

REGULATORY SERVICES COMMITTEE
26th April 2012
OUTSIDE STATUTORY PERIOD

APPLICATION NO:	A0009.12	
WARD :	Romford Town	Date Received: 17th February 2012
ADDRESS:	76 South Street Romford	
PROPOSAL:	1 Internally Illuminated Fascia Sign 1 Internally Illuminated Projecting Sign	
DRAWING NO(S):	L 203 - A	
RECOMMENDATION :	It is recommended that planning permission be GRANTED subject to conditions given at the end of the report.	

CALL-IN

Councillor Curtin has requested that the matter be determined at Committee as it is considered that the application does not represent best practice in relation to visual appearance of the streetscape.

SITE DESCRIPTION

The application site is located within the retail core area of Romford Town Centre on the western side of South Street directly opposite the junction with Western Road. At the time of writing the report the ground and upper floors of the building are vacant. However works are underway to establish a Tesco store on the site.

The site is not located within a Conservation Area.

The South Street frontage of the building is flanked on both sides and opposite by buildings of similar heights. A first floor office is located to the west, with bar/restaurant at ground floor and travel agency to the east.

The ground floor of the building is not in its original condition and has been subject to previous approvals. In terms of the ground floor facade and streetscape the fascia has been made excessively deep, and in turn the shop front is very squat and it does not relate to the proportions of the building as a whole. The adjacent property at number 72 South Street is also part of the same building as number 76, which has a much taller frontage with slim fascia panels, which exacerbates the visual impact of the subject site.

To the rear of the site is Exchange Street with the service yard area of the Brewery complex beyond.

Directly opposite the site is the recently completed, Havering Visitor Information Centre in South Street.

DESCRIPTION OF PROPOSAL

It is proposed to erect new illuminated signage identifying the new retail premises.

- 1 x illuminated flush mounted fascia sign (9.0m x 0.80m)
- 1 x projecting sign at fascia level,(0.8m x 0.5m)

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The sign letters would be internally illuminated with lux levels proposed at 150cd/sq metre.

CONSULTATIONS/REPRESENTATIONS

Notification letters were sent to 26 adjoining occupiers with one letter of objection received.

A response has been received from Andrew Rosindell MP, on behalf of a constituent. The issues raised in the objection relate to the use of the premises as a supermarket, and do not discuss the specifics of the changes to the façade proposed.

LBH Highways reviewed the application and have no objection.

The Council's Heritage Officer has reviewed the application, and noted the relationship between the current sign application and the changes to the building façade, the subject of a separate application (P0225.12).

"it is unfortunate that a deep rendered panel will be retained behind the signage, rather than increasing the height of the shop front which would positively readdress the proportions of the building, as well as providing an improved, open frontage to the Tesco store".

RELEVANT POLICIES

- DC61 and DC65 of the Local Development Framework, Development Control Policies Development Plan Document.
- Romford Area Action Plan, Development Plan Document

STAFF COMMENTS

The main issues for consideration in this instance are the principle of advertisement signs in this location, and their impact on the character and appearance of the street scene.

DESIGN/IMPACT ON STREET/GARDEN SCENE

Policy DC61 in the LDF seeks to ensure that all new developments are satisfactorily located and are of a high standard of design and layout. In this regard it is important that the appearance of new development is compatible with the character of the local street scene and the surrounding area.

Policy DC65 states that consent for advertisements will only be granted if:

- they complement the scale, form and architectural composition of individual buildings;
- they are by size, design, siting and degree of illumination in character with the surrounding area and the buildings they are on;
- when displayed on a paved forecourt, or in a pedestrianised area, their dimensions are in scale with other street furniture and should not be overwhelming upon pedestrians in the area;
- when they are displayed on buildings, or as free-standing units alongside the highway, they should be related to the scale of surrounding buildings and have regard to the symmetry or architectural features of their location;
- they do not materially harm the visual amenity in the area; and
- they do not unduly compromise public safety or pose a hazard to traffic.

Policy DC65 further states that advertisements above fascia level are unlikely to be acceptable since they tend to form an excessively prominent and incongruous feature in the street scene.

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There were previously no signs of significance on the façade. It is considered that the siting, size and design of the sign, is sympathetic to the character and appearance of the host building, and the South Street streetscape. The sign is of horizontal proportions, in an appropriate location on the building, at the fascia level above the entrance.

