

REGULATORY SERVICES COMMITTEE

REPORT

20 February 2014

Subject Heading:

P1581.13 – 63 Pettits Lane, Romford –
Single storey side extension (received
24/12/13)

Report Author and contact details:

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Policy context:

Local Development Framework
The London Plan

Financial summary:

None

The subject matter of this report deals with the following Council Objectives

Ensuring a clean, safe and green borough	[]
Championing education and learning for all	[x]
Providing economic, social and cultural activity in thriving towns and villages	[x]
Valuing and enhancing the lives of our residents	[x]
Delivering high customer satisfaction and a stable council tax	[]

SUMMARY

This matter is brought before committee as the applicant is related to a serving Councillor. The application seeks planning permission for a single storey side extension. Staff conclude the proposal to be acceptable. The application is recommended for approval subject to conditions.

RECOMMENDATIONS

It is recommended that planning permission be granted subject to the following conditions:

1. Time Limit – The development to which this permission relates must be commenced not later than three years from the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2. Matching materials - All new external finishes shall be carried out in materials to match those of the existing building(s) to the satisfaction of the Local Planning Authority.

Reason: To safeguard the appearance of the premises and the character of the immediate area, and in order that the development accords with the Development Control Policies Development Plan Document Policy DC61.

3. Accordance with plans - The development hereby permitted shall not be carried out otherwise than in complete accordance with the plans as listed on page 1 of this decision notice approved by the Local Planning Authority.

Reason: The Local Planning Authority consider it essential that the whole of the development is carried out and that no departure whatsoever is made from the details approved, since the development would not necessarily be acceptable if partly carried out or carried out differently in any degree from the details submitted. Also, in order that the development accords with the LDF Development Control Policies Development Plan Document Policy DC61.

INFORMATIVE

1. Statement Required by Article 31 (cc) of the Town and Country Planning (Development Management) Order 2010: No significant problems were identified during the consideration of the application, and therefore it has been determined in accordance with paragraphs 186-187 of the National Planning Policy Framework 2012.

REPORT DETAIL

1. **Site Description:**

- 1.1 The application site comprises a two storey detached building occupied by Truly Scrumptious Early Years Nursery, which is located on the junction of Pettits Lane and Havering Drive, Romford. There are residential properties surrounding the site.

2. **Description of development:**

- 2.1 The application seeks planning permission for a single storey side extension, with a width of 2.74 metres, a depth of 4.84 metres and a height of 3.2 metres to the top of the parapet coping stone. The extension features a lantern light and would be located adjacent to the northern boundary of the application site. The extension would have a rendered finish.
- 2.2 The extension would enlarge an existing room for children aged 3-5 years. The extension is required to ease the problem of differing activities within the same room and does not expand the occupation.

3. **Relevant History:**

- 3.1 A0002.13 – Retention of 3 No. non-illuminated fascia signs – Approved.

P0322.11 – Revised parking layout to create an additional parking space with relocated boundary fencing – Approved.

Q0177.11 – Discharge of condition 7 of P0322.11 – Discharged in part.

P0301.11 – Variation of condition 4 of planning application P2091.04 to increase the number of children on site from 20 to 30 – Approved.

P1212.10 – Single storey pavilion to rear garden – Approved.

P1211.10 – Variation of condition 3 and 4 of P2091.04 to increase the number of children on site from 20 to 34 and the number of children allowed outside from 10 to 20 – Withdrawn.

P2091.04 – Permanent retention of day nursery at first floor – Approved.

P1593.03 – Further of temporary planning permission for a further one year (use of first floor as childrens day nursery) – Approved.

P0597.02 – Erection of 2 no. covered ways and change of use to first floor from domestic to early years centre – Approved.

P1470.99 – Single storey side extension and change of use of ground floor to day nursery with self-contained flat above for use of the proprietor – Approved.

4. Consultations/Representations:

4.1 The occupiers of 16 neighbouring properties were notified of this proposal. One letter of objection was received with detailed comments that have been summarised as follows:

- It is alleged that there is no point in objecting as the applicant is a relative of the Deputy Mayor and therefore, the application will be approved.
- The extension would increase the number of children at the premises.
- The property has previously been extended and there are numerous sheds in the garden.
- Noise and disturbance.
- Parking.

4.2 In response to the above, each planning application is determined on its individual planning merits. The proposal does not involve increasing the number of children at the nursery. The remaining issues will be addressed in the following sections of this report.

5. Relevant policies:

5.1 Policies DC33 (Car parking), DC61 (Urban Design) and DC65 (Advertisements) of the LDF Core Strategy and Development Control Policies Development Plan Document and the Residential Extensions and Alterations SPD are material planning considerations.

6. Staff Comments

6.1 This proposal is put before the Committee as the applicant is related to a serving Councillor. The application file has been seen by the Monitoring Officer and pursuant to the constitution the Monitoring Officer has confirmed that the application has been processed in accordance with standard procedures. The issues arising in respect of this application will be addressed under the headings impact on the streetscene, amenity issues and parking and highways implications.

6.2 Design/impact on street/Garden scene

6.2.1 The single storey side extension would infill the space between the northern flank and rear façade of the building. The extension would be located a minimum and maximum of 4 and 6 metres respectively from northern boundary of the site in Havering Drive, which would help to mitigate its impact. The overall proportions and height of the extension are relatively modest. Overall, it is considered that the single storey side extension would integrate satisfactorily with the character and appearance of the existing building and the streetscene.

6.3 Impact on amenity

6.3.1 It is considered that the single storey side extension would not result in material harm to No. 61 Pettits Lane, as it would not be sited on its flank boundary and it would be flush with the rear façade of the building.

6.3.2 It is considered that the proposal would not result in a loss of amenity to No. 65 Pettits Lane, as it would be located between 4 and 6 metres from the northern boundary of the site and this neighbouring property is located on the opposite side of Havering Drive.

6.3.3 It is considered that the proposal would not result in a loss of amenity to No. 68 Havering Drive, as it would infill the space between the northern flank and rear façade of the building. In addition, there would be a rear to flank separation distance of approximately 23 metres between the rear façade of the extension and the north eastern flank of 68 Havering Drive. It is considered that the proposal would not create any additional overlooking over and above existing conditions.

6.4 Highway/parking issues

6.4.1 It is considered that the single storey side extension would not create any highway or parking issues. There are seven car parking spaces on the site and these would not be affected by the extension. The Highway Authority has no objection to the proposal.

7. Conclusion

7.1 Staff are of the view that the single storey side extension is acceptable, would not adversely impact on the streetscene or result in a loss of amenity to neighbouring occupiers. It is considered that the proposal would not create any highway or parking issues. The proposal is considered to be acceptable in all other respects and it is therefore recommended that planning permission be granted subject to conditions.

IMPLICATIONS AND RISKS

Financial implications and risks:

None.

Legal implications and risks:

The application file has been seen by the Monitoring Officer and pursuant to the constitution the Monitoring Officer has confirmed that the application has been processed in accordance with standard procedures.

Human Resources implications and risks:

None.

Equalities implications and risks:

The Council's planning policies are implemented with regard to Equalities and Diversity.

BACKGROUND PAPERS

Application forms and plans received 24/12/2013.

1. The planning application as submitted or subsequently revised including all forms and plans.
2. The case sheet and examination sheet.
3. Ordnance survey extract showing site and surroundings.
4. Standard Planning Conditions and Standard Green Belt reason for refusal.
5. Relevant details of Listed Buildings, Conservation Areas, Article 4 Directions.
6. Copy of all consultations/representations received and correspondence, including other Council Directorates and Statutory Consultees.
7. The relevant planning history.