



Havering

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

PLANNING COMMITTEE AGENDA

7.30 pm	Thursday 7 April 2022	Havering Town Hall, Main Road, Romford
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Members 8: Quorum 4

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:

**Christine Elsasser 01708 433675
christine.elsasser@onesource.co.uk**

**To register to speak at the meeting please call 01708 433100
Before 5:00pm on Tuesday 5 April 2022**

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.

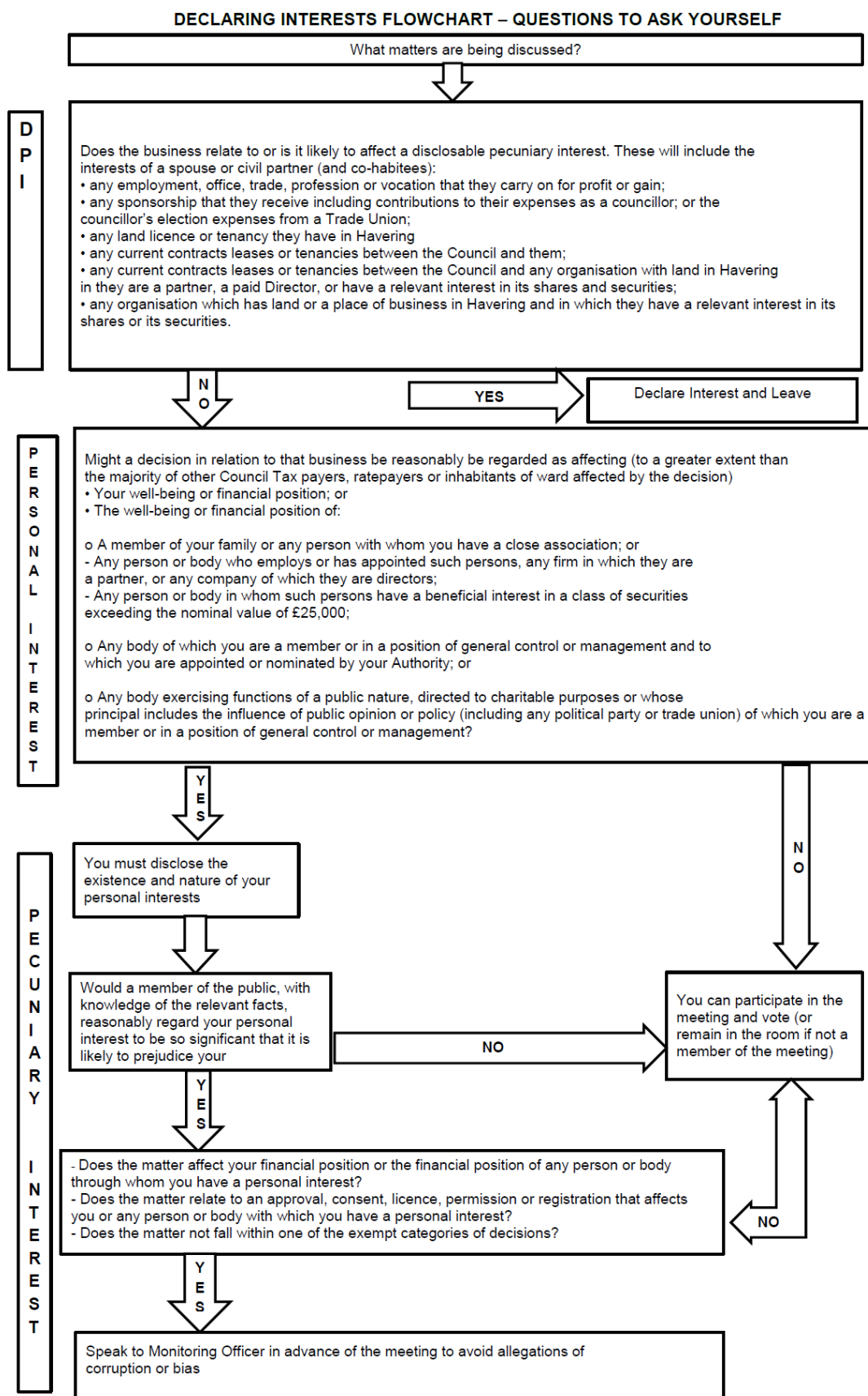
Reporting means:-

- 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.



