



# REGULATORY SERVICES COMMITTEE

# REPORT

13 December 2012

**Subject Heading:**

P1255.12 – Yew Tree Resource Centre,  
Yew Tree Gardens, Romford – removal of  
existing canopy and replacement with  
front porch (received 30 October 2012)

**Report Author and contact details:**

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**Policy context:**

Local Development Framework  
The London Plan  
National Planning Policy Framework

**Financial summary:**

None

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

Clean, safe and green borough	<input type="checkbox"/>
Excellence in education and learning	<input checked="" type="checkbox"/>
Opportunities for all through economic, social and cultural activity	<input checked="" type="checkbox"/>
Value and enhance the life of every individual	<input checked="" type="checkbox"/>
High customer satisfaction and a stable council tax	<input type="checkbox"/>

## SUMMARY

This report concerns an application for the removal of an existing canopy and its replacement with a porch to the front of the building. Staff consider that the proposal would accord with environmental and highways policies contained in the Local Development Framework Core Strategy and Development Control Policies

Development Plan Document and it is therefore recommended that planning permission be granted.

This application is brought before the Committee because the site is Council owned.

## RECOMMENDATIONS

It is recommended planning permission is 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).

2. materials: The proposal shall be constructed in accordance with the materials listed on the materials schedule on the planning application form.

**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.

3. 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 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 the 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.

4. 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.

## **INFORMATIVES**

### **1. Reason for approval:**

The proposed development is considered to be in accordance with the aims, objectives and provisions of Policies DC26, DC33 and DC61 of the LDF Core Strategy and Development Control Policies Development Plan Document.

Note: Following a change in government legislation a fee is now required when submitting details pursuant to the discharge of conditions, in order to comply with the Town and Country Planning (Fees for Applications and Deemed Applications) (Amendment) (England) Regulations, which came into force from 06.04.2008. A fee of £97 per request (or £28 where the related permission was for extending or altering a dwellinghouse) is needed.

### **Mayoral CIL**

The proposed development is not liable for the Mayor's Community Infrastructure Levy (CIL) in accordance with London Plan Policy 8.3 as the proposal is for a less than 100 sq.m extension.

## **REPORT DETAIL**

### **1. Site Description**

- 1.1 The application site comprises Yew Tree Resource Centre, a single-storey building to the eastern side of Yew Tree Gardens. The Centre is Council owned and provides a range of services for residents of the Borough who have physical and sensory disabilities.
- 1.2 The area is mainly residential in character with one and 2-storey residential properties and the Rotunda which provides specialist accommodation on 4 floors.

## 2. **Description of Proposal**

- 2.1 The proposal is for the removal of the existing front canopy and its replacement with a front porch. The proposed front porch would be 2.5m deep, 4.3m wide with a hipped, pitched roof with a ridge height of 3.2m above ground level (eaves at 2.5m above ground level). It would be constructed in brick (to match) with red concrete tiles (to match) and aluminium windows and doors.

## 3. History

- 3.1 None relevant.

## 4. **Consultation/Representations**

- 4.1 25 neighbouring occupiers were notified of the proposal. There were no responses.

## 5. **Staff Comments:**

- 5.1 The issues in this case are the principle of development, its impact in the streetscene, on residential amenity and parking/highways. As such, Policies DC26, DC33 and DC61 of the Local Development Framework Core Strategy and Development Control Policies Development Plan are relevant. Also relevant are London Plan Policies 3.1, 3.16, 3.17, 6.11, 6.13, 7.4 and 7.6 and the National Planning Policy Framework (NPPF).

### 5.2 *Principle of development*

- 5.2.1 The proposal is for the erection of a front porch to an existing single-storey building. It is considered that it would improve the entrance environment and that this would generally accord with Policies for community facilities (DC5 or DC26).

- 5.2.2 Policy DC26 indicates that planning permission will be granted for new community facilities subject to meeting specific criteria particularly in respect of accessibility, impact on residential amenity and parking being adequate. The Policy indicates that community facilities essential to meet the specific needs of the community will be allowed on sites considered suitable for housing or involving the loss of housing.

- 5.2.3 Staff consider that the proposed porch to an existing Council building would be acceptable in principle, subject to impact being within acceptable limits.

### 5.3 *Design/Impact on Streetscene/rear garden environment*

- 5.3.1 The proposed porch would be visible in the streetscene but due to the projecting wings of the existing building, only from the northern cul-de-sac end of Yew Tree Gardens.

5.3.2 The porch would have a maximum height of 3.2m, 2.5m deep and 4.3m wide with a hipped, pitched roof. Staff consider that the proposed design and scale of the porch would not have any significant adverse physical impact on visual amenity in the streetscene.

#### 5.4 *Impact on Residential Amenity*

5.4.1 The nearest residential properties are those to the opposite side of Yew Tree Gardens. As the proposed porch would be located between two projecting wings of the existing building at least 40m away from the nearest property at 25 Yew Tree Gardens and would be single-storey, Staff consider that there would be no adverse impact on residential amenity from the proposed porch.

#### 5.5 *Highway/Parking*

5.5.1 The parking requirement would not be altered in relation to the provision of a porch. There are no highways objections to this scheme.

#### 5.6 *Landscaping*

5.6.1 No details of landscaping have been submitted with the application, nonetheless it is considered that the proposal would be enhanced by the provision of landscaping. A suitable condition will be attached to any grant of planning permission requesting details to be submitted.

### 6. **Conclusions**

6.1 Staff consider that the proposal would be acceptable in principle and, would not have an adverse impact on visual or residential amenity, that it would be acceptable on other grounds and would be in accordance with policies contained in the LDF.

## IMPLICATIONS AND RISKS

### 7. **Financial Implications and risks:**

7.1 None

### 8. **Legal Implications and risks:**

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

### 9. **Human Resource Implications:**

9.1 None

10. **Equalities and Social Inclusion Implications:**

10.1 The Council's planning policies are implemented with regard to Equalities and Diversity.

**BACKGROUND PAPERS**

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.