



REGULATORY SERVICES COMMITTEE

REPORT

3 November 2011

Subject Heading:

**P1128.11 – 20 Pinewood Road,
Havering-Atte-Bower, Romford**

**Construction of replacement 3-
bedroom dwelling.**

**(Application received 20th September
2011)**

Report Author and contact details:

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Policy context:

**Local Development Framework,
London Plan, Planning Policy
Statements/Guidance Notes**

Financial summary:

None

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

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

SUMMARY

The proposal is for the construction of a replacement bungalow comprising 3 bedrooms.

The planning issues are set out in the report below and cover the principle of the development, impact on street scene, residential amenity and highways/parking. Staff are of the view that the proposal is acceptable and it is recommended that permission be granted 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) Accordance with plans: The development hereby permitted shall not be carried out otherwise than in complete accordance with the approved plans, particulars and specifications.

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) Parking standards: Before the building(s) hereby permitted is first occupied, provision shall be made for 2 x No. off-street car parking spaces and thereafter this provision shall be made permanently available for use, unless otherwise agreed in writing by the Local Planning Authority.

Reason:

To ensure that adequate car parking provision is made off street in the interests of highway safety.

4) Materials: Before any of the development hereby permitted is commenced, samples of all materials to be used in the external construction of the building(s) shall be submitted to and approved in writing by the Local Planning Authority and thereafter the development shall be constructed with the approved materials.

Reason:

To ensure that the appearance of the proposed development will harmonise with the character of the surrounding area and comply with Policy DC61 of the Development Control Policies Development Plan Document.

5) Landscaping: No development shall take place until there has been submitted to and approved by the Local Planning Authority a scheme of hard and soft landscaping, which shall include indications of all existing trees and shrubs on the site, and details of any to be retained, together with measures for the protection in the course of development. All planting, seeding or turfing comprised within the scheme shall be carried out in the first planting season following completion of the development and any trees or plants which within a period of 5 years from completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local Planning Authority.

Reason:

In accordance with Section 197 of the Town and Country Planning Act 1990 and to enhance the visual amenities of the development, and that the development accords with the Development Control Policies Development Plan Document Policy DC61

6) Boundary treatment: The proposal hereby permitted shall not have a residential curtilage established and no means of enclosure or boundary treatment shall be erected at any time without prior consent in writing from the Local Planning Authority.

Reason:

In order to ensure that the development maintains the open character and appearance of the Green Belt, and in order that the development accords with Development Control Policies Development Plan Document Policy DC45 and Government Guidance contained within PPG2.

7) Cycle storage: Before the building(s) hereby permitted is first occupied, provision shall be made for 2 x No. cycle storage spaces and thereafter this

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provision shall be made permanently available for use, unless otherwise agreed in writing by the Local Planning Authority.

Reason:

In the interests of providing a wide range of facilities for non-motor car residents, in the interests of sustainability.

8) Hours of Construction: No construction works or construction related deliveries into the site shall take place other than between the hours of 08.00 to 18.00 on Monday to Friday and 08.00 to 13.00 hours on Saturdays unless agreed in writing with the Local Planning Authority. No construction works or construction related deliveries shall take place on Sundays, Bank or Public Holidays unless otherwise agreed in writing by the Local Planning Authority.

Reason:

To protect residential amenity, and in order that the development accords with the Development Control Policies Development Plan Document Policy DC61.

9) Construction Methodology Statement: Before development is commenced, a scheme shall be submitted to and approved in writing by the Local Planning Authority making provision for a Construction Method Statement to control the adverse impact of the development on the amenity of the public and nearby occupiers. The Construction Method statement shall include details of:

- a) parking of vehicles of site personnel and visitors;
- b) storage of plant and materials;
- c) dust management controls;
- d) measures for minimising the impact of noise and ,if appropriate, vibration arising from construction activities;
- e) predicted noise and, if appropriate, vibration levels for construction using methodologies and at points agreed with the Local Planning Authority;
- f) scheme for monitoring noise and if appropriate, vibration levels using methodologies and at points agreed with the Local Planning Authorities;
- g) siting and design of temporary buildings;
- h) scheme for security fencing/hoardings, depicting a readily visible 24-hour contact number for queries or emergencies;
- i) details of disposal of waste arising from the construction programme, including final disposal points. The burning of waste on the site at any time is specifically precluded.

