

REGULATORY SERVICES COMMITTEE

1 August 2013

REPORT

Subject Heading:

P0665.13– Land to the rear of Garrick House, Adelphi Crescent, Hornchurch

Two single storey extensions to create 4 self contained sheltered housing flats with associated amenity and car parking (and relocation of a right of way which will require stopping up and diversion under separate authority) (Application received 31st May 2013)

Report Author and contact details:

Helen Oakerbee (Planning Manager, Regulatory Services) 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	[]
Providing economic, social and cultural activity in thriving towns and villages	[]
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. This report concerns an application for two single storey extensions to create 4 self-contained sheltered housing flats with associated amenity and car parking (and the relocation of a right of way which will require stopping up and diversion under separate authority). 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.

RECOMMENDATIONS

That the Committee notes that the development proposed is liable for the Mayor's Community Infrastructure Levy (CIL) in accordance with London Plan Policy 8.3 and that the applicable fee would be £5,456. This is based on the creation of 272.8 sqm of new gross internal floor space.

That the Head of Regulatory Services be authorised to grant planning permission subject to no new material representations being received in response to the Press/Site notice and the conditions set out below.

1. Time limit - The development hereby permitted shall not be commenced 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. 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.

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.

4. Flank windows - Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, no window or other opening (other than those shown on the submitted plan,) shall be formed in the flank wall(s) of the building(s) hereby permitted, unless specific 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 order to ensure a satisfactory development that will not result in any loss of privacy or damage to the environment of neighbouring properties which exist or may be proposed in the future, and in order that the development accords with Development Control Policies Development Plan Document Policy DC61.

5. Landscaping – Notwithstanding the details shown on the approved plans, 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:

i) indications of all existing trees and shrubs on the site,

ii) details of any trees to be retained,

iii) measures for the protection of the retained trees,

iv) details of new planting in between the south eastern elevation of the smaller Garrick House block and parking spaces 11-14 shown on Drawing No. 12.040_PL03 to help mitigate headlight glare.

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. 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.

7. Car parking - Before the building(s) hereby permitted is first occupied, the area set aside for car parking shall be laid out and surfaced to the satisfaction of the Local Planning Authority and retained permanently thereafter for the accommodation of vehicles visiting the site and shall not be used for any other purpose.

Reason:-To ensure that car parking accommodation is made permanently available to the standards adopted by the Local Planning Authority in the interest of highway safety, and that the development accords with the Development Control Policies Development Plan Document Policy DC33.

8. Surfacing materials - Before any of the development hereby permitted is commenced, surfacing materials for the access road shall be submitted to and approved in writing by the Local Planning Authority and thereafter the access road shall be constructed with the approved materials. Once constructed, the access road shall be kept permanently free of any obstruction (with the exception of the car parking spaces shown on the plans and laid out in accordance with condition 7 above) to prevent their use for anything but access.

Reason: To ensure that the appearance of the proposed development will harmonise with the character of the surrounding area and in the interests of highway safety.

9. 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.

10. Construction methodology - 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.

11. Permitted Development - Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 Article 3, Schedule 2, Part 1, as amended by the Town and Country Planning (General Permitted Development) (Amendment)(no. 2)(England) Order 2008 Classes A - E, or any subsequent order revoking or re-enacting that order, no extensions, roof extensions or alterations shall take place to the dwellinghouses and no outbuildings shall be erected in the rear garden area of the dwellings, with the exception of ancillary structures up to 10 cubic metres in volume, unless permission under the provisions of the Town and Country Planning Act 1990 (as amended) 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 Policy DC61.

12. Boundary fencing - Prior to the commencement of the development, all details of boundary screening shall be submitted to and approved in writing by the Local Planning Authority, the approved details implemented prior to first occupation and permanently retained and maintained thereafter to the satisfaction of the Local Planning Authority.

Reason: To protect the visual amenities of the development and to prevent undue overlooking of adjoining properties.

13. External lighting - No development shall take place until a scheme for external lighting has been submitted to and approved in writing by the Local Planning Authority. The scheme of lighting shall include the low level lighting of the access road. The approved details shall be implemented in full prior commencement of the hereby approved development and permanently maintained in accordance with the approved details.

Reason: In the interests of security and residential amenity and in order that the development accords with the LDF Development Control Policies Development Plan Document Policies DC61 and DC63.

