



Havering

LONDON BOROUGH

PLANNING COMMITTEE AGENDA

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| 7.00 pm | Thursday 24 April 2025 | Havering Town Hall, Main Road, Romford |
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Members 6: Quorum 3

COUNCILLORS:

**Conservative Group
(2)**

Jacqueline McArdle
Carol Smith

**Havering Residents' Group
(3)**

Bryan Vincent (Chairman)
Robby Misir (Vice-Chair)
Philippa Crowder

**Labour Group
(1)**

Matthew Stanton

For information about the meeting please contact:

**Taiwo Adeoye - 01708 433079
taiwo.adeoye@onesource.co.uk**

**To register to speak at the meeting please call 01708 433100
Before Tuesday 22 April 2025 on the week of the meeting**

Please would all Members and officers attending ensure they sit in their allocated seats as this will enable correct identification of participants on the meeting webcast.

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



Principles of conduct in public office

In accordance with the provisions of the Localism Act 2011, when acting in the capacity of a Member, they are committed to behaving in a manner that is consistent with the following principles to achieve best value for the Borough's residents and to maintain public confidence in the Council.

SELFLESSNESS: Holders of public office should act solely in terms of the public interest. They should not do so in order to gain financial or other material benefits for themselves, their family, or their friends.

INTEGRITY: Holders of public office should not place themselves under any financial or other obligation to outside individuals or organisations that might seek to influence them in the performance of their official duties.

OBJECTIVITY: In carrying out public business, including making public appointments, awarding contracts, or recommending individuals for rewards and benefits, holders of public office should make choices on merit.

ACCOUNTABILITY: Holders of public office are accountable for their decisions and actions to the public and must submit themselves to whatever scrutiny is appropriate to their office.

OPENNESS: Holders of public office should be as open as possible about all the decisions and actions that they take. They should give reasons for their decisions and restrict information only when the wider public interest clearly demands.

HONESTY: Holders of public office have a duty to declare any private interests relating to their public duties and to take steps to resolve any conflicts arising in a way that protects the public interest.

LEADERSHIP: Holders of public office should promote and support these principles by leadership and example.

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 7 - 8)

To approve as a correct record the minutes of the meeting of the Committee held on 13 March 2025 and to authorise the Chairman to sign them.

5 APPLICATIONS FOR DECISION (Pages 9 - 12)

See attached document

6 P1362.24 – 1 SUFFOLK WAY, HORNCHURCH - EMERSON PARK (Pages 13 - 20)

Report Attached

Zena Smith
Head of Committee and Election
Services

**MINUTES OF A MEETING OF THE
PLANNING COMMITTEE
Havering Town Hall, Main Road, Romford
13 March 2025 (7.00 - 8.00 pm)**

Present:

COUNCILLORS:

| | |
|----------------------------------|--|
| Conservative Group | Jacqueline McArdle and Carol Smith |
| Havering Residents' Group | Bryan Vincent (in the Chair) Robby Misir (Vice-Chair) and +Christine Smith |
| Labour | Matthew Stanton |

Councillor Keith Darvill was also present for the meeting.

5 members of the public were present.

Unless otherwise indicated 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.

19 APOLOGIES FOR ABSENCE AND ANNOUNCEMENT OF SUBSTITUTE MEMBERS

An apology was received for the absence of Councillor Philippa Crowder. + Councillor Christine Smith substituted for Councillor Crowder.

20 DISCLOSURE OF INTERESTS

There were no disclosures of interests.

21 MINUTES

The minutes of the previous meeting held on 4 February 2025 were agreed as a correct record and signed by the Chairman.

22 **P1596.24 - CENTURY YOUTH HOUSE, 67 ALBERT ROAD, ROMFORD (ST ALBANS)**

The Committee considered a report that for planning application for the partial demolition and conversion of the main building and demolition of all other buildings and structures, and development of the rear section of the site to provide 9 residential dwellings, with car parking, landscaping and related infrastructure.

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

A Councillor call-in has been received which accords with the Committee consideration criteria.

The application had been called-in by a Ward Councillor, Councillor Jane Keane. With its agreement Councillor Keith Darvill addressed the Committee on behalf of Councillor Keane.

Following discussion and consideration Members of the Committee **resolved** to grant planning permission subject to conditions detailed in the report.

23 **QUARTERLY PLANNING PERFORMANCE UPDATE - ITEMS FOR INFORMATION**

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

Members were advised to contact officers directly if there are any enquiry on any item.