And the development shall be carried out in accordance with the approved scheme and statement.

Reason:

To protect residential amenity, and in order that the development accords the Development Control Policies Development Plan Document Policy DC61.

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10) Refuse and recycling: Prior to the first occupation of the development hereby permitted, provision shall be made for the storage of refuse and recycling awaiting collection according to details which shall previously have been agreed in writing by the Local Planning Authority.

Reason:

In the interests of amenity of occupiers of the development and also the visual amenity of the development and the locality generally, and in order that the development accords with the LDF Development Control Policies Development Plan Document Policy DC61

11) 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 and Part 2, Class A no extensions, roof extensions, roof alterations, outbuildings or fences, gates or other means of enclosure shall take place 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 Policies DC45 and DC61.

12) Secured by Design: Prior to the commencement of the development hereby permitted, details of the measures to be incorporated into the development demonstrating how 'Secured by Design' accreditation might be achieved shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details, and shall not be occupied or used until written confirmation of compliance with the agreed details has been submitted to and approved in writing by the LPA

Reason:

In the interest of creating safer, sustainable communities, reflecting guidance set out in PPS1, Policy 4B.6 of the London Plan, and Policies CP17 'Design' and DC63 'Delivering Safer Places' of the LBH LDF

13) Land contamination: 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.

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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.

INFORMATIVES

1. Reason for Approval:

It is considered that the proposal satisfies the relevant criteria of Policies DC33, DC45, DC58, DC61 and DC69 of the LDF Development Control Policies Development Plan Document.

2. With regards to surface water drainage it is the responsibility of the developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of Ground Water. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777.
3. In aiming to satisfy Condition 12 the applicant should seek the advice of the Police Crime Prevention Design Advisor. The services of the local Police CPDA is available free of charge through Havering Development and Building Control or Romford Police Station, 19 Main Road, Romford, Essex, RM1 3BJ." It is the policy of the local planning authority to consult with the Borough CPDA in the discharging of community safety condition(s).

REPORT DETAIL

1. Site Description

- 1.1 The application site is located to the northern side of Pinewood Road. The site measures approximately 0.31ha and was previously occupied by a single storey bungalow which has now been demolished due to extensive fire damage. The site is within the Metropolitan Green Belt, forms part of the Havering Ridge Area of Special Character and designated as a Site of Importance for Nature Conservation (SINC). Ground levels on the site drop significantly from east to west. The site is characterised by mature trees and dense vegetation.
- 1.2 There is no other residential development within close proximity to the application site with the nearest being Hillsdene along Clockhouse Lane to the south-west, approximately 260m away. The surrounding area is generally rural in character with dense vegetation forming part of Havering Park and the Green Belt.

2. Description of Proposal

- 2.1 The Council is in receipt of a planning application seeking permission to replace a previously demolished dilapidated, fire damaged bungalow and construct a new 3-bedroom chalet-style bungalow.
- 2.2 The proposal would be in the same location as the existing building. The bungalow would have a width of 9.3m and a depth of 13.4m. The proposal

would have a half-gabled roof design to a maximum height of 6.2m above ground level. On ground floor level would be a dining area / family room, kitchen, living room, bathroom and 2 bedrooms and on 1st floor level would be a 3rd bedroom with en-suite.

2.3 Windows and doors would generally be to the front and rear of the bungalow with flank windows serving the utility, kitchen and living room on ground floor level. Due to the change in ground levels, there would be an access ramp to the front entrance and a patio towards the rear measuring approximately 700mm above ground level at its highest point.

2.4 Although the drawings do not indicate where and how car parking spaces will be provided, the applicant indicated on the application forms that there will be 3 No. car parking spaces.

3. Planning History

3.1 No relevant history.

4. Consultations/Representations

4.1 The application has been advertised on site and in the local press as development contrary to Green Belt policies. Neighbour notification letters have also been sent to 16 local addresses. At the time of drafting this report, 1 letter of representation was received, raising objections in respect of the following:

- The park should not be allowed to have private housing
- Access to local facilities inadequate

5. Relevant Policies

5.1 LDF Core Strategy Development Plan Document

CP1 – Housing Supply
CP14 – Green Belt
CP16 – Biodiversity and Geodiversity
CP17 - Design