The signs are generally of the same scale and proportions of those that are present elsewhere in South Street. The proposed flush sign is narrower than that found on the building to the west, Number 72, and which also contains projecting signs at Parapet Level. The projecting sign is of the same proportions as this found on the adjoining buildings.

The signs proposed are at an appropriate location on the building and are not of an excessive size. It is not considered that the application would pose any adverse impact on the character and appearance of the streetscene.

For illuminated advertisements, the Council has regard to standards recommended by the Institute of Lighting Engineers. The proposed level of illumination is consistent with these standards.

IMPACT ON AMENITY

The application will not create any adverse amenity impacts due to the location of the sign.

KEY ISSUES/CONCLUSIONS

The proposal will provide signage for the new supermarket. The signs are of a scale and type that are appropriate to the host building and surroundings, and will not be an excessively prominent or incongruous feature of the streetscape.

The proposal is consistent with adopted policy, and the application is therefore recommended to Members for approval.

RECOMMENDATION

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

1. SC01A (Standard advert condition)
2. SC32 (Accordance with plans)
- 1 Reason for Approval

The proposed development is considered to be in accordance with the aims, objectives and provisions of the Residential Extensions and Alterations SPD and Policy 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.

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APPLICATION NO:	P0057.12	
WARD :	Emerson Park	Date Received: 19th January 2012
ADDRESS:	2A Sylvan Avenue Hornchurch	
PROPOSAL:	Single storey side extension	
DRAWING NO(S):	4335/1 4335/2 Location plan scale 1:500	
RECOMMENDATION :	It is recommended that planning permission be GRANTED subject to conditions given at the end of the report.	

SITE DESCRIPTION

The subject site is a two-storey detached house located in Sector 6 of the Emerson Park Policy Area. There is a double garage and space for at least six vehicles on hardstanding. There is a 1.8 metre high wooden fence on the eastern, western and rear boundaries. The ground level gently slopes from south east to north west at the application site. Development in the area is characterised by similar two storey detached dwellings.

DESCRIPTION OF PROPOSAL

The application comprises of a single storey side extension, which has a width of 2.7 metres at the front and 2.2 metres at the rear with a height of 2.7 metres. The single storey side extension would be flush with the front facade of the dwelling. The proposal features an archway to the front and rear of the side extension. The space created would be utilised for a store with two W.C. s. The side extension would be constructed of a metal powder coated sheet cladding over metal studwork with a toughened glass conservatory roof. The side extension would be located 0.2 metres from the eastern boundary of the site.

RELEVANT HISTORY

P0015.10 Front boundary wall, railings and gates Approved.
P1489.10 Single storey side extension and rear conservatory Approved.
P1581.04 Detached house renewal of planning permission P1127.99 (L/HAV/1569/84, P1318.89 and P1224.94 previously) Approved.
P1534.04 Front and rear extensions and front boundary wall Approved.
P1127.99 Renewal of P1224.94 Approved.
P1224.94 Renewal of P1381.89 Approved.
P1381.89 Detached house Approved.
P0768.86 Two storey side extension Approved.
L/HAV/2497/79 Proposed garage and bathroom extension and change use of existing garage to bathroom Approved.
L/HAV/1992/74 Detached house Approved.

CONSULTATIONS/REPRESENTATIONS

9 neighbouring properties were notified of the application and no letters of representation were received.

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RELEVANT POLICIES

Residential Extensions and Alterations SPD
Emerson Park Policy Area SPD
DC33, DC61 and DC69 LDF Development Control Policies Development Plan Document.

STAFF COMMENTS

It is noted that there is a discrepancy on Section 10 - materials of the application form, as it states that the proposed walls would be render. However, Drawing No. 4335/2 states that the walls of the side extension would be metal powder coated sheet cladding over metal studwork, although this has not affected the determination of this application.

The main issues in this case are the impact on the streetscene, the impact on neighbouring amenity and any highway or parking issues.

DESIGN/IMPACT ON STREET/GARDEN SCENE

DC69 states that planning permission will only be granted if it maintains, or enhances, the special character of the Emerson Park Policy Area which is typified by large and varied dwellings set in spacious mature, well landscaped grounds.

The Emerson Park Policy Area SPD states that the minimum requirement will be that no part of any new building or extension to an existing building will be permitted to be built within a minimum of 1m from an adjoining common party boundary at ground floor or 2m at first floor. It is emphasised, however, that these are minimum requirements and that in the majority of cases, the Council will expect them to be exceeded.

