



Havering

LONDON BOROUGH

PLANNING COMMITTEE AGENDA

7.30 pm

Thursday
20 October 2022

Havering Town Hall,
Main Road, Romford

Members 7: Quorum 4

COUNCILLORS:

**Conservative Group
(3)**

Philippa Crowder
Robby Misir
Carol Smith

**Havering Residents' Group
(3)**

Bryan Vincent (Chairman)
Reg Whitney (Vice-Chair)
Gerry O'Sullivan

**Labour Group
(1)**

Matthew Stanton

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 Tuesday on the week of the meeting**

Under the Committee Procedure Rules within the Council's Constitution the Chairman of the meeting may exercise the powers conferred upon the Mayor in relation to the conduct of full Council meetings. As such, should any member of the public interrupt proceedings, the Chairman will warn the person concerned. If they continue to interrupt, the Chairman will order their removal from the meeting room and may adjourn the meeting while this takes place.

Excessive noise and talking should also be kept to a minimum whilst the meeting is in progress in order that the scheduled business may proceed as planned.

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:-

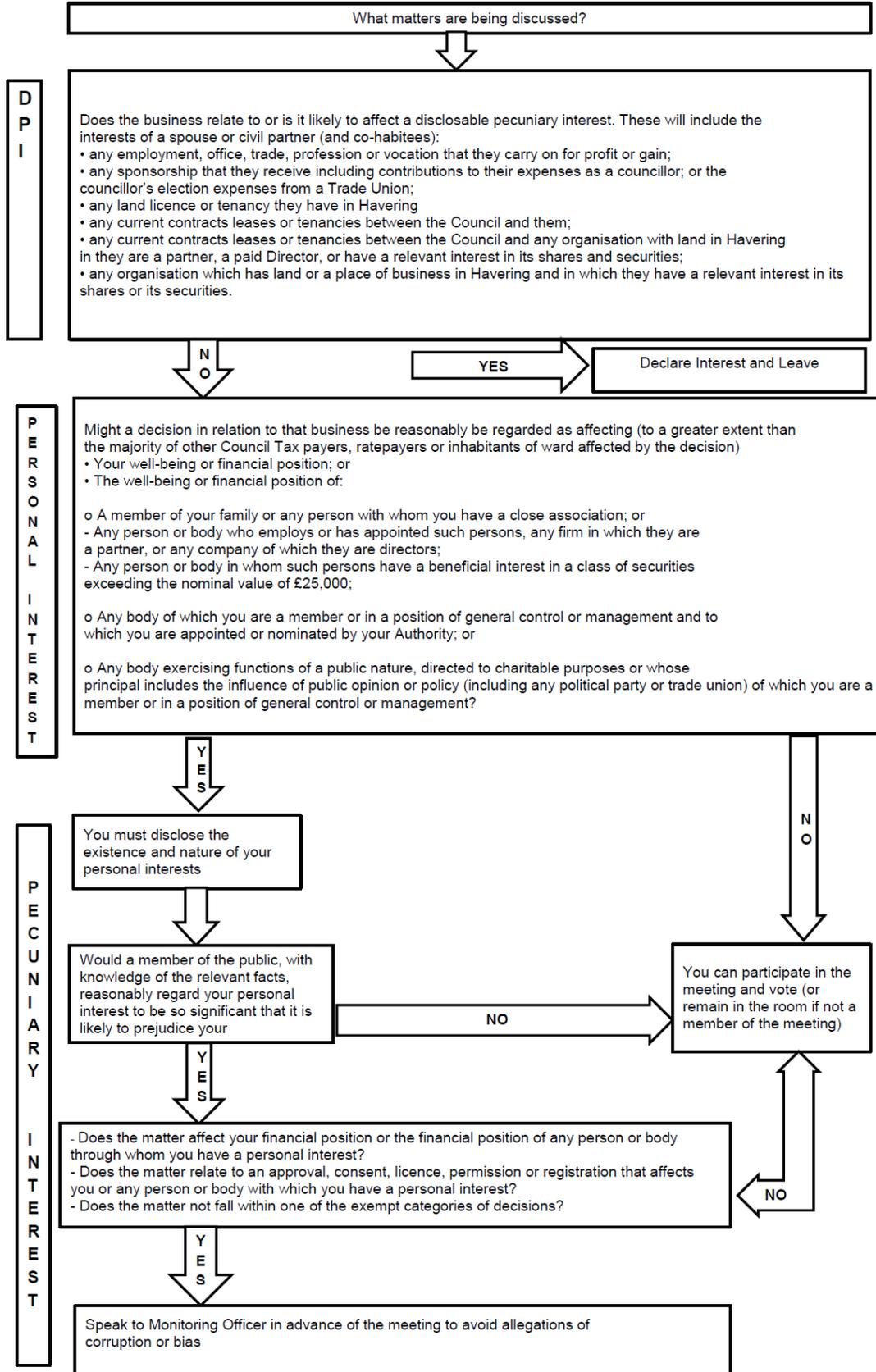
- filming, photographing or making an audio recording of the proceedings of the meeting;
- using any other means for enabling persons not present to see or hear proceedings at a meeting as it takes place or later; or
- reporting or providing commentary on proceedings at a meeting, orally or in writing, 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 25 AUGUST 2022 (Pages 1 - 4)