5.2 LDF Development Control Policies Development Plan Document

DC2 – Housing Mix and Density
DC3 – Housing Design and Layout
DC33 – Car parking
DC34 – Walking
DC35 – Cycling
DC45 – Appropriate Development in the Green Belt
DC58 – Biodiversity and Geodiversity
DC60 – Trees and Woodlands
DC61 – Urban design

DC62 – Access
DC63 – Delivering safer places

Residential Design Supplementary Design Guidance
Residential Extensions and Alterations SPD

5.3 The London Plan (2011)

3.5 (Quality and Design of Housing Developments)
3.8 (Housing Choice)
5.3 (Sustainable Design and Construction)
7.16 (Green Belt)
7.19 (Biodiversity and Access to Nature)
7.21 (Trees and Woodlands)

5.4 Government Guidance

Planning Policy Statement 1 (Delivering Sustainable Development)
Planning Policy Guidance 2 (Green Belts)
Planning Policy Statement 3 (Housing)
Planning Policy Statement 7 (Sustainable Development in Rural Areas)

6. Staff Comments

6.1 The issues arising from this application are whether the development is acceptable in principle and, if not, whether there are very special circumstances sufficient to justify the development; the impact on the character and openness of the Green Belt, the impact on the street scene, the Havering Ridge Area of Special Character and adjoining Conservation Area, impact on local amenity, parking and highway issues.

6.2 Principle of Development

6.2.1 According to PPG2, the construction of new buildings inside the Green Belt is inappropriate unless it is for, amongst others, limited extension, alteration or replacement of existing dwellings. The replacement of existing dwellings need not be inappropriate, providing the new dwelling is not materially larger than **the dwelling it replaces**.

6.2.2 The former dwelling became an unsafe structure which was in a poor state of repair and subject to vandalism and trespass. In July this year, the dwelling was subject to an arson attack and was subsequently demolished.

6.2.3 The replacement of existing dwellings in the Green Belt is strictly controlled to safeguard the openness of the Green Belt. Replacement dwellings will only be allowed if there is no greater impact on the openness of the Green Belt than that of the original. The form, bulk and general design must also be in keeping with the surroundings.

6.2.5 Permission will not normally be granted for a new dwelling where the existing dwelling has been demolished or abandoned as this would be regarded as a new house and hence contrary to Green Belt policy. Where a dwelling has been substantially or wholly demolished as a result of accidental damage such as fire, this may, depending on the circumstances, be regarded as very special circumstances. Before considering these very special circumstances in more detail, it is necessary to consider whether any other harm arises. This is explored below.

6.3 Impact on Green Belt

6.3.1 The proposal would be in a similar location compared to the dwelling which was on the site prior to demolition. The original dwelling had a floor area of 84.4sq.m which was increased by a single storey extension in 1982 (to have a floor area of 114sq.m). The proposal would have a floor area of 121sq.m which is an increase of 36.6sq.m over and above the original dwelling and 7sq.m more than the extended dwelling. The overall volume of the proposal would be 513 cubic metres whilst the original dwelling had a volume of 362 cubic metres. The original dwelling was extended to have a total volume of 448sq.m. This results in a volume increase of 151 cubic metres or 41.7% over and above that of the original dwelling and 65 cubic metres or 14.5% over and above the extended dwelling (as it stood before demolition).

6.3.2 Where PPG2 refers to the size of replacement dwellings over and above the dwelling it replaces, the Council's LDF Policy DC45 states that 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 proposal's cubic capacity would be 14.5% more than the dwelling it replaces and 41.7% over and above the original dwelling (prior to 1982). In terms of the volume increase, the proposal complies with the requirements of policy DC45 of the Council's LDF and Government guidance contained within PPG2.

6.3.3 Although slightly larger, Staff are of the opinion that the replacement dwelling would not be harmful to the open character and appearance of the Green Belt as it would not be significantly greater compared to the dwelling it would replace. The proposal would see a building of improved quality and character and in light of the minor increase in floor area and overall volume, is not considered to be harmful in Green Belt terms. The proposal is therefore considered to be acceptable in this respect.

6.3.4 Staff did however notice upon site inspection that there are no clear boundaries which define a residential curtilage and the area surrounding the bungalow remains fairly open with a natural flow into the surrounding woodlands. The drawings submitted as part of the application however indicate a red line around what appears to define a residential curtilage. Staff are of the opinion that the creation of a residential curtilage should be prevented in this instance as the formation of any means of boundary treatment or fencing would be harmful to the openness of the Green Belt.