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 - 2)

To approve as a correct record the minutes of the meeting of the Committee held on Thursday, 10 February 2022 and to authorise the Chairman to sign them.

5 OTHER PLANNING MATTERS (Pages 3 - 6)

See Attached document

6 P1403.21 58 HEATH DRIVE, ROMFORD (Pages 7 - 12)

See Attached document.

7 ITEMS FOR INFORMATION (Pages 13 - 14)

See Attached document.

8 APPLICATIONS FOR DECISION (Pages 15 - 18)

See Attached document

Zena Smith
Democratic and Election Services
Manager

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**MINUTES OF A MEETING OF THE
PLANNING COMMITTEE
Havering Town Hall, Main Road, Romford
10 February 2022 (7.30 - 8.06 pm)**

Present:

COUNCILLORS: 8

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** David Durant

Labour Paul McGeary

All decisions were agreed with no vote against.

Through the Chairman, announcements were made regarding emergency evacuation arrangements and the decision making process followed by the Committee.

7 DISCLOSURE OF INTERESTS

There were no disclosures of interest.

8 MINUTES

The minutes of the meeting held on 16 December 2021 were agreed as a correct record and signed by the Chairman.

9 P1549.21 - 41 PARKLAND AVENUE, UPMINSTER

The Committee considered the report noting that the application had been called-in by Councillor Ron Ower.

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

Following consideration it was **RESOLVED** that **PLANNING PERMISSION BE GRANTED**.

The vote for the resolution to grant planning permission was granted by 6 votes to 0 with 2 abstentions.

10 **STOPPING UP ORDER - 23 ROSSLYN AVENUE, HAROLD WOOD, ESSEX, RM3 0RG**

The Committee considered the report.

Following consideration it was **RESOLVED** that **the item would be DEFERRED**.

The vote for the resolution to be deferred was granted by 8 votes to 0.

11 **QUARTERLY PLANNING PERFORMANCE UPDATE REPORT**

The Committee considered the quarterly reporting of performance to the planning committees and **RESOLVED** to note the contents of the report.

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 Adopted March 2021
 - Havering Local Plan 2016 – 2031(2021)
 - Site Specific Allocations (2008)
 - Site Specific Allocations in the 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 L O N D O N B O R O U G H	Planning Committee 7th April 2022
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Application Reference:	P1403.21
Location:	58 Heath Drive, Romford
Ward	Pettits
Description:	Part single storey, part two storey rear extension.
Case Officer:	Cole Hodder
Reason for Report to Committee:	Reasons of probity. Submission has been made by a Member of the Council.

1 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- 1.1 Permission has already been granted for a part single, part two storey rear extension. The proposals concern a minor increase of the approved ground floor as well as alterations to openings at ground floor. The visual impacts are limited, as are the amenity impacts and in light of the minor increase in depth it is concluded that there are insufficient grounds to withhold permission.

2 RECOMMENDATION

- 2.1 That the Assistant Director 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, 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. The roof area of the extension hereby permitted shall not be used as a balcony, roof garden or similar amenity area without the grant of further specific permission from the Local Planning Authority.

Informatives

1. That the Committee confirms that it has paid special attention to the desirability of preserving or enhancing the character and appearance of the Gidea Park Conservation Area(s) as required by Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

4 PROPOSAL AND LOCATION DETAILS

Site and Surroundings

- 4.1 The site lies to the western side of Heath Drive and forms part of the Gidea Park Conservation Area. The site comprises a two storey detached property. The subject premises is not an exhibition house however is flanked by 57 Heath Drive (1911) and 60 Heath Drive (1934) which are both examples of exhibition properties.

Proposal

- 4.2 Consent is sought retrospectively for a part two storey, part single storey rear extension. The proposals were previously approved by the Planning Committee under reference P0329.18 at the committee meeting held November 22nd 2018.
- 4.3 A condition requiring submission of materials prior to commencement was not discharged ahead of the development commencing, therefore given the extent of works undertaken it is necessary to consider the proposals as built.
- 4.4 The extension has been constructed largely in accordance with the approved drawings, with the exception of an increased depth at ground floor (approximately 30cm per submitted drawings) and the omission of bi-folding doors and use of sliding panels as an alternative.
- 4.5 The extension is rendered to match the existing dwelling as had been envisaged when granting the earlier consent and original windows and frames were reinstalled at first floor level as had been required from the earlier grant of consent.

