

REGULATORY SERVICES COMMITTEE
15th September 2011
WITHIN STATUTORY PERIOD

APPLICATION NO:	P1212.11	
WARD :	Emerson Park	Date Received: 5th August 2011
ADDRESS:	The Willows Hubbards Close Hornchurch	
PROPOSAL:	Replacement / resiting of bungalow revised plans received 5-9-2011	
DRAWING NO(S):	1/711 - Existing / Proposed siting of dwelling 2/711A - Proposed layout / site plan 3/711 - Proposed elevations 4/711 - Existing site layout	
RECOMMENDATION :	It is recommended that planning permission be GRANTED subject to conditions given at the end of the report.	

CALL-IN

No.

RECOMMENDATION

That planning permission is granted for the reasons given in this report.

SITE DESCRIPTION

The application site comprises of a single storey detached dwelling to the northern side of Hubbards Close, Hornchurch and is known as The Willows. The site is within the Metropolitan Green Belt and the area surrounding the application site has an open feel and appearance. To the east of the application site is Hubbards Chase piggery and towards the north are open fields.

Towards the west and south of the site, the area is characterised by single storey bungalows on relatively large plots. The site has access off Hubbards Close and currently has no provision for off-street parking. Ground levels slope down towards the east.

DESCRIPTION OF PROPOSAL

The Council is in receipt of an application seeking permission for a new replacement bungalow.

The proposed bungalow would have a width of 20m and a depth of 8.8m. It would have a pitched roof with hipped ends with a maximum height of 6m to the ridge and 2.8m to the eaves.

The internal layout would comprise an entrance hall, bathroom, utility room, kitchen, dining room, lounge, 3 bedrooms and 2 en-suites. Windows and doors would generally be to the front and rear with a flank wall window to each side.

The bungalow would be set back from Hubbards Close by approximately 9.5m. There would be a garden area towards the rear, measuring 1120sq.m.

RELEVANT HISTORY

P1486.09 - Construction of pitched roof over flat roofed dwelling - Withdrawn.

P0038.10 - Pitched roof to flat roofed dwelling - Approved.

CONSULTATIONS/REPRESENTATIONS

Notification letters were sent to 5 neighbouring properties with no letters of representation received.

RELEVANT POLICIES

Policies CP14 (Green Belt), CP17 (design), DC32 (road network), DC33 (car parking), DC45 (appropriate development within the Green Belt) and DC61 (urban design) of the Core Strategy and Development Control Policies Development Plan Document are material considerations.

Residential Extensions and Alterations SPD

Policies 1.1B and 7.16 of The London Plan (2011) and PPG2 (Green Belts) are also material considerations.

PPG2 (Green Belts)

STAFF COMMENTS

The issues to be considered in this case are a) the principle of development; b) design/street scene issues; c) impact upon the Metropolitan Green Belt and d) amenity implications.

PRINCIPLE OF DEVELOPMENT

The application site falls within the Metropolitan Green Belt. National and local policies refer to a presumption against inappropriate development in Green Belt areas. Paragraph 3.4 of PPG2 states that "limited extension, alteration or replacement of existing dwellings" is not inappropriate providing the advice in Paragraph 3.6 is heeded. Paragraph 3.6 states that extensions should "not result in disproportionate additions over and above the size of the original building." According to PPG2, the replacement of existing dwellings need not be inappropriate, providing the new dwelling is not materially larger than the dwelling it replaces.

Policy DC45 of the Council's LDF deals specifically with extensions to dwellings in the Green Belt and states that "Extensions, alterations and replacement of existing dwellings will be allowed provided that the cubic capacity of the resultant building is not more than 50% greater than that of the original dwelling".

The existing dwelling which is also still in its original condition, has a volume of 525 cubic metres and covers a footprint of 184sq metres whilst the volume of the proposed dwelling would be approximately 819 cubic metres with a footprint of 177sq metres. The proposed dwelling would also have a height of 6m to the top of the ridge of the main roof and the existing dwelling has a maximum height of approximately 3m. The replacement bungalow would result in a volume increase of 55.8% and a height increase of 3m.

The proposed replacement dwelling would be marginally over the recommended 50% increase in volume. Staff are of the opinion that the proposal would comply with the aims and objectives of DC45 of the LDF and PPG2 in that the replacement dwelling is not disproportionately larger than the original dwelling it would replace. The proposal is therefore not considered to be inappropriate in Green Belt terms and acceptable in principle subject to no other harm to the openness of the Green Belt.

GREEN BELT IMPLICATIONS

Staff acknowledge that the replacement bungalow would result in a 55% increase in volume compared to the original dwelling on the site. The increase in volume is mainly due to the hipped roof which would increase the height from 3m to 6m. The footprint would be reduced from 184sq.m to 177sq.m.