In this instance, the single storey side extension would be located 0.2 metres from the eastern boundary, which is contrary to the Emerson Park Policy Area SPD. Having reviewed the merits of this application, it is Staff's view that there are exceptional circumstances in this case which justify a relaxation of the normal SPD requirements. Firstly, there are areas of soft landscaping in the front garden of the application site and in particular, there are trees, laurel bushes and shrubs to the front of the dwelling and adjacent to the eastern boundary of the site as well as along the western boundary of the neighbouring property, No. 2 Sylvan Avenue, which provide a significant level of screening. Secondly, the extension is single storey, relatively low in height at 2.7 metres with a glass conservatory roof and would be partly screened by the archway located directly in front of it. Thirdly, the dwelling is set back approximately 19 metres from Sylvan Avenue, which minimises its prominence in the streetscene. In addition, there is a 1.8m high timber paling fence on the eastern boundary of the site, which would provide some screening. Taking the above factors into account, it is considered that the single storey side extension would not be directly visible in the streetscene and therefore, would not result in material harm to the character and appearance of the Emerson Park Policy Area. As a matter of judgement, it could be argued that the single storey side extension would, by reason of its siting and proximity to the eastern boundary, result in a cramped form of development harmful to the open and spacious character of the streetscene. However, Staff consider that this may not be a particularly strong reason for refusal in itself.

IMPACT ON AMENITY

It is considered that No. 2 Sylvan Avenue would not be adversely affected by the proposal, as its flank wall is located approximately 8 metres from the eastern boundary of the site. In addition, the side extension would be screened by a 1.8m high timber paling fence on the eastern boundary and is single storey. It is noted that there are trees and shrubs along the western boundary of No. 2 Sylvan Avenue, which would provide some screening and help to mitigate the

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impact of the proposal. The side extension does not feature any flank windows, so it is considered it would not result in any undue overlooking or loss of privacy.

It is considered that the proposal would not adversely affect Nos 12 and 14 Elm Grove, as it would not be located adjacent to the western boundary of the site.

HIGHWAY/PARKING

Policy DC33 of the Core Strategy is relevant. The proposal maintains a double garage and hard standing for six cars to the front of the dwelling. The Highway Authority has no objection to the proposal.

KEY ISSUES/CONCLUSIONS

The single storey side extension would be located 0.2 metres from the eastern boundary, which is contrary to the Emerson Park Policy Area SPD. It is Staff's view that there are exceptional circumstances in this case, comprising of soft landscaping, boundary fencing and the 19 metre setback of the dwelling which justify a relaxation. In addition, the extension is single storey, relatively low in height at 2.7 metres with a glass conservatory roof and would be partly screened by the archway located directly in front of it. Taking these factors into account, Staff consider that the single storey side extension would not be directly visible in the streetscene and therefore, would not result in material harm to the character and appearance of the Emerson Park Policy Area, although this is a matter of judgement for members. It is considered that the proposal would not be materially harmful to residential amenity. It is considered that the proposal would not create any highway or parking issues. Having regard to all material planning considerations, it is recommended that planning permission be approved.

RECOMMENDATION

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

1. SC4 (Time limit) 3yrs
2. SC10 (Matching materials)
3. SC32 (Accordance with plans)
4. SC46 (Standard flank window condition)

2 Reason for Approval

The proposed development is considered to be in accordance with the aims, objectives and provisions of Policies DC33, DC61 and DC69 of the LDF Core Strategy and Development Control Policies Development Plan Document, the Residential Extensions and Alterations SPD and the Emerson Park Policy Area SPD.

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.

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APPLICATION NO:	P0192.12	
WARD :	Rainham & Wennington	Date Received: 13th February 2012
ADDRESS:	Former Rainham Police Station/houses Rear of 1-6 New Road, Rainham	
PROPOSAL:	Construction of 2X3 bedroom chalet style bungalows with new access road and private amenity	
DRAWING NO(S):	2701_PL31; -PL32; -PL33; -PL34	
RECOMMENDATION :	It is recommended that planning permission be GRANTED subject to conditions given at the end of the report.	

CALL-IN

Councillor David Durant has called in the application on the grounds that it is an over-development of the application site which may give rise to overlooking.

SITE DESCRIPTION

The application site comprises open land to the rear of the former Rainham police station and police houses (No.s 1-6 New Road) and was previously used as garden areas. Planning permission was granted in August 2011 for the conversion of the former police station/houses to three semi-detached dwellings.