Planning History

- 4.3 The following planning decisions are relevant to the application:
P0329.18 – Part single, part two storey rear extension
Approved and development implemented

5 CONSULTATION RESPONSE

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

5.2 The following were consulted regarding the application:

5.3 Consultee (Non-statutory) – Heritage Advisor

- Preference for pitched roof addition, however accepts consent has been granted and established through the extant approval ref P0329.18. No further comments.

5 LOCAL REPRESENTATION

5.1 A total of three neighbouring properties were notified about the application and invited to comment. The application has been publicised by site notice displayed in the vicinity of the application site and it has also been publicised in the local press.

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: Two of which, two objected

Petitions received: No petitions received

5.3 No local groups/societies have made representations to the Council.

Representations

7.5 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

Breach of earlier planning consent

Discrepancies on drawings and in submitted application forms

Detrimental to light and aesthetics of Conservation Area

Scale, bulk and mass inappropriate

8 MATERIAL PLANNING CONSIDERATIONS

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

Conservation Area/design and impacts on neighbouring amenity

8.2 The application site is located in the Gidea Park Conservation Area and as such, the general consideration would be whether the development would preserve or enhance its character and appearance. This is a fundamental consideration and one present in national and local planning policy.

8.3 In light of the scale of the extension which was granted permission, the proposals amount principally to the consideration of the additional depth at

ground floor level which amounts to an increase of approximately 300mm based on submitted drawings. The provision of sliding doors as opposed to bi-folding doors is not of any consequence and would not amount to any precedent.

- 8.4 Decision making has held that visibility does not equate to the absence of harm particularly in the Gidea Park Conservation Area. In this case the first floor and most prominent element of the proposals has been constructed in accordance with the approved plans. The ground floor element would be visible from adjacent rear gardens as well as to some extent over longer distances from higher level windows. However at an increased depth as is shown on submitted plans would be difficult to oppose.
- 8.5 Council guidance does not preclude against extension which exceed 4.0m in depth on detached houses and where they are proposed they are considered on their own merits. The impacts on neighbouring amenity arising from the additional depth at ground floor would not present as objectionable in planning terms as there would be compliance with Council guidance through either the setting back of the extension from the shared boundaries of the site, or an extension of a depth which would mitigate the harm arising. Accordingly through complying with Council guidance there would be no adverse impacts in planning terms on neighbouring amenity.
- 8.5 In the absence of any material harm to amenity the acceptability of the proposals rests on the impact of the development on the character and appearance of the Conservation Area/host property. Having regard to the approved scheme, officers do not consider that there would be sufficient harm through the additional depth over that approved to withhold permission. In reaching this view officers are mindful of an appeal scenario and are conscious in particular of the absence of any material amenity impacts in planning terms.
- 8.7 There are no requirements under the CIL regulations owing to the limited floor area created.

Equalities

- 8.8 The Equality Act 2010 provides that in exercising its functions (which includes its role as Local Planning Authority), the Council as a public authority shall amongst other duties have regard to the need to:
- Eliminate discrimination, harassment, victimisation and any other conduct that is prohibited under the Act;
 - Advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - Foster good relations between persons who share a relevant protected characteristic and persons who do not share it
- 8.9 The application, in this case, raises no particular equality issues.

Other Planning Issues

- 8.10 The act of breaching consent is not of itself a material consideration and works as continued on site were undertaken at the risk of the applicant.

Conclusions

- 8.11 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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AGENDA ITEM 7

Items for Information

Introduction

1. This part of the agenda is for the committee to receive reports and other items for information purposes only.
2. The items on this part of the agenda will not normally be debated and any questions of clarification need to be agreed with the chair.
3. The following information and advice only applies to reports in this part of the agenda.

Public speaking

4. The Council's Constitution only provides for public speaking rights for those applications being reported to Committee in the "Applications for Decision" parts of the agenda. Therefore, reports on this part of the agenda do not attract public speaking rights.

Late information

5. 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

6. The Committee is not required to make any decisions with respect to the reports on this part of the agenda. The reports are presented for information only.

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