



REGULATORY SERVICES COMMITTEE

REPORT

6 June 2013

Subject Heading:

P0187.13 – 198 Hilldene Avenue,
Romford

Single storey rear extension
(application received 20 February 2013)

Report Author and contact details:

Helen Oakerbee (Planning Manager) –
01708 432800

Policy context:

Local Development Framework,
London Plan

Financial summary:

None

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

Ensuring a clean, safe and green borough	<input checked="" type="checkbox"/>
Championing education and learning for all	<input checked="" type="checkbox"/>
Providing economic, social and cultural activity in thriving towns and villages	<input type="checkbox"/>
Value and enhance the life of our residents	<input type="checkbox"/>
Delivering high customer satisfaction and a stable council tax	<input type="checkbox"/>

SUMMARY

This matter is brought before Committee as the application site is Council owned. The application seeks full planning permission for a single storey extension. Staff consider the application to be acceptable and recommend its approval 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 & Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2. **Materials:** All new external finishes shall be carried out in materials to match those of the existing building to the satisfaction of 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 Policy DC61 of the Development Control Policies Development Plan Document.

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 (as set out on page one of this decision notice).

Reason: The Local Planning Authority consider it essential that the whole of the development is carried out and that no departure whatsoever is made from the details approved, since the development would not necessarily be acceptable if partly carried out or carried out differently in any degree from the details submitted. Also, in order that the development accords with the LDF Development Control Policies Development Plan Document Policy DC61.

INFORMATIVES

1. Reason for Approval.

The proposal is considered to accord with the aims and objectives of Policies CP17, DC16, DC23 and DC61 of the LDF Development Core Strategy and Development Control Policies DPD, as well as the provisions of Policy 4.0 of the London Plan.

2. Statement required by Article 31 (cc) of the Town & Country Planning (Development Management) Order 2010: no significant problems were identified during the consideration of the application and therefore it has been determined in accordance with paragraphs 186-187 of the National Planning Policy Framework 2012.

REPORT DETAIL

1. **Site Description**

- 1.1 The site consists of a ground floor hot food take-away shop sited at the end of a large four storey building which has a row of ground floor shops with three floors of residential flats above. It is situated off Hilldene Avenue within a suburban shopping area in a predominantly residential area at the Harold Hill estate to the north east of the centre of Romford. There is a small open yard at the rear with a servicing and parking area off a service road further to the rear of the site.

2. **Description of Proposal**

- 2.1 It is proposed to construct a small ground floor rear extension to the hot food take-away shop which will provide space for the cold storage unit and additional food storage areas. The extension will have dimensions of 5.7 metres in width, 4.0 metres in depth and a height of 2.9 metres from ground level. The extension will have a flat roof and will extend across the whole width of the property. It will be adjoined by a storage area at the rear of the adjoining retail shop. The building will cover the small open yard area at the back of the hot food take-away shop which is used to accommodate a cold storage unit.

3. **Relevant History**

- 3.1 None.

4. **Consultations/Representations**

- 4.1 Letters have been sent to owners/occupiers of 36 adjoining properties informing them about these proposals. No letters of representations have been received.
- 4.2 Highway Authority – no objections.
- 4.3 Environmental Health – no comments have been received.
- 4.4 Fire & Community Safety Directorate – no objections.
- 4.5 Police Crime Prevention Design Advisor – no objections.

5. **Relevant Policies**

- 5.1 *LDF*
CP17 – Design
DC16 – Core and Fringe Frontages in District and Local Centres
DC23 – Food, Drink and the Evening Economy
DC61 – Urban Design

Other

London Plan – 4.9 – Small Shops

5.2 *Mayoral CIL Implications*

None.

6. **Staff Comments**

6.1 The application is put before the Committee because the land and property is owned by the Council. The main issues to be considered in dealing with the application are the design of the extension and its impact upon the amenities of the occupants of adjoining properties. The extension is modest in size and will be sited adjoining a storage area at the rear of an adjoining retail shop. The extension will enable a cold storage unit to be kept indoors and additional food storage areas can be made available for the hot food take-away shop. The ground floor rear extension to the building does not affect the siting or functioning of the external fume extraction flue at the rear of the building.

6.2 *Principle of Development*

6.2.1 The proposal is for an extension to provide an additional storage room for the cold storage unit and the storage of food for the hot food take-away business. The proposal is acceptable in principle and complies with LDF Policy DC29.

6.3 *Design/impact on street/garden scene*

6.3.1 The design and external appearance of the ground floor extension to the building is acceptable. The modest flat roofed structure is sited at the rear of the building and is not prominent from a public viewpoint. It will not be visible from the streetscene at the front of the building. The extension will cover an existing open yard area and enable the existing cold storage unit at the rear of the building to be brought indoors. The additional storage space for food will reduce the need for outdoor storage which will help to tidy the area at the rear of the building for the benefit of adjoining property occupants. It is considered that the single storey flat roofed extension would not be harmful to the streetscene as it would be located at the rear of the building and not visible from a public viewpoint. It is considered that the single storey extension has been designed in sympathy with the existing building.

6.4 *Impact on amenity*

6.4.1 The modest ground floor rear extension to the hot food take-away shop will adjoin a storage area at the rear of an adjoining retail shop. It will not adjoin a residential unit at close quarters. The upper floor residential flats should not be adversely affected by the rear extension to the building. The extension should not be harmful to residential amenity, as it is single storey, has a flat roof and is not sited close to any adjoining habitable rooms of a dwelling.

6.5 *Highway/parking issues*

6.5.1 There are no highway objections to these proposals and the parking and servicing area at the rear of the site will not be affected by the rear extension to the building. It is not anticipated that these proposals will lead to a significant increase in traffic generation from additional customers or servicing suppliers to and from the site. The proposal would not increase staffing levels or traffic levels and the Highway Authority has no objection to the proposal. It is considered that the proposal would not create any highway or parking issues for the area.

7. **Conclusion**

7.1 Having regard to all relevant factors and material planning considerations staff are of the view that this proposal for a single storey extension would be acceptable. Staff are of the view that the proposal would not have an impact on the streetscene or result in loss of amenity to neighbouring occupiers. The proposal is considered to be acceptable in all other respects and it is therefore recommended that planning permission be granted 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 from the Council's interest as owner of the site.

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

1. Plans and application form received on 22 January 2013.