14. Secured by Design - Prior to the commencement of the development hereby permitted, details of the measures to be incorporated into the development demonstrating how the principles and practices of the Secured by Design scheme have been included 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 the National Planning Policy Framework, Policy 7.3 of the London Plan, and Policies CP17 Design and DC63 Delivering Safer Places of the LBH LDF.

15. Obscure glazing - The proposed ground floor windows serving bathrooms on blocks C and D hereby permitted shall be permanently glazed with obscure glass and thereafter be maintained to the satisfaction of the Local Planning Authority.

Reason: In the interests of privacy, and in order that the development accords with the Development Control Policies Development Plan Document Policy DC61.

16. Sound insulation - The building(s) shall be so constructed as to provide sound insulation of 45 DnT, w + Ctr DB (minimum value) against airborne noise to the satisfaction of the Local Planning Authority.

Reason: To prevent noise nuisance to adjoining occupiers.

17. Sheltered accommodation – The development hereby approved shall be for sheltered housing providing accommodation for one or more persons aged 55 years and over.

Reason: To contribute to sheltered housing accommodation and in order that the development accords with the Development Control Policies Development Plan Document Policies CP2 and CP8.

18. Personal condition - The benefit of the planning permission hereby approved shall enure solely for the benefit of London Borough of Havering and its tenants.

Reason: Due to the particular circumstances of the proposal and need for infrastructure contribution should the development become general specialist housing.

19. Contamination - Before any part of the development is occupied, site derived soils and/or imported soils shall be tested for chemical contamination, and the results of this testing together with an assessment of suitability for their intended use shall be submitted and approved in writing by the Local Planning Authority. Without prejudice to the generality of the foregoing, all topsoil used for gardens and/or landscaping purposes shall in addition satisfy the requirements of BS 3882:2007 "Specification of Topsoil".

Reason: To ensure that the occupants of the development are not subject to any risks from soil contamination in accordance with Development Control Policies Development Plan Document Policy DC53.

INFORMATIVES

1. In aiming to satisfy condition 14 the applicant should seek the advice of the Police Crime Prevention Design Advisor, Mr Tyler. 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).
2. The developer is advised that if construction materials are proposed to be kept on the highway during construction works then they will need to apply for a license from the Council.
3. The Applicant is advised that planning approval does not constitute approval for changes to the public highway. Highway Authority approval will only be given after suitable details have been submitted, considered and agreed. Any proposals which involve building over the public highway as managed by the London Borough of Havering, will require a licence and the applicant must contact StreetCare, Traffic & Engineering on 01708 433750 to commence the Submission/ Licence Approval process.
4. Should this application be granted planning permission, the developer, their representatives and contractors are advised that this does not discharge the requirements under the New Roads and Street Works Act 1991 and the Traffic Management Act 2004. Formal notifications and approval will be needed for any highway works (including temporary works) required during the construction of the development.
5. Statement Required by Article 31 (cc) of the Town and 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.
6. Pursuant to the provisions of the National Planning Policy Framework responsibility for securing a safe development rests with the developer and/or landowner. It is recommended that a watching brief is implemented

for the presence of any land contamination throughout the life of the development. In the event that contamination is found at any time when carrying out the development it should be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must then be undertaken and where remediation is necessary a remediation scheme must be prepared, implemented and verified in accordance with current best practice and submitted to the Local Planning Authority.

7. A fee is required when submitting details pursuant to the discharge of conditions. In order to comply with the Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012, which came into force from 22.11.2012, a fee of £97 per request or £28 where the related permission was for extending or altering a dwellinghouse, is needed.

REPORT DETAIL

1. **Site Description:**

- 1.1 Garrick House is a council owned sheltered housing development set in communal grounds within Adelphi Crescent, Hornchurch. Garrick House is bounded on two sides by Adelphi Crescent (north and east), Broadstone Road to the south and Albany Road to the west.
- 1.2 Garrick House consists of two, two storey buildings. The main linear block is sited to the west and extends from north to south with a smaller block located to the east that extends from east to west. The main block has 28 self-contained flats and the smaller block contains a further 12 self-contained flats.
- 1.3 The application site comprises two areas:
 - i) To the north of the smaller Garrick House block is an area containing amenity space and a right of way. This area adjoins 14-36 Adelphi Crescent, a series of three storey terrace houses with rear gardens backing onto the site to the south. The right of way runs from east to west, connecting the car park from 38-54 and 56-72 Adelphi Crescent to Albany Road.
 - ii) To the south east of the smaller Garrick House block is an area of open land forming part of the communal amenity area.
- 1.4 The site has a fall from north to south with a steep banked area to the north east corner of the smaller block. The site also has a smaller fall from east to west. 38-72 Adelphi Crescent is a three storey apartment block with a car park to the rear with space for 13 vehicles. There is on-site parking for 16 cars to the south west corner of the site that is accessed via Adelphi Crescent to the south.