To approve as a correct record the minutes of the meeting of the Committee held on 25 August 2022 and to authorise the Chairman to sign them.

5 APPLICATIONS FOR DECISION (Pages 5 - 8)

See attached document.

6 P0995.22 - 5 ALBERT MEWS, ROMFORD (Pages 9 - 14)

Report attached.

7 OTHER PLANNING MATTERS (Pages 15 - 18)

See Attached document.

8 STOPPING UP OF HIGHWAY AT NO.279 SOUTH STREET ROMFORD

Report to follow.

**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
25 August 2022 (7.30 - 9.09 pm)**

Present:

COUNCILLORS:

Conservative Group	Robby Misir, Carol Smith and Christine Smith
Havering Residents' Group	Bryan Vincent (in the Chair), Reg Whitney (Vice-Chair) and Gerry O'Sullivan
Labour	Matthew Stanton

Members of the public were present.

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

33 APOLOGIES FOR ABSENCE AND ANNOUNCEMENT OF SUBSTITUTE MEMBERS

Apologies were received from Councillor Philippa Crowder (Councillor Christine Smith substituted).

34 DISCLOSURE OF INTERESTS

There were no disclosures of interest.

35 MINUTES - 4 AUGUST 2022

The minutes of the meeting of 4 August 2022 were agreed as a true record of the same and the Chair was authorised to sign them.

36 APPLICATIONS FOR DECISION

37 P0159.22 67 BOSCOMBE AVENUE, HORNCHURCH

The Committee considered the report and noted that the application had been called - in by Councillor Paul Middleton; however, Councillor Gerry O'Sullivan was allowed to speak in his absence and in doing so was unable to vote on the resolution as an interest was declared on this item.

In accordance with the public speaking arrangements the Committee was addressed by an objector with no response by the applicant/agent.

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 1 abstentions. Councillors Misir, Carol Smith, Christine Smith, Stanton, Vincent and Whitney voted in favour and Councillor O'Sullivan abstained.

38 **P0048.22 MAWNEY CLOSE GARAGE BLOCK**

The Committee considered the report.

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

It was to be noted that the Councillors concerns would be addressed within a Construction Management Plan.

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

The vote for the resolution to grant planning permission was granted unanimously 7 votes to 0 with no abstentions.

39 **P0049.22 MOWBRAY'S CLOSE GARAGE BLOCK**

The Committee considered the report.

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

It was to be noted that the 2 front windows on the first floor should have obscure glazing.