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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|  <p>Havering LONDON BOROUGH</p> | <p>Planning Committee 24 April 2025</p> |
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Application Reference: P1362.24

Location: 1 Suffolk Way, Hornchurch

Ward: Emerson Park

Description: Variation of condition no. 2 of planning permission P0844.24 dated 13/09/2024 to allow for retention of door, installation of additional rooflights and alterations to internal layout (Retention of the existing outbuilding, with internal and external alterations, for use as an annexe)

Case Officer: Kelvin Naicker

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 development would be acceptable from a design standpoint and would not have a detrimental impact on the rear garden or surrounding street scene.
- 1.2 Furthermore, the scale of the development would not result in material harm to neighbouring amenity.

2 RECOMMENDATION

- 2.1 That the Committee resolve to GRANT planning permission subject to:

- 2.2 That the Director of Planning & Public Protection is delegated authority to issue the planning permission and impose conditions [and informatives] to secure the following matters:

Conditions

1. SC10C – Materials as per Application Form
2. SC32 – Accordance with Plans
3. SC46 – Standard Flank Window Condition
4. Annex Condition 1 – (Specifying that the garden shall not be subdivided at any time and nor shall there be any additional pedestrian or vehicular accesses into the site)
5. Annex Condition 2 – (Requiring any residential occupation of the building to be limited to immediate family members of the family occupying the main house at 1 Suffolk Way)

Informatives

1. INF29 – Approval (No Negotiation Required)
2. Party Wall

3 PROPOSAL AND LOCATION DETAILS

Site and Surroundings

- 3.1 The subject site is located on the southern side of Suffolk Way and contains a double-storey semi-detached dwelling. The property is a corner property with a side facing Oxford Avenue.

The property is not listed nor is it within a conservation area.

Proposal

- 3.2 Planning permission was previously granted for the retention of the existing outbuilding with internal and external alterations for use as an annexe in 2024 (application reference: P0844.24).

Permission is now sought to vary condition no. 2 of planning permission P0844.24 to allow for the retention of a door facing Oxford Avenue, the installation of additional rooflights to the outbuilding and alterations to its internal layout. The application is made under section 73 of the Town and Country Planning Act (1990).

The outbuilding measures 5.55m wide, 9m deep and has a pitched roof with a maximum height of 2.5m.

The annex approved under P0844.24 had two roof lights, a door facing the rear elevation of 1 Suffolk Way and two windows facing Oxford Avenue with an internal layout that consisted of a bedroom, living and sitting area, shower room and storage.

The annex proposed under this application would have five roof lights, a door and two windows that face Oxford Avenue, two windows that also face the rear elevation of 1 Suffolk Way and an internal layout which features a bedroom, study, lounge and WC.

During the application process, the officer queried why permission was being sought for an annex with a door facing Oxford Avenue when permission had been previously granted for an annex with a door facing the rear of 1 Suffolk Way. The agent's response was that "There was already outbuilding there with a door already facing that direction. The granny annex only replaced that outbuilding and the client preferred to retain the door where it was already facing. It is still within the curtilage of the host building".

Google street view images from December 2008, November 2012 and October 2014 show that the application site previously had a garage with a front door that faced Oxford Avenue.

The application site was also previously the subject of an enforcement investigation (reference: ENF/214/24). That investigation related to the following issues:

- Use of new outbuilding as separate self contained dwelling
- Outbuilding at rear separated off by fence and has own entrance

The case was closed in January 2025 as planning permission was granted for the use of the outbuilding as an annex as part of P0844.24 and there were no conditions to discharge as part of that permission.

Planning History

- P0844.24 – Retention of the existing outbuilding, with internal and external alterations, for use as an annexe (Approved with Conditions)
- P0139.24 - Proposed two storey infill side extension, single storey rear extension, loft conversion with one rear dormer window and two front roof lights, front porch roof extended across the front elevation and associated works (Approved with Conditions)
- D0409.23 – Certificate of Lawfulness for proposed outbuilding in the rear garden with single storey rear extension (Planning Permission Not Required)
- D0241.23 – Certificate of Lawfulness for a loft conversion with rear dormer and roof lights to front. Single storey rear extension and erection of outbuilding to rear for use as office/storage (Planning Permission Not Required)
- P0804.23 – Part two storey, part single storey side/rear extension following demolition of existing conservatory, conversion of loft with rear

dormer and roof lights to front, and extension of front porch roof
(Refused, Appeal Dismissed)

4 CONSULTATION RESPONSE

- 4.1 The views of the Planning Service are expressed in the MATERIAL PLANNING CONSIDERATIONS section below.
- 4.2 No stakeholders from within the Council were consulted about the application.