6.3.5 In light of the volume and floor space which have already been increased compared to the original and replacement bungalow, Staff consider any enclosures or formation of a residential curtilage to prejudice the open character and appearance of this part of the Green Belt. It is therefore important that the area surrounding the proposed bungalow remains Green Belt land which naturally forms part of the surrounding woodland. Staff therefore recommend a condition to prevent any boundary treatment or fence to be erected in order to prevent a residential curtilage to be established.

6.3.6 In addition to the above, Staff are of the opinion that any further development to the bungalow or on the application site would be harmful to the open character of the Green Belt. It is therefore recommended that all Permitted Development Rights are removed to prevent any harm from occurring, should future occupiers wish to extend the bungalow.

6.4 Site layout / Amenity space:

6.4.1 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 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.

6.4.2 The application site is a large plot measuring approximately 0.3ha and indeed, its current use is residential. The proposal would be in the same location and of a similar size compared to the fire damaged bungalow. The proposal would be set back from its front boundary by approximately 15m, leaving a rear garden of 23.5m. The site is well screened from all sides by mature trees and vegetation allowing no or very limited public views into the site.

6.4.3 Staff are of the opinion that this large plot and the proposed development would leave adequate amenity space which would be private, screened from public views and practical for day to day use.

6.4.4 The site can comfortably accommodate parking towards the front and amenity to the rear without appearing cramped or overdeveloped. It is therefore considered that the siting and layout of the proposal would be acceptable with no adverse impacts on the character of the area.

6.5 Impact on character and street scene

6.5.1 Policy DC61 of the LDF Development Plan Document seeks to ensure that new developments are satisfactorily located and are of a high standard of design and layout. Furthermore, the appearance of new developments should be compatible with the character of the surrounding area, and should

not prejudice the environment of the occupiers and adjacent properties. Policy DC61 of the DPD states that planning permission will only be granted for development which maintains, enhances or improves the character and appearance of the local area.

- 6.5.2 The application site is on a large plot with mature trees and dense vegetation to its boundaries allowing no or very limited views from the public domain. The bungalow is further not located adjacent a public highway but as it has been used by the park ranger over the years, is located along a gravel track within Havering Park. The proposal would therefore not form part of any existing street scene.
- 6.5.3 Notwithstanding the proposal's negligible impact on the character of the street scene, the application falls within the Havering Ridge Area of Special Character and would ultimately have an impact on the special character area.
- 6.5.4 Policy DC69 of the LDF states that planning permission will only be granted in areas of special townscape or landscape character if it maintains or enhances the special character area. Havering Ridge was recognised by the former London Planning Advisory Committee as an Area of Special Character because of its skyline character and the panoramic views it affords of Central London. It has also been identified by English Heritage as an Area of Heritage Land for its combined intrinsic value for landscape, historic and nature conservation interest. The Council will therefore ensure that any development has regard to the special character of the area.
- 6.5.5 The proposal is for a modest, single storey bungalow which would see the replacement of a bungalow which was of a similar scale and design. The proposal would be slightly larger compared to the previous bungalow however, not to the extent that would cause harm to the character of the area.
- 6.5.6 In light of the distance of the proposal from its site boundaries, the dense vegetation to the site boundaries and the simplistic design, Staff are of the opinion that the proposed new bungalow would not adversely affect the character of the Havering Ridge Area of Special Character. Appropriate conditions can be imposed to require the submission of material samples and the retention of the mature trees within the grounds which will ensure that the open, verdant character of the ridge is maintained.
- 6.5.7 For the reasons mentioned above, it is considered that the proposed development would be acceptable in terms of its overall scale, bulk and design and would be acceptable in terms of its impact on the street scene and in particular on the Havering Ridge Area of Special Character. The development is therefore considered to be consistent with the aims and objectives of Policy DC61, DC68 and DC69 of the LDF Development Control Policies Development Plan Document.

6.6 Impact on Amenity

6.6.1 Policy DC61 considers that new developments should not materially reduce the degree of privacy enjoyed by the occupants of adjoining properties and should not have an unreasonably adverse effect on sunlight and daylight to adjoining properties.

6.6.2 The proposal would be approximately 260m from its nearest neighbouring dwelling, Hillsdene along Clockhouse Lane to the south-west. As a result of the dense vegetation and mature trees on the site, in particular to its boundaries and the distance of the proposal from neighbouring dwellings, it is not considered that there would be any harmful impact in terms of neighbouring amenity.

