

REGULATORY SERVICES COMMITTEE

6 December 2012

REPORT

Subject Heading:

**P1076.12 – 233 High Street,
Hornchurch**

**Installation of a metal storage
container (Application received 20th
September 2012)**

Report Author and contact details:

**Helen Oakerbee (Planning Control
Manager) 01708 432800**

Policy context:

Local Development Framework

Financial summary:

None

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

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

SUMMARY

This report relates to land in the ownership of the Council and is for the installation of a metal storage container. Staff consider that the proposal would accord with the residential, environmental and highways policies contained in the Local Development Framework Core Strategy and Development Control Policies Development Plan

Document. It is recommended that planning permission be granted subject to conditions set out in the report.

RECOMMENDATIONS

That Staff be authorised to grant planning permission subject to the conditions set out below.

1. Temporary planning permission – This permission shall be for a limited period only expiring on 7th December 2017 on or before which date the use hereby permitted shall be discontinued, the storage container and works carried out under this permission shall be removed and the site reinstated to grass to the satisfaction of the Local Planning Authority.

Reason: To enable the Local Planning Authority to retain control.

2. Materials – The metal storage container shall be green in colour unless otherwise agreed in writing by the Local Planning Authority.

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

3. Accordance with plans - The development hereby permitted shall not be carried out otherwise than in complete accordance with the 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 the LDF Development Control Policies Development Plan Document Policy DC61.

INFORMATIVES

1. Reason for Approval

The proposal is considered to be in accordance with Policies DC33, DC61 and DC68 of the Local Development Framework Core Strategy and Development Control Policies Development Plan Document as well as the Heritage Supplementary Planning Document and the St Andrew's Conservation Area Appraisal. The proposal is also considered to be in accordance with the provisions of Policies 7.4 (Local character) and 7.8 (Heritage Assets and Archaeology) of the London Plan, and the relevant paragraphs 56 to 66 and 126 to 141 of chapters 7 (Requiring good design)

and 12 (Conserving and enhancing the historic environment) respectively of the National Planning Policy Framework.

REPORT DETAIL

1. **Background:**

- 1.1 The Robert Beard Youth Centre was built in the 1960's for young people residing in the local area. In the early 2000's, an extension was added to accommodate a pupil referral unit and is known as the Annexe. In 2010, the Annexe was extended to accommodate a kitchen, shower room and WC facilities. The centre is used by a number of youth clubs, including young people with disabilities, a drum and trumpet corps, a karate club for young people, a music group and the Havering's Duke of Edinburgh's Award Scheme.

2. **Site Description:**

- 2.1 The application site is located on the northern side of the High Street, Hornchurch. The site comprises of the Robert Beard Youth House Annexe, which is accessed via the entrance on the High Street or from Inskip Drive. There is a flood lit tennis court and field to the rear of the Annexe. There are residential properties to the north, east and west of the site. The site is located in the St Andrew's Conservation Area.

3. **Description of development:**

- 3.1 The application seeks permission for the installation of a metal storage container, which would be located between the rear of the Robert Beard Youth House Annex and a green palisade fence. The prefabricated metal storage container would have a width of 2.44 metres, a depth of 6.06 metres and a height of 2.59 metres. The container will open facing the playing court.
- 3.2 The container will be positioned on 2.4 metre long railway sleepers resting directly on the grass. Access to the container will be from existing pathways. The steel container will be green in colour.
- 3.3 The storage container is required for the sole use of the Havering Duke of Edinburgh Award Scheme to store camping and outdoor pursuit equipment. The equipment is essential for young people aged 14 to 24 to participate in the Duke of Edinburgh's award scheme. Previously, the Duke of Edinburgh's Award Scheme utilised storage space in the Youth Base 21 Property (Elm Park) and Century Youth House, Albert Road, Romford. However, the London Borough of Havering has surrendered the lease on the YB21 property and Century YH is being used by the ARC Pupil Referral Unit; this has resulted in storage space being urgently sought elsewhere. The container would enable

all the equipment to be stored together at the registered site of the DofE. There is currently no free storage space in the Robert Beard Youth House Annexe or suitable alternative storage space across the London Borough of Havering.

4. Relevant History:

- 4.1 P0033.10 – Single storey extension to existing annexe, new steps and access ramp and new timber porch to existing annexe – Approved.

P0585.10 – Erection of 2m high fencing to site boundary (part) – mixture of chainlink and bowtop – and 2m high palisade fencing and gates within the site – Withdrawn.

P1186.00 – Removal of timber shed. Erection of 2 no. masonry store buildings. Additional door to outside play area for pre-school unit – Approved.

P1513.99 – Single storey extension for use as an educational premises pupil referral unit and new hard play area – Approved.

5. Consultations/Representations:

- 5.1 The application has been advertised in a local newspaper and by way of a site notice as it is located in a conservation area. The occupiers of 9 neighbouring properties were notified of this proposal. At the time of drafting this report, the consultation period had yet to expire. Members will be verbally updated of any representations received.
- 5.2 The Highway Authority has no objections to the proposals.