5 LOCAL REPRESENTATION

- 5.1 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: 2 of which 2 objected

- 5.3 The following Councillor made representations:

Councillor Laurance Garrard called the application in for the following reasons:

- Concerns regarding the positioning of the main access for the annexe facing the road
- Concerned that outbuilding would be used as a separate dwelling not associated with main property

Representations

- 5.4 The following issues were raised in representations that are material to the determination of the application. They can be summarised as follows and are addressed in substance in the next section of this report:

Objections

- Concerned structure would be rented out
- Concerned about overlooking and comings and goings to property

6 MATERIAL PLANNING CONSIDERATIONS

- 6.1 The main planning issues raised by the application that the committee must consider are:
- The visual impact arising from the changes to the design and appearance of the annex on the surrounding area
 - The impact of the changes to the annex on neighbouring amenity
 - Highways and parking issues

6.2 Visual impact arising from the design/appearance on the area

With regards to annexes, the Council's Residential Extensions and Alterations Supplementary Planning Document (SPD) advises that "the size and scale of the accommodation to be provided should be proportionate to the main dwelling".

The outbuilding itself is finished in a white cladding material which does not match the materials of the host dwelling nor the adjacent neighbours. However, it is noted it does somewhat match the finishes of the white uPVC material of the fenestrations of the adjacent neighbours.

While the annexe would be in view of the street scene there are additional mitigating circumstances. The annexe itself is setback from the public highway while there is a large wooden side boundary treatment meaning the vast majority of the annex is obscured from view. There is only approximately 50cm-70cm of the outbuilding which lies above the fencing which is visible. The building, due to its limited height does not dominate the rear garden scene. Nor is it considered that the additional rooflights proposed to the structure would have an adverse impact on its character and appearance from within Oxford Avenue or the rear garden of 1 Suffolk Way. There are no objections to an annex with a window facing the street from a visual standpoint.

On balance, and having given weight to the above, officers do not consider that the continued presence of the annexe would be so harmful to the character of the immediate area that it would warrant refusal on design/character grounds.

The original permission included a condition requiring the materials of the annex to be finished in accordance with the details provided on the application form to ensure that the appearance of the host dwelling and the character of the immediate area are safeguarded. This condition will be also imposed were consent to be granted for this scheme.

6.3 The impact of the development on neighbouring amenity

Consideration has been given to the impacts of the outbuilding on neighbouring amenity.

The outbuilding is located up along the shared boundary with no. 2 Suffolk Way. It is not considered that the annex causes an unacceptable impact to the amenity of these neighbouring occupiers as it is situated towards the bottom of the rear garden environment and has a relatively low height.

The outbuilding is also located along the common boundary with no. 24 Oxford Avenue. It projects beyond the rear of this neighbouring property but given the extent of this projection is marginal (approximately 1.4m) coupled with the low eaves height of the structure, it is not deemed to have an unacceptable impact on their amenity. The outbuilding benefits from four windows, two of which face

the rear garden environment of the application site. Given the boundary treatment along the shared side boundary with the attached neighbour, it is considered unlikely that these windows would result in harmful overlooking or loss of privacy to this neighbour. The other two windows face the street; Oxford Avenue, a public area and so are not envisaged to give rise to loss of privacy or overlooking to surrounding neighbours.

To prevent a loss of privacy, a condition will be imposed requiring the flank window of the proposed outbuilding to be obscured and preventing no window or other opening being inserted in the flank walls of the dwelling unless permission is first obtained from the Local Planning Authority as per condition three imposed on the original permission.

The outbuilding would contain a bedroom, study, lounge and WC. With regards to its use, the supporting statement submitted as part of the application indicates that the annex would be occupied by an elderly person who will be a dependent of the occupiers of the main house. Officers have considered whether these arrangements are likely to cause conditions that would be detrimental to neighbouring amenity. It is judged that, given the annexe would be occupied by a dependent of the occupiers of the main house and would not be occupied independently of the main dwelling, levels of activity would be within acceptable realms and not incompatible with that to be found within a residential rear garden setting. As such, it is judged that the use of the outbuilding would not result in material harm to neighbouring amenity.

To ensure the annex would remain ancillary to the main dwelling and to prevent it from being used as a separate dwelling, conditions will be imposed preventing the garden from being subdivided and any occupation of the annex being limited to family members of the occupants of 1 Suffolk Way only as per conditions four and five imposed on the original permission.

Given these circumstances and mindful of the general presumption in favour of development, officers do not consider the proposal to be unneighbourly.

6.4 Parking and Highway Implications

No highway or parking issues would expect to arise as a result of the proposal provided the annex is not used incorrectly in breach of any approved planning permission.

6.6 Environmental and Climate Change Implications

The proposed developments do not raise issues relating to the environment or climate change.

6.7 Financial and Other Mitigation

This application is not CIL liable because the floor space created by the development would not exceed 100 square metres.

6.8 Equalities

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

- 6.9 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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