Whilst there is an increase overall in height and volume of the proposed bungalow, consideration should be given to the location of the existing and proposed bungalows and whether there is an overall improvement in terms of the proposed location and general appearance. The proposal would involve resiting the bungalow towards the front of the site, approximately 9.1m from the edge of Hubbard Close. It was noted upon site inspection that this part of Hubbards Close have bungalows of similar size, proportion and in similar positions compared to the proposal. The development would have a front building line which would line up with the adjacent properties at "Clarewood", "The Outlook" and "Pegasus". With the majority of buildings in the vicinity being located closer to the edge of the road, Staff are of the opinion that the resiting of the bungalow towards the front of the site would help to maintain the openness of the Green Belt towards the rear which is more consistent with the surrounding area compared to the current situation.

The existing bungalow is of a poor construction and in a dilapidated condition. In Staff's opinion, the building is not fit for living accommodation and has an adverse appearance on the Green Belt. The replacement building would be a new structure and in Staff's opinion, an improvement of the current situation on the site. The new bungalow would potentially, with the correct use of materials, have a more appropriate appearance in the Green Belt and with landscaping conditions, the overall appearance of the site can be improved. Should Members be minded to grant permission, Staff would recommend an appropriate condition to require the applicant to remove all other equipment which is currently unlawfully stored on the site.

In light of the above, Staff present Members with a balanced judgement. Whilst the proposal would result in an increase in volume and height of the proposed bungalow, the overall increase in volume would be marginally above the 50% as recommended in Policy DC45 of the LDF. Due to the minor increase in overall volume and height and a reduction in the footprint compared to the existing bungalow, Staff are of the opinion that the proposal accords with the guidance of PPG2 as the replacement bungalow would not be disproportionately larger than the bungalow it replaces. Members may also wish to give consideration to the benefits in replacing the dilapidated building with a bungalow which would visually be more in keeping with this part of the Green Belt and have a siting consistent with its neighbouring properties.

In Staff's opinion, the benefits of the proposal would outweigh any potential harm the proposal may have as a result of the increase in volume and height. Staff are of the opinion that the new position would be beneficial to maintain the Green Belt towards the north of the site. Members are invited to make a judgement on this aspect of the proposal.

Notwithstanding the proposal's acceptability in Green Belt terms, given its exceedence of the 50% guidance as provided in the LDF, Staff are of the opinion that any further development may result in material harm to the openness of the Green Belt. For this reason, a condition is recommended to remove all permitted development rights to prevent any future development from occurring without due consideration by the Local Planning Authority.

DENSITY/SITE LAYOUT

The Council's Residential Design SPD in respect of amenity space recommends that every home should have access to suitable private and/or communal amenity space in the form of private gardens, communal gardens, courtyards, patios, balconies or roof terraces. In designing

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high quality amenity space, consideration should be given to privacy, outlook, sunlight, trees and planting, materials (including paving), lighting and boundary treatment. All dwellings should have access to amenity space that is not overlooked from the public realm and this space should provide adequate space for day to day uses.

The proposal would leave a rear garden area of approximately 1120sq.m. The garden area would be private, screened from public views and is considered to be of a usable size, similar to those at neighbouring properties in the vicinity of the application site. It is therefore considered that this amenity area is in a usable form and would provide a quality amenity area for future occupiers.

DESIGN/IMPACT ON STREET/GARDEN SCENE

Staff noted upon site inspection that properties towards the west of the application site consist of bungalows with pitched roof designs. The application site, The Willows, is the only bungalow with a flat roof. In Staff's opinion, the proposed replacement bungalow would be an improvement of the current dilapidated bungalow. The proposed pitched roof would be more in keeping with other bungalows along Hubards Close and with the correct use of materials, the bungalow would be in keeping with the character of the Green Belt.

The proposal has a sufficient set-back from the edge of the highway and spacing between the proposal and the site boundaries are considered acceptable.

The proposal is single storey in height and given the above circumstances, it is not considered that the development would have an adverse impact on the character and appearance of the street scene. Indeed, Staff are of the opinion that the proposal would be an improvement of what is currently on the site and therefore complies with the aims and objectives of Policy DC61 of the LDF.

IMPACT ON AMENITY

There are no neighbouring dwellings towards the north or east of the application site. The nearest neighbouring dwellings are towards the west and south, both approximately 40m away.

"The Old Forge" is on the opposite side of the road towards the south and "Clarewood" is towards the west. There is a garage between the subject site and Clarewood.

Given the distance of neighbouring dwellings from the proposed bungalow, the proposal is not considered to have any harmful impact in terms of overshadowing to neighbouring properties. Due to the orientation of buildings in an east-west direction, it is not considered that any unreasonable levels of overshadowing would occur to the neighbouring properties. The roof will further have a pitched design, being angled away from Clarewood, mitigating any potential impact on amenity. No windows or development is proposed within the roofspace and no potential for overlooking therefore exists. The proposal is considered to comply with the aims and objectives of Policy DC61 of the LDF with no material harm to any of the neighbouring properties.

HIGHWAY/PARKING

Policy DC33 of the Local Development Framework is relevant. For a development of this type and in this location, a parking standard of 2 - 1.5 spaces per unit would be required. Although the submitted drawings indicate no provision for car parking, Staff are satisfied that the site can easily accommodate the required number of spaces. An appropriate condition will be attached

to require the applicant to submit details of the parking layout and how it will be surfaced.

