarded as unneighbourly. A condition would be imposed requiring flank windows to be obscurely glazed as otherwise the development would otherwise have been unacceptable.
- 6.20 The proposals would share a front building line with the unattached neighbour to the West, which benefits from two flank windows with outlook towards the application site. Council records indicated that they do not serve habitable rooms and as such are not attributed weight in the decision making process.
- 6.21 In this instance, the single storey rear projection of the replacement dwelling would have a depth of 5 metres adjacent to the boundary with the unattached neighbour to the West, whilst increasing to a maximum depth of 7.2 metres parallel to the eastern boundary of the site. Applying the principles of the Residential Extensions and Alterations SPD there would be failings present. However; having regard to the existing footprint of the dwelling it would be difficult to reason that there would be material harm arising as a result. In reality, the projection would feature a more subservient roof form than that of the existing dwelling.
- 6.22 Officers have not identified any potential loss of light, or level of overshadowing or loss of privacy capable of substantiating a decision to refuse permission.

6.23 Implications for highways, pedestrian access and parking

Policy DC33 seeks to ensure that all new developments make adequate provision for car parking. The development would make use of the existing vehicle crossover. In setting the dwelling back deeper into the site, provision is made for off-street parking which would otherwise have been positioned parallel to the dwelling. In all, the arrangement shown would be consistent with Council policy.

- 6.24 A condition is to be imposed restricting the use of the garage in the event of approval.

7 Conclusion

- 7.1 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.