6.7 Parking and Highway Issues

6.7.1 Policy DC33 in respect of car parking refers to the density matrix in Policy DC2. The site has a PTAL rating of 1-2 and therefore requires 2 - 1.5 parking spaces per unit for a development of this type in Romford. The proposal does not indicate how parking spaces will be provided however the application form indicates that 3 spaces would be available. Three parking spaces can comfortably be accommodated on the application site. The provision of 3 spaces would be sufficient and the layout and details of parking spaces can be secured by means of an appropriate planning condition. In this respect, the proposal would comply with the requirements of Policies DC2 and DC33. Access to the site will remain as per the existing arrangement.

6.8 Other Issues

6.8.1 The application site is designated as a Site of Importance for Nature Conservation (SINC). Notwithstanding, the replacement bungalow would be in the exact same location as the previous bungalow that occupied that site and the immediate area surrounding the bungalow is clear of any vegetation which may be affected. As such, Staff are satisfied that the development is able to take place without resulting in any harm to the surrounding wildlife and it is therefore not considered that conditions to protect the SINC is required in this instance.

6.9 Very Special Circumstances

6.9.1 If a dwelling is considered to be abandoned, then any proposal to replace it will be treated as a new building under policy DC45 of the LDF and the criteria for new buildings in the Green Belt will be applied. A similar approach will be applied to instances where dwellings are demolished.

6.9.2 A dwelling will be considered 'abandoned' depending on:

- whether the site had been used for any other purpose following the cessation of the lawful use;

- the physical condition of the building;
- the length of time for which the building had not been used for residential purposes and
- the intentions of the owners of the building.

6.9.3 The original bungalow was used as a “park managers lodge” and has been on the site prior to 1982. According to the details provided by the applicant, the building was occupied for residential purposes until 2006 and was used on and off between 2006 and 2010 due to the building’s poor state of repair. It is further evident that the bungalow was subject to several arson attacks, the first occurring in April 2010 and the second in May 2011. Following the arson attacks the bungalow was no longer in a state to be occupied as a residential dwelling and therefore demolished for health and safety purposes.

6.9.4 In Staff’s opinion, the building has remained in residential use until it fell in a state of disrepair after which it was used occasionally as a residential dwelling. There is no evidence which suggests that the building has been abandoned as a residential dwelling. No other use has been introduced between 2006 and 2010 and although the dwelling fell into a state of disrepair, its lawful use as a residential dwelling was continued. The unfortunate event of two arson attacks required the Council to demolish the bungalow and the intention was therefore not to demolish the building in order to construct a replacement bungalow.

6.9.5 In light of the above information, Staff are of the opinion that the residential use of the site has not been abandoned and that its physical condition is a direct result of vandalism which is outside the control of the land owners. The unfortunate series of events warrant sufficient special circumstances in this instance and Staff are therefore of the opinion that the proposal is not inappropriate development as defined in Government guidance contained within PPG2.

7. Conclusions

7.1 Sufficient information has been provided to illustrate that the building was demolished following two arson attacks. This, in conjunction with the fact that the residential use has not been abandoned is considered to constitute very special circumstances in this instance which would justify a replacement dwelling, subject to its impact on the openness of the Green Belt.

7.2 The proposal complies with the Council’s Green Belt policy DC45 of the LDF as it would not see an increase in cubic capacity of more than 50% of the original bungalow. The proposal would be a 41% increase over and above the original bungalow and 14.5% more than the bungalow it would replace. The replacement bungalow is therefore not considered to be disproportionately larger compared to the original bungalow and would

therefore not harm the open character of the Green Belt, subject to implementation of certain conditions.

7.3 The proposal is considered acceptable in terms of its impact on the character of the Havering Ridge Area of Special Character and would have no harmful impact on the amenities of neighbouring properties. No concerns are raised in terms of parking / highway issues. The proposal is not considered to affect the SINC as a result of the development or during construction.

7.4 Overall, the proposal is considered to be acceptable and compliant with the relevant LDF Policies. The proposal is therefore recommended for approval, subject to conditions

IMPLICATIONS AND RISKS

Financial implications and risks:

None.

Legal Implications and Risks

This application is considered on its own merits and independently of the Council's interest as owner.

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, plans and supporting statements received on 20th September 2011.