The site's northern boundary abuts neighbouring residential properties located along Davies Close. The eastern boundary lies adjacent to land associated with a private meeting hall, whilst the western boundary abuts land associated with a retirement home located along New Road, accessed from Glebe Road. The site's southern boundary abuts the gardens of Nos. 1-6 New Road, and New Road itself, from which the site is accessed. The site access runs between Nos.6 and No.51 New Road and would be shared with Nos. 1-6.

The site constitutes unallocated land in the LDF, and has previously been the subject of landfilling operations.

DESCRIPTION OF PROPOSAL

This is a resubmission following planning permission for two dwellings houses to the rear of 1-6 New Road, Rainham last year. The current planning application proposes the erection of a pair of two storey, pitch-roofed, semi-detached dwellings. The first floor accommodation would be contained within the roof space, which would include dormers to the front and rear in each case along with roof lights. The dwellings would have a ridge height of approximately 6.3m. Each of the two dwellings would be accompanied by a rear garden, side access path, and two car parking spaces along with the shared drive.

The proposed dwellings would be orientated such that their main elevations would face towards the east and west. The gable ends, which would include a door and a window to the ground floor, would face towards the properties along Davies Close and Nos. 1-6 New Road. No.5 New Road would be located approximately 10m to the south of the proposal's southern (gable) elevation. No.51 New Road would be located approximately 17.5m from the main elevation of the proposal and orientated at an oblique angle to it, whilst the rear curtilage of No.51 would be located approximately 13.5m from the main elevation of the proposal, which includes two first

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floor dormer windows relating to bedrooms. The neighbouring meeting hall would be located approximately 20m from the rear elevation of the proposal, and also located at an oblique angle. The dwellings located along Davies Close would be in excess of 21m from the proposed development.

The proposal would have a site density of approximately 30 dwellings per hectare. The proposed dwellings would be constructed of brick and render to the walls, and concrete tiles to the roof.

The main difference between the approved scheme and the current scheme is the increase in the width of the dormer at the rear of the building such that they would meet across the pair of semi-detached properties to provide an additional (3rd) bedroom to each property.

CONSULTATIONS/REPRESENTATIONS

Notification letters were sent to 25 neighbouring properties. There have been no replies.

Comments have been received from the following consultees:

Thames Water - No objections.

Essex and Suffolk Water - No objections.

Crime Prevention Design Advisor - No objections; condition and informative recommended.

London Fire Brigade - a new private fire hydrant is needed

The London Fire and Emergency Planning Authority (LFEPA) - the access should comply with Section 11 of the ADB Volume 1 (Building Regulations). Fire appliances need an access width of 3.7m and will not attend more than 20m from an access road

Further consultation is being undertaken jointly with the London Fire Brigade and LFEPA and any comments received will be orally reported at the meeting.

RELEVANT POLICIES

NPPF

STAFF COMMENTS

The main issues in this application are considered to be the principle of development, the impact upon the character and appearance of the street scene, impact upon neighbouring occupiers, and highway/parking issues. Since planning permission has already been granted for a pair of semi-detached chalet bungalows, the only issue is whether the additional dormer/additional bedroom would be acceptable.

PRINCIPLE OF DEVELOPMENT

Policy CP1 of the LDF states that outside town centres and the Green Belt, priority will be made on all non-specifically designated land for housing. The application proposes the erection of new housing on unallocated land. The proposal is considered to be acceptable in principle, in accordance with Policy CP1.

DESIGN/IMPACT ON STREET/GARDEN SCENE

Policy DC3 of the LDF stipulates the appropriate residential densities in given areas of the borough. Policy DC61 states that planning permission will only be granted for development which maintains, enhances or improves the character and appearance of the local area. The SPD contains guidance in relation to the design of residential development.

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The site is located in a residential area that can be defined as "suburban", and which is characterised by a variety of house types, including pitch roofed, semi detached dwellings. The proposed density of approximately 30 dwellings per hectare is considered to be appropriate. It is considered that, should planning permission be granted, conditions be imposed requiring the submission of details relating to the proposed hard and soft landscaping, and the proposed use of building materials, for the approval of the local planning authority.

The proposed dwellings are sited to the rear of the existing dwellings fronting New Road and would have limited visual impact in the wider street scene.