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 1 with no abstentions. Councillors Misir, Carol Smith, Christine Smith, Vincent and Whitney voted in favour and Councillor Stanton voted against.

40 **OTHER PLANNING MATTERS**

41 **STOPPING UP ORDER - WATERLOO ESTATE, ROMFORD RM7 9BB**

The Committee considered the Stopping Up Order and to the planning committees and **AGREED** to authorise the Stopping Up Order of Waterloo Estate, Romford RM7 9BB (St Andrews Road (part), Queen Street (part), Albion Close and Waterloo Gardens, Romford).

42 **ITEMS FOR INFORMATION**

43 **QUARTERLY PLANNING PERFORMANCE UPDATE**

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

Chairman

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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

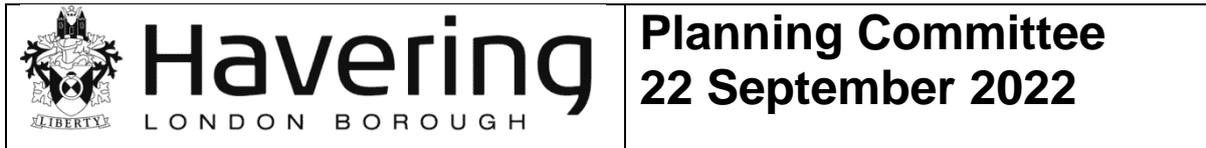
Late information

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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Application Reference: P0995.22

Location: 5 Albert Mews, Romford

Ward: St Albans

Description: Proposed single storey rear extension, garage conversion, single storey front porch, floor plan redesign and all associated works.

Case Officer: Seyi Enirayetan

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 proposed single storey rear extension, garage conversion, single storey front porch extensions and floor plan redesign would align with relevant Council guidance. Consequently it cannot be regarded as giving rise to over-development or harm the amenity of neighbouring occupiers which could substantiate a decision to refuse permission.

2 RECOMMENDATION

That the Committee resolve to GRANT planning permission.

2.1 That the Head of Planning is delegated authority to issue the planning permission and impose conditions and informative to secure the following matters:

Conditions

1. SC04 – Time Limit
2. SC10C – Materials as per application form
3. SC32 – Accordance with plans

Informatives

1. Approval - No negotiation required

3 LOCATION DETAILS and PROPOSAL

Site and Surroundings

- 3.1. The application site is a single storey detached dwelling with accommodation in the roof space with an attached single storey garage. There is a detached outbuilding to the rear. The site is accessed off Albert Road via a single track access road with an undercroft entrance located between Nos. 1-4 Albert Mews. There are residential two storey detached, semi-detached and terrace dwellings with rear gardens that back onto the application site.

Proposal

- 3.2. The application is seeking planning permission for:
Proposed single storey rear extension, garage conversion, single storey front porch, floor plan redesign and all associated works.

Planning History

- 3.3. P0175.91 was granted planning permission on 27 June 1991. It had sought;
Erection of one detached dwelling with attached garage.

P0148.14 was refused planning permission on 3 April 2014. It had sought;
Canopy porch, garage conversions, external alterations, single storey side/rear extensions and change of use from dwelling (C3) to a preschool (D1 use).

P0424.19 was refused planning permission on 14 May 2019 and dismissed on appeal 18 September 2019. It had sought; *Retrospective planning permission for 1.8m high metal fence and gate around front part of driveway.*

P2147.21 was granted planning permission on 23 March 2022. It had sought;
Single storey rear extension, conversion of integral garage to habitable space, and internal alterations.

P0800.22 was refused planning permission on 16 August 2022. It had sought;
Internal and External changes in Outbuilding.

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 consultation.

5 LOCAL REPRESENTATION

5.1. A total of 17 properties were notified of 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: 2 no. representations were received, raising objections.

Petitions received: No petition received.

