



# REGULATORY SERVICES COMMITTEE

18 June 2015

# REPORT

**Subject Heading:**

P0572.15 – 58 Heath Drive, Romford -  
Proposed single storey outbuilding  
(received 28/04/15)

**Ward:**

Pettits

**Report Author and contact details:**

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**Policy context:**

Local Development Framework  
The London Plan  
National Planning Policy Framework

**Financial summary:**

None

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

Havering will be clean and its environment will be cared for	[]
People will be safe, in their homes and in the community	[]
Residents will be proud to live in Havering	[]

**SUMMARY**

This matter is brought before committee for reasons of probity since it is an application submitted by a Member of the Council. The application seeks full planning permission for a single storey outbuilding. Staff conclude the proposal to be acceptable. The application is recommended for approval subject to conditions.

## RECOMMENDATIONS

That the 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 Act 1990.

2. Accordance with plans: The development hereby permitted shall not be carried out otherwise than in complete accordance with the approved plans listed on page 1 of this decision notice.

**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 Development Control Policies Development Plan Document Policy DC61.

3. Materials: The development shall be constructed with the material as specified on drawing No. 02A.

**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.

4. Restricted Use: Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 the outbuildings hereby permitted shall be used only for purposes incidental to the enjoyment of the dwelling house and not for any trade or business nor as living accommodation.

**Reason:** To restrict the use of the premises to one compatible with the surrounding area and to enable the Local Planning Authority to exercise control over any future use not forming part of this application, and that the development accords with the Development Control Policies Development Plan Document Policy DC61

5. Balcony condition: 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.

**Reason:** In the interests of the amenity of the occupiers of neighbouring dwelling, and in order that the development accords with the Development Control Policies Development Plan Document Policy DC61.

## **INFORMATIVES**

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 site lies to the western side of Heath Drive and forms part of the Gidea Park Conservation Area. The site comprise a two storey detached property. There is hard standing to the front of the property with a garden to the rear of the property screened by a close boarded fence, mature shrubs/trees and a hedge along the southern boundary.
- 1.2 The surrounding locality is residential in nature and formed from detached properties in a variety of architectural styles..

#### **2. Description of Proposal**

- 2.1 The application seeks planning permission for the construction of a single storey outbuilding in the rear garden.
- 2.2 The outbuilding would measure 5m in depth, 4.5m in width and 2.9m to the highest part of the parapet wall surrounding a flat roof.
- 2.3 The additional space would be utilised as a sun room.

#### **3. History**

- 3.1 P2041.04 - Part single, part two storey rear extension. Rear dormer window - Refused
- 3.2 P0639.90 - Conservatory to rear - Approved

#### **4. Consultation/Representations**

- 4.1 Notification letters were sent to 6 neighbouring properties and no letters of objection were received.

## **5. Relevant Policies**

- 5.1 Policies CP17 (Design), DC61 (Urban Design) and DC68 (Conservation Areas) of the Local Development Framework Core Strategy and Development Control Policies Development Plan Documents and the Residential Extensions and Alterations Supplementary Planning Document Heritage Supplementary Planning Document and Gidea Park Conservation Area Character Appraisal and Management Proposals are also relevant.
- 5.2 Policies 7.4 (Local Character) and 7.8 (Heritage Assets and Archaeology) of the London Plan (2011).
- 5.3 National Planning Policy Framework (NPPF) Section 7 “Requiring Good Design” and Section 12 “Conserving and enhancing the historic environment”.

## **6. Staff comments**

- 6.1 In accordance with the Protocol on Probity in Planning Matters contained in the Council’s Constitution, this application is brought before committee because it is an application submitted by a Member of the Council. The application file has been seen by the Assistant Chief Executive (Legal and Democratic Services). The main issues to be considered by Members in this case are the impact on the rear garden environment, Gidea Park Conservation Area and amenity implications.