Given the nature of the amended proposal, including its siting, scale, density, and design, it is considered that the proposal would not have any significant adverse impacts on the character of the area and that it would therefore not be contrary to Policies DC3 and DC61 of the LDF and the guidance contained in the SPD, subject to the imposition of the aforementioned condition.

IMPACT ON AMENITY

Policy DC61 of the LDF states that planning permission will not be granted for proposals that would significantly diminish local and residential amenity. The SPD provides guidance in relation to the provision of adequate levels of amenity for the future occupiers of new dwellings.

The Council's Environmental Health officers were consulted about the proposal and raised no objections subject to the imposition of conditions requiring sound insulation, limitations to the hours of construction, and in relation to contaminated land. These conditions can be imposed should planning permission be granted.

The site access does pass between an existing residential property and a proposed dwelling at the former Rainham police station (plot 6) that benefits from planning permission. Plot 6 would have openings in its gable wall facing the proposed access, most notably, relating to the kitchen. Given that the proposal would not result in a large number of daily vehicle movements, it is not considered that any significant harm would result in this regard, providing adequate boundary treatment is provided at this part of the site.

It is considered that the proposal would provide an adequate amount of amenity space for the enjoyment of future occupiers, however, a condition is recommended requiring the submission of details relating to the proposed use of boundary treatment between the proposed dwellings and between the site and existing neighbouring properties.

Given the siting, orientation, scale, and design of the proposal, and given the size of the neighbouring gardens and the location of neighbouring properties, it is considered that the amended proposal would not result in any significant adverse impacts on amenity in relation to outlook and overlooking. Consideration has been given to whether there would be unacceptable of the rear garden of Glebe House to the west of the site but given the distance of the proposed dwelling over 13m from this boundary the impact is considered, on balance, to be acceptable and not result in a material loss of privacy or amenity. Furthermore, this is land that would be used for communal purposes by residents of the nursing home. To prevent an unacceptable degree of overlooking in future, a condition can be imposed preventing the insertion of windows into the flank walls of the property. It is considered that the proposal would be in accordance with Policy DC61 of the LDF, and the guidance contained in the SPD, subject to the imposition of the afore mentioned conditions.

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HIGHWAY/PARKING

DC33 of the LDF stipulates the vehicle parking requirements associated with different types of development. The proposal would include the provision of two car parking spaces per dwelling, which is in accordance with the guidance contained in the LDF.

Highways have expressed concerns regarding the width of the access in relation to Fire Engine access and also in respect of the access for servicing vehicles. The Fire Service confirm that the access should comply with the building regulations. The proposed access would be 3.1m wide and 20m long such that it would not comply with the building regulations requirements. A suitable sprinkler system would be needed and a suitable condition will be attached to any grant of planning permission.

No indication has been given of the proposed waste storage area for this proposal. It is recommended that a condition be imposed requiring the submission and approval of details relating to the storage and collection of refuse/recycling materials.

The proposal is considered to be acceptable in highways terms.

OTHER ISSUES

Havering's Crime Prevention Design Advisor has recommended a condition requiring the submission of details relating to the way in which "Secured by Design" standards will be achieved, accompanied by an informative. In the interests of designing out crime, this condition and informative can be imposed should planning permission be granted.

KEY ISSUES/CONCLUSIONS

The proposed development is considered to be acceptable having had regard to Policies CP1, DC2, DC3, DC33, DC36, DC61 and DC63 of the LDF, the guidance contained in the SPD, and all other material considerations.

RECOMMENDATION

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

1. S SC4 (Time limit) 3yrs
2. S SC32 (Accordance with plans)
3. M SC09 (Materials)
9. SC46 (Standard flank window condition)
4. Non standard condition
Prior to the first occupation of the development hereby permitted, provision shall be made for the storage of refuse and recycling materials and for refuse/recycling materials 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 Development Control Policies Development Plan Document Policy

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DC61.

5. Non standard condition

No development shall take place until details of the proposed boundary treatment between the site and the surrounding properties, including along the access route, and between the proposed residential properties, has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the proposed dwellings being occupied.

Reason:-

To protect the visual amenities of the development and prevent undue overlooking of adjoining property, and that the development accords with the Development Control Policies Development Plan Document Policy DC61.

6. Non standard condition

No development shall take place until a scheme of hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority. 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.