5.3. No local groups/societies made representations.

5.4. The following Councillor made representations:

- The proposal was called in by Councillor Judith Holt to be determined at a planning committee meeting on the following grounds:
 - The application is considered an over-development of the property.
 - Overlooking/loss of privacy to houses and gardens of numbers 17, 19 and 21 Albert Road and 8 Juliette Mews and 7 and 9 Shaftesbury Road.
 - Loss of light/overshadowing
 - Concerns on how deliveries would be made
 - Noise and disturbance

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

5.6. The comments are summarised below:

- Out-of-character
- Over-development
- More noise and traffic
- Fire risk
- Overlooking

5.7. 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 points above are indicated in the report, and precedes the relevant heading or paragraph.

5.8. It must be noted that officers can only take into account comments that concern relevant material planning considerations.

5.9. In addition, concerns were also raised in regards to noise and disturbance, fire risk and deliveries of building materials and large vehicles manoeuvring safely. These are not material planning considerations and therefore cannot be taken into account in the assessment of the application.

6 MATERIAL PLANNING CONSIDERATIONS

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

- Issue 1 – Design – Whether the proposal is of an acceptable scale/bulk mass or represents overdevelopment of the site.
- Issue 2 – Amenity – Impact on privacy, outlook and light
- Issue 3 – Highways and parking issues

Issue 1

6.2 Policy 26 of the Local Plan states that the Council will promote high quality design that contributes to the creation of successful places in Havering by supporting development proposals that are of a high architectural quality and design and are informed by, respect and complement the distinctive qualities, identity, character and geographical features of the site and local area.

Havering's Residential Extensions and Alterations SPD 2011 states that, as a general rule, detached houses can have a single storey rear extension up to 4m depth and 3m height. The proposed single storey rear extensions, as a result of the design of the rear of the host dwelling would have varying depths of 1.4m, 3.1m and 4m. It would have a flat roof and overall height of approximately 2.8m with rooflights. The dimension of the proposed rear extension would be within the current guideline and would reflect the design that provides a sufficient degree of subservience to the main house and will not harm the character of the garden scene.

The single storey front porch extension would align with the front gabled feature of the host dwelling and the change of use of the garage to a habitable space would involve the removal of the garage door and the installation of a new window and brickwork to the side. Given that the materials used would match the existing dwelling, it is not considered that there would be any adverse effect on the host property and surrounding. These alterations are considered modest and would relate acceptably to the existing dwelling and no objections are raised from a visual point of view.

The proposal is therefore considered to be policy compliant.

Issue 2

The proposal would cause no material impact upon the residential amenities enjoyed by neighbouring properties. The application site abuts the rear garden of No. 8 Juliette Mews. It is not envisaged that the proposed rear extension would result in loss of privacy or loss of light more than existing site conditions.

In terms of the properties along Albert Road and Shaftesbury Road, the dwelling is significantly set back from the boundary of these sites and views of the extension are largely obscured by the host dwelling. Therefore it is not envisaged that there would be amenity impact from the proposed rear extensions to these neighbouring properties.

The front porch extension and alterations facilitated as a result of the garage conversion would not result in significant loss of privacy/overlooking or loss of light due to the separation distance of around 22 metres from properties along Albert Road and 33m from Shaftesbury Road; these distance is well within accepted tolerances, therefore the proposal is not judged to cause a material loss to surrounding neighbours.

Issue 3

- There is no change to the current parking arrangements and the submitted block plan shows provision of 3 vehicles on site. No highway or parking issues would arise a result of the proposal. It is considered that any car parking issues caused as a result of building works that take place in relation to the proposal would not be so significant so as to warrant a refusal of the scheme.

Environmental and Climate Change Implications

- 6.4 Given the limited scale of the proposal, no specific measures to address climate change are required to be secured in this case.

Financial and Other Mitigation

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

Equalities

- 6.6 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

In this case, the application raises no particular equality issues.

Conclusions

6.4 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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