6. Staff Comments:

- 6.1 Policies DC33 (Car Parking), DC61 (Urban Design) and DC68 (Conservation Areas) of the LDF Core Strategy and Development Control Policies Development Plan Document are considered material together with the Heritage Supplementary Planning Document and the St Andrew's Conservation Area Appraisal. Policies 7.4 (Local character) and 7.8 (Heritage Assets and Archaeology) of the London Plan, and Policies 7 (Requiring good design) and 12 (Conserving and enhancing the historic environment) of the National Planning Policy Framework are relevant.
- 6.2 The main issues in this case are the principle of the development, the impact on the St Andrew's Conservation Area and the streetscene, the amenity of neighbouring occupiers and highway and parking provision.

7. Principle of development

- 7.1 The site lies outside the Metropolitan Green Belt, Employment Areas, Commercial Areas, Romford Town Centre and District and Local Centres and

falls within a mainly residential area. The principle of installing a metal storage container is acceptable in principle in this instance.

8. Design/impact on street/Garden scene

- 8.1 Policy DC61 of 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 developments is compatible with the character of the local street scene and the Conservation Area.
- 8.2 The application site is located in the St Andrews Conservation Area and as such, the general consideration would be whether the metal storage container would preserve or enhance the character and appearance of the Conservation Area and meet the guidance set out in Chapter 12 (Conserving and enhancing the historic environment) of the National Planning Policy Framework. 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.
- 8.3 Council policy and guidance seeks to ensure that all works are sympathetic in design and materials to the character of the area and will not detract from the architectural and environmental quality of the Conservation Area.
- 8.4 It is considered that the proposed storage container would not adversely affect the streetscene, as it would be located towards the north of the existing annexe building, between the existing tennis court and the site's eastern boundary. It was noted upon site inspection that the eastern and western boundaries have a substantial degree of vegetation. The degree of vegetation, in particular on the Inskip Drive boundary in conjunction with the tennis court is considered to obscure any street scene views of the proposed container. The container would be located approximately 68 metres from the edge of Inskip Drive.
- 8.5 It is considered that as a temporary measure, the container would not negatively affect the character of the conservation area as it will be removed after 5 years following the approach taken by the House of Lords in applying the statutory test on *South Lakeland District Council v Secretary of State for the Environment* [1991] 2PLR 51. Its siting, adjacent to the Annex buildings will ensure that it does not detrimentally affect the open character of the site, as it is clustered with existing development. However, a metal container is not considered an acceptable permanent solution to the storage requirements of the centre; the nature of structure is not one which would be considered to preserve or enhance the architectural character of the conservation area in the longer term. As such, it is recommended that temporary planning permission is granted for 5 years to enable sufficient time to provide a more

suitable permanent storage solution. The green colour of the container will be secured by condition if minded to grant planning permission.

9. Impact on amenity

- 9.1 The container would be located approximately 0.8 metres from the rear boundaries of dwellings along Allenby Drive. There are mature trees and dense vegetation on the site's eastern boundary and the development would have a maximum height of 2.59 metres. As such, Staff are of the opinion that the container would not have a visually intrusive impact on the amenities of neighbours backing on to the eastern boundary of the site.
- 9.2 It is considered that the container would not have an intrusive impact, as it would be located approximately 24 metres from the rear wall of the nearest dwelling at No. 20 Allenby Drive.
- 9.3 Properties towards the north are approximately 50 metres from where the container would be located and therefore, it is Staff's view that it would not be harmful to the amenities of these dwellings along Westland Avenue.
- 9.4 Properties towards the west are approximately 70 metres from where the container would be located and therefore, it is Staff's view that it would not be harmful to the amenities of these dwellings along Inskip Drive.

10. Highway/parking issues

- 10.1 The application site has a large car parking area towards the west of the main building and west and south of the tennis court. The proposed container would not increase the number of staff or people attending the site. The existing parking provision of 40 No. spaces is considered sufficient in this instance and the proposal is not considered to result in any highways or parking issues. The proposal is therefore considered acceptable from a Highways point of view and complies with Policy DC33.

11. The Mayor's Community Infrastructure Levy

- 11.1 The proposal is for the installation of a metal storage container and as such, is not liable for Mayoral CIL.

12. Conclusion

- 12.1 It is considered that the installation of a metal storage container is acceptable in principle. It is Staff's view that the container would not be harmful to the streetscene or the amenity of adjacent occupiers. The proposal would not create any highway or parking issues. However, a metal container is not considered an acceptable permanent solution to the storage requirements of the centre; the nature of structure is not one which would be considered to preserve or enhance the architectural character of the conservation area in the longer term. As such, it is recommended that temporary planning

permission is granted for 5 years to enable sufficient time to provide a more suitable permanent storage solution. For the reasons mentioned in this report, it is considered that temporary planning permission should be granted, subject to conditions.

IMPLICATIONS AND RISKS

Financial implications and risks:

None.

Legal implications and risks:

None.

Human Resources implications and risks:

None.

Equalities implications and risks:

The Council's planning policies are implemented with regard to Equalities and Diversity and this proposal will assist in the development of those participating in the Duke of Edinburgh's award scheme.

BACKGROUND PAPERS

Application forms and plans received 20/9/2012.

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