7. Non standard condition

Prior to the commencement of the development the developer shall submit for the written approval of the Local Planning Authority and carry out as required the following:

a) 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.

b) 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 Scheme 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

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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.

i) 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 Local Planning Authority; and

ii) 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 and in order that the development accords with Development Control Policies Development Plan Document policy DC53

8. Non standard condition

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

10. Non standard condition

The buildings hereby approved shall be constructed so as to provide sound insulation internally of 45 DnT,w + Ctr dB (minimum value) against airborne noise to the satisfaction of the Local Planning Authority.

Reason:-

To protect the amenity of future occupiers in accordance with the Development Control Policies Development Plan Document Policy DC61.

11. Non standard condition

No construction works or deliveries into the site shall take place other than between the hours 0800 to 1800 Monday to Friday and 0800 to 1300 on Saturdays, unless otherwise agreed in writing by the Local Planning Authority. No construction works or deliveries shall take place on Sundays, Bank or Public Holidays unless otherwise agreed in writing by the Local Planning Authority.

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3 **INFORMATIVE:**

In aiming to satisfy condition 8, the applicant should seek the advice of the Police Crime Prevention Design Advisor. The services of the local Police CPDA are available free of charge through Havering Development and Building Control. It is the policy of the local planning authority to consult with the Borough CPDA in the discharging of community safety condition(s).

Reason for Approval:

The proposed development is considered to be in accordance with the aims, objectives and provisions of the Residential Design SPD and Policies CP1, DC2, DC3, DC33, DC36, DC61 and DC63 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.

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APPLICATION NO:	P0217.12	
WARD :	Romford Town	Date Received: 16th February 2012
ADDRESS:	76 South Street Romford	
PROPOSAL:	Installation of ATM	
DRAWING NO(S):	P 103-2- A	
RECOMMENDATION :	It is recommended that planning permission be GRANTED subject to conditions given at the end of the report.	

CALL-IN

Councillor Curtin has requested that the matter be determined at Committee as it is considered that the application does not represent best practice in relation to visual appearance of the streetscape.

SITE DESCRIPTION

The application site is located within the retail core area of Romford Town Centre on the western side of South Street directly opposite the junction with Western Road. At the time of writing the report the ground and upper floors of the building are vacant. However works are underway to establish a Tesco s store on the site.

The South Street frontage of the building is flanked on both sides and opposite by buildings of similar or greater storey heights. A first floor office is located to the west, with bar/restaurant at ground floor and travel agency to the east.

South Street contains a mixture of retail, offices, banks, bars and restaurants. There are other ATMs within close proximity to the subject site, associated with bank. Council records indicate that an ATM machine was previously approved on the site.

To the rear of the site is Exchange Street with the service yard area of the Brewery complex beyond.

Directly opposite the site is the recently completed, Havering Visitor Information Centre in South Street.

The site is not located within a Conservation Area.

DESCRIPTION OF PROPOSAL

The proposal is for the installation of a new ATM and surround within the new shopfront. The ATM surround will measure 0.86m x 1.57m

CONSULTATIONS/REPRESENTATIONS

Notification letters were sent to 26 adjoining occupiers. One letter of representation has been received at the time of writing this report.

A response has been received from Andrew Rosindell MP, on behalf of a constituent. The issues

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raised in the objection relate to the use of the premises as a supermarket, and do not discuss the specifics of the changes to the façade proposed.

The Council's Heritage Adviser has reviewed the proposal and advised that:

There is no objection in principle to the insertion of an ATM at this property; the frontage is of sufficient width to allow for the ATM to be incorporated without detrimentally impacting on the proportion of active frontage. There is also no objection to the proposed signage in terms of size, colour, illumination and positioning.

RELEVANT POLICIES

Policy DC 61 of the LBH Core Strategy and Development Control Policy DPD

STAFF COMMENTS

The main issues in this case are considered to be the impact upon character and appearance of the commercial street scene.

PRINCIPLE OF DEVELOPMENT

The use of the premises for retail purposes is established. The application is for external works to incorporate an ATM only.

The application is for an ATM machine within a new shopfront on a main commercial street within Romford that is currently undergoing changes. Automatic Teller Machines in association with retail uses are an accepted part of the retail streetscape. The principle of the application is appropriate.

DESIGN/IMPACT ON STREET/GARDEN SCENE

Policy DC61 seeks to ensure that all new developments are satisfactorily located and are of a high standard of design and layout. The new ATM will be incorporated within the façade of the new shop front. The proposal includes small information signs that are considered appropriate for the new ATM.