### *6.2 Impact on Local Character and Street Scene*

- 6.2.1 The application site is located within the Gidea Park Conservation Area and the 1911 Exhibition and Competition Housing Areas. The issues for consideration in this case are the impact of the proposal upon the special character and appearance of the Gidea Park Conservation Area and the 1911 Exhibition and Competition Housing Areas. The statutory duty applied to planning authorities in the exercise of their planning functions in conservation areas is set out in section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990. This is that "special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area". This aim is reflected in Policy DC68 of the LDF Development Control Policies Development Plan Document.

Policy DC68 states that the character of Conservation Areas will be preserved or enhanced. Planning permission for development within a Conservation Area will only be granted where:

- it does not involve the demolition of a building that makes a positive contribution to the character or appearance of the area
- it preserves or enhances the character of the Conservation Area and well designed
- it does not involve the loss of trees which contribute towards the character of the Conservation Area

- in the case of the Gidea Park Conservation Area it ensures that all subdivision of plots particularly within the 1911 Exhibition and Competition housing areas result in plot sizes similar to those of surrounding properties.

6.2.2 The Gidea Park Conservation Area contains housing and shops built around a road layout dating from 1910 based on the garden suburb principles and featuring two areas of architectural exhibition and competition housing. The character of the residential parts of the Conservation Area is one of individually designed dwellings in mature gardens.

6.2.3 The outbuilding would not be visible from Heath Drive and as such, would not be harmful to the streetscene, as it would be located in the rear garden environment.

6.2.4 Consideration has been given to the overall proportions, siting and design of the proposed outbuilding. The outbuilding would be located approximately 1.3, 1.5 and 4.5 metres from the rear, northern and southern boundaries of the site respectively. There would be a separation distance of approximately 24 metres between the front elevation of the outbuilding and the rear of the dwelling. The outbuilding is single storey and is relatively low in height. It is considered that the overall proportions and height of the outbuilding are relatively modest. It is considered that the timber fence and hedges on the rear and side boundaries of the site will help to screen the proposed outbuilding. Taking the above factors into account, it is considered that the outbuilding would not appear disproportionately large in relation to the overall size and spaciousness of the rear garden of the application site.

6.2.5 The bulk and massing are considered to be appropriate to the size and scale of the garden, and as such, would not detract from the open verdant character of the Gidea Park Conservation Area. As such, it is considered to preserve the character and appearance of the conservation area.

### 6.3 *Impact on Amenity*

6.3.1 It is considered that the proposed outbuilding would not result in a significant loss of amenity to neighbouring properties for the following reasons. The outbuilding would be located approximately 1.3, 1.5 and 4.5 metres from the rear, northern and southern boundaries of the site respectively. The outbuilding is single storey and is relatively low in height.

6.3.2 It is considered that the timber fence and hedges on the rear and side boundaries of the site would will help to screen the proposed outbuilding.

6.3.3 It is considered that the proposal would not create any additional overlooking or loss of privacy over and above existing conditions. A condition will be placed to ensure that outbuilding would be used ancillary to the main dwelling house.

#### 6.4 *Highways / Parking Issues*

6.4.1 It is considered that the proposal would not create any parking or highway issues. There is space for two vehicles to the front of the dwelling.

#### 6.5 *The Mayor's Community Infrastructure Levy*

6.5.1 The proposed development is not liable for the Mayor's Community Infrastructure Levy (CIL) in accordance with London Plan Policy 8.3 as it would only result in an increase in floor area of approximately 23m<sup>2</sup>.

### 7. **Conclusion**

7.1 It is considered that the proposed outbuilding would not be harmful to the character and appearance of the dwelling or the Gidea Park Conservation Area in this particular case. The proposal does not raise any adverse issues in respect of neighbouring residential amenities, or on highway or parking grounds. Accordingly, it is recommended that planning permission be granted.

## **IMPLICATIONS AND RISKS**

#### **Financial Implications and risks:**

None

#### **Legal Implications and risks:**

None

#### **Human Resource Implications:**

None

#### **Equalities and Social Inclusion Implications:**

None

## **BACKGROUND PAPERS**

1. Application forms and plans received on 28/04/15.