The Highways Authority raised no concerns in respect of the proposal as the development is sited on a private, "unadopted road".

KEY ISSUES/CONCLUSIONS

The scheme is contrary to Policy DC45 as the development would result in a 55% increase in volume over and above the existing bungalow it replaces. The replacement bungalow would also be higher compared to the existing and therefore materially larger. Staff are however of the view that the proposal would not be disproportionately larger compared to the building it replaces and would therefore comply with PPG2. It is further considered that the benefits of the new location and design of the replacement bungalow would outweigh any potential harm to the openness of the Green Belt. The proposal is therefore acceptable in Green Belt terms however, Members are invited to apply their judgement.

The proposed amenity space would fulfil the requirements of the Council's Residential Design SPD. The development would not be harmful to the character and appearance of the street scene and would not result in any harm to the amenities of neighbouring occupiers. No parking or highway issues are raised.

Subject to conditions, the proposal is considered acceptable and therefore recommended for approval.

RECOMMENDATION

It is recommended that **planning permission be GRANTED** subject to conditions

1. S SC4 (Time limit) 3yrs
2. S SC06 (Parking provision)
3. M SC09 (Materials)
4. M SC11 (Landscaping)
5. S SC32 (Accordance with plans)
6. M SC45A Removal of permitted development rights

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (No. 2) (England) Order 2008 Article 3, Schedule 2, Part 1, Classes A, B, C, D and E, no extensions, roof extensions, roof alterations or outbuildings shall be constructed unless 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.

Reason:

In the interests of amenity and to enable the Local Planning Authority to retain control over future development, and in order that the development accords with Development Control Policies Development Plan Document Policy DC61

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7. SC46 (Standard flank window condition)

8. M SC62 (Hours of construction)

9. Non standard condition

Prior to the commencement of any works pursuant to this permission the developer shall submit for the written approval of the Local Planning Authority;

a) A Phase I (Desktop Study) Report documenting the history of this site, its surrounding area and the likelihood of contaminant/s, their type and extent incorporating a Site Conceptual Model.

b) A Phase II (Site Investigation) Report if the Phase I Report confirms the possibility of a significant risk to any sensitive receptors. This is an intrusive site investigation including factors such as chemical testing, quantitative risk assessment and a description of the sites ground conditions. An updated Site Conceptual Model should be included showing all the potential pollutant linkages and an assessment of risk to identified receptors.

c) A Phase III (Risk Management Strategy) Report if the Phase II Report confirms the presence of a significant pollutant linkage requiring remediation. The report will comprise of two parts:

Part A - Remediation Statement which will be fully implemented before it is first occupied. Any variation to the scheme shall be agreed in writing to the Local Planning Authority in advance of works being undertaken. The Remediation Scheme is to include consideration and proposals to deal with situations where, during works on site, contamination is encountered which has not previously been identified. Any further contamination shall be fully assessed and an appropriate remediation scheme submitted to the Local Planning Authority for written approval.

Part B - Following completion of the remediation works a "Validation Report" must be submitted demonstrating that the works have been carried out satisfactorily and remediation targets have been achieved.

d) If during development works any contamination should be encountered which was not previously identified and is derived from a different source and/or of a different type to those included in the contamination proposals then revised contamination proposals shall be submitted to the LPA ; and

e) If during development work, site contaminants are found in areas previously expected to be clean, then their remediation shall be carried out in line with the agreed contamination proposals.

For further guidance see the leaflet titled, "Land Contamination and the Planning Process".

Reason:

To protect those engaged in construction and occupation of the development from potential contamination. Also in order that the development accords with the LDF Development Control Policies Development Plan Document Policy DC53.

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10. Non standard condition

Prior to commencement of the development hereby permitted, all equipment and goods stored on the site shall be removed and the site shall remain a residential curtilage only, unless otherwise agreed in writing by the Local Planning Authority.

Reason:

To protect and maintain the openness of the Metropolitan Green Belt.

11. Non standard condition

Prior to commencement of the development hereby permitted, all existing buildings / dwellings / bungalows / living accommodation on the site shall be demolished and removed from the site entirely and no replacement buildings apart from those granted as part of this planning permission shall be erected on the site without prior consent in writing from the Local Planning Authority.

Reason:

To protect and maintain the openness of the Metropolitan Green Belt.

1 INFORMATIVE:

Reason for approval:

The proposed development is considered to be in accordance with the aims, objectives and provisions of Policies DC33, DC45 and DC61 of the LDF Core Strategy and Development Control Policies Development Plan Document.

Note: Following a change in government legislation a fee is now required when submitting details pursuant to the discharge of conditions, in order to comply with the Town and Country Planning (Fees for Applications and Deemed Applications) (Amendment) (England) Regulations, which came into force from 06.04.2008. A fee of £85 per request (or £25 where the related permission was for extending or altering a dwellinghouse) is needed.