The new ATM will not dominate the shopfront nor streetscene. It is of similar design and scale to others in the street and is an appropriate inclusion into South Street. The ATM will be placed in position that will still allow for pedestrian traffic to pass between it and the new Visitor Centre. It will be located in a position whereby there is public surveillance and is not in a position whereby users will be vulnerable.

IMPACT ON AMENITY

Staff are of the view that the proposed ATM machine will not result in an adverse impact on amenity.

KEY ISSUES/CONCLUSIONS

The application proposes an ATM in a new shopfront. This is reflective of others that can be found on similar stores, and elsewhere within the commercial precinct outside of the Romford Conservation Area. The application is recommended to Members for approval.

RECOMMENDATION

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

1. SC32 (Accordance with plans)
- 4 Reason for Approval

The proposed development is considered to be in accordance with the aims, objectives and provisions of Policy DC 61 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.

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APPLICATION NO:	P0225.12	
WARD :	Romford Town	Date Received: 16th February 2012
ADDRESS:	76 South Street Romford	
PROPOSAL:	Installation of a New Shopfront and External Alterations to Rear Elevation	
DRAWING NO(S):	(P) 203-1 C (P) 103-B	
RECOMMENDATION :	It is recommended that planning permission be GRANTED subject to conditions given at the end of the report.	

CALL-IN

Councillor Curtin has requested that the matter be determined at Committee as it is considered that the application is a poor design of a shop front, not taking account of best practice in relation to visual appeal of the streetscene.

SITE DESCRIPTION

The application site is located within the retail core area of Romford Town Centre on the western side of South Street directly opposite the junction with Western Road. At the time of writing the report the ground and upper floors of the building are vacant. However works are underway to establish a Tesco store on the site.

The site is not located within a Conservation Area.

The South Street frontage of the building is flanked on both sides and opposite by buildings of similar heights. A first floor office is located to the west, with bar/restaurant at ground floor and travel agency to the east.

The ground floor of the building is not in its original condition and has been subject to previous approvals. In terms of the ground floor facade and streetscape the fascia has been made excessively deep, and in turn the shop front is very squat and it does not relate to the proportions of the building as a whole. The adjacent property at number 72 South Street is also part of the same building as number 76, which has a much taller frontage with slim fascia panels, which exacerbates the visual impact of the subject site.

To the rear of the site is Exchange Street with the service yard area of the Brewery complex beyond.

Directly opposite the site is the recently completed, Havering Visitor Information Centre in South Street.

DESCRIPTION OF PROPOSAL

The application seeks full planning permission to undertake changes to the existing facade at ground floor level, and also minor changes at the rear of the store. On the South Street frontage the existing deep recessed doorway has been removed and a new automatic opening bi-parting slide door entrance installed. The door and shop frames are aluminium.

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The frame to the doors will be recessed (approx 0.5m) behind the existing column, leaving this exposed to the streetscape. An internal roller shutter is proposed.

An ATM machine will be incorporated into the facade.(Note this is subject to a separate application P0217.12 to be considered by Members. Similarly a separate application for signage A0009.12 is presented to Members). The changes to the rear elevation include a new security door. An external refuse area and two freezers will be provided. (These are also subject of a separate application, considered under delegated authority)

CONSULTATIONS/REPRESENTATIONS

Notification letters were sent to 26 adjoining occupiers.

A response has been received from Andrew Rosindell MP, on behalf of a constituent. The issues raised in the objection relate to the use of the premises as a supermarket, and do not discuss the specifics of the changes to the facade proposed.

The Highway Authority has no objection to the proposal. However, given the potential for damage to the newly upgraded South Street during the construction process the Highway Authority has requested that the developer provide a detailed Construction Method Statement prior to commencement. Works have commenced on site and this condition will be redundant if attached to a decision notice in the event that the application is approved by members.

The Council's Heritage Officer states that there is no objection in principle to the proposal. The Heritage Officer notes that the current shop front is rather basic in its form and detracts from the quality of the streetscene due to its inappropriate proportions.

The Council's Heritage Officer states that in terms of the shop front proposal, it is acknowledged that in planning terms, there is not a material difference between the existing shop front and the proposed. However, the quality and success of a town centre relies heavily on the quality of the retail frontages, and therefore it is unfortunate that, despite advice from officers, the design of the commercial frontage for such a prominent retailer could not be amended to provide a high quality, modern frontage which would set a positive precedent for Romford town centre.

Notwithstanding this the proposed alteration to the exterior of the building would not be harmful to the appearance of the building or the street scene. In the context of the detail of the previous facade and those found on adjoining buildings the proposed changes are considered appropriate and does not propose a ground floor elevation that could not reasonably be expected to be found in a commercial setting, such as that which exists in South Street.

RELEVANT POLICIES

- DC 61, and of the LBH Core Strategy and Development Control Policy DPD
- Romford Area Action Plan: Rom 8, Rom10
- National Planning Policy Framework (NPPF) 2.3 Ensuring the vitality of Town Centres, 7 Requiring Good Design

STAFF COMMENTS

The main issues in this case are considered to be the principle of the development, suitability of the proposal and impact upon character and appearance of the commercial street scene.

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PRINCIPLE OF DEVELOPMENT

The use of the premises for retail purposes is established on the site. The application is for external works only. The application proposes changes to an existing shop front in a busy commercial setting. The exterior of retail premises are regularly upgraded to reflect the changing nature of the businesses within. The principle of development is established on the site.

National and Local Policy provisions (through the NPPF, LBH Core Strategy and Development Control Policy DPD and Romford Area Action Plan) is supportive of vibrant town centres, that includes appropriate design outcomes. There is, therefore, general support for the principle of the upgrading of commercial premises in town centres.

DESIGN/IMPACT ON STREET/GARDEN SCENE

Policy DC61 seeks to ensure that all new developments are satisfactorily located and are of a high standard of design and layout. The most visible impact of the proposal are the changes to the facade at South Street. The proposal involves an alteration to the existing shop front at ground floor to form a wider entrance to South Street, and create three large windows.

The previous original facade had a single width door, located on the west side, with the facade flush to the building alignment onto South Street, with a single column located in alignment with the wider column on the upper floor. The application is to change the facade to include wider sliding opening doors recessed on the western side.

The proportions of the facade will be relatively similar to original with the vertical column remaining, however this is now more prominent with the glazing setback behind this. The tiled feature on the western column is to remain. The frames of the doors and windows are aluminium.

There are a mixture of shopfront styles within the existing streetscape in the vicinity of the subject site that reflect the variety of uses. The site to the immediate west (of which the subject site appears to be a part of an original pair) features vertical columns with raised floor. To the east the shopfronts are staggered, with the premises are recessed by approximately 2.0 metres with the first floor overhanging above.

The current application does not necessarily represent the most desirable upgrade to the shopfront in terms of restoration. However it is considered that the design is not so incongruous that that it can be considered to be inconsistent with the surrounding townscape given the diversity of uses and associated shopfronts present along South Street.

The application involves the upgrading of an existing vacant unit, and changes to the shop front to facilitate this. Investment in the Borough's Town Centre is welcomed, and the application represents the opportunity to achieve betterment in terms of the visual upgrade of Council's main thoroughfares. The Council's policies recommended that development should improve and enhance streetscapes wherever possible.

The Romford Area Action Plan (ROM10) actively encourages retail uses to establish in the Retail Core including South Street. New retailers invariably require alterations to the existing premises to suit their needs and accommodate corporate standards. The application proposes changes that facilitate a national retailer establishing within Romford Centre.

The application maintains an active frontage to South Street, with windows allowing visibility in and out of the premises. It does not include a roller door over the full width of the premises, (as do others in the street), and in doing so avoids presenting a blank facade to the street.

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The external changes to the rear of the building as part of this application, involve the inclusion of a security door. This faces the rear towards Exchange Street and is considered appropriate in the context of the adjoining buildings which include similar features.

IMPACT ON AMENITY

Staff are of the view that the proposed alteration to the exterior of the building would not result in an adverse impact on amenity. The application does not propose any physical components that would create conditions that could compromise pedestrian safety.

HIGHWAY/PARKING

The application raises no Highways issues.

KEY ISSUES/CONCLUSIONS

The application represents the upgrade of an existing shopfront. This is reflective of others within the commercial precinct outside of the Romford Conservation Area. Whilst the shopfront is not the optimum outcome that could be achieved for the site, the application still represents development that is appropriate for its commercial setting.

The application is recommended to Members for approval subject to conditions.

RECOMMENDATION

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

1. SC32 (Accordance with plans)
- 5 Reason for Approval

The proposed development is considered to be in accordance with the aims, objectives and provisions of Policy 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.