2. Description of development:

- 2.1 In the area to the north west of the smaller Garrick House block, it is proposed to erect two single storey extensions to create 4 self-contained sheltered housing flats with associated amenity space and the relocation of a right of way. Each flat would comprise of one or two bedrooms, a kitchen, bathroom and an open plan living and dining room.
- 2.2 Block C would have a minimum and maximum width of 6.7 and 17.7 metres, a depth of 17.3 metres and a height of 4.9 metres to the ridge. Block C would comprise of two, one bedroom and one, two bedroom self-contained flats.
- 2.3 Block D would have a minimum and maximum width of 6.7 and 10.9 metres, a depth of 9.1 metres and a height of 4.8 metres to the ridge. Block D would comprise of one, two bedroom self-contained flat.
- 2.4 The development will provide amenity space to the east and west of the new buildings. The site is adjacent to an existing amenity space that would supplement the amenity provision. The proposal involves the relocation of a right of way in a position further to the north. This will require a separate stopping up order.
- 2.5 Blocks C and D are single storey with gabled roofs. External materials are indicated to be brickwork, white uPVC windows and doors and interlocking roof tiles. The properties will be accessed directly from the right of way and secured gates linked to the main building via an intercom system.
- 2.6 In the area to the north east of the smaller Garrick House block, it is proposed to provide 2 car parking spaces in addition to the 38-72 Adelphi Crescent car park.
- 2.7 In the area to the south east of the smaller Garrick House block, an additional four spaces will be provided accessed via Adelphi Crescent, which would not affect any existing trees. An additional dropped kerb will be provided to the main right of way from Garrick House.
- 2.8 This application is linked to P0664.13, which proposes to erect two single storey sheltered accommodation buildings comprising 5 two bedroom self-contained bungalows with associated amenity space, car parking and an access road.

3. Relevant History:

- 3.1 P0664.13 – Two single storey sheltered accommodation buildings comprising 5 two bedroom self-contained bungalows with associated amenity space, car parking and an access road – to be determined.

P1221.02 – 1.4m high hoop top fence – Approved.

P0806.97 – Installation of a lift for disabled/infirm persons including a three storey external shaft – Approved.

4. **Consultations/Representations:**

4.1 The occupiers of 86 neighbouring properties were notified of this proposal. The application was advertised by site and press notice as it affects a right of way. The deadline for responses to the notices has not yet expired and any additional representations will be verbally updated to members. If members resolve to grant planning permission, this would be delegated to the Head of Regulatory Services, subject to no new material considerations being raised in representations received after this meeting and before the expiry date.

4.2 A letter of objection was received from Andrew Rosindell M.P. with the following concerns: inadequate parking provision, an existing parking problem within the estate, overall loss of green and open space and trees, overdevelopment of the site, housing density, impact on the quality of life and loss of privacy for the current residents of Garrick House and access to the new developments for emergency vehicles. Forty six letters of objection were received with detailed comments that have been summarised as follows:

- Loss of light and outlook.
- Visual impact and bulk.
- Inappropriate location for the housing.
- The proposal would be cramped.
- Overdevelopment.
- Traffic, noise, fumes and disturbance.
- The impact of vehicle headlights on neighbouring amenity.
- Impact on trees and wildlife.
- Noise and disturbance from construction works.
- Impact on the character of the area.
- Overlooking and loss of privacy.
- Safety and security.
- Crime.
- Litter.
- Accessibility of the car parking spaces.
- Lack of car parking.
- Loss of views.
- Access arrangements.
- Highway safety.
- Impact on property value.
- It is alleged that the description is incorrect, as it refers to four sheltered self contained flats.
- The proximity of the proposal to neighbouring properties.
- Landscaping and boundary treatments.
- Loss of the existing communal garden areas and amenity value.
- The proposal would adversely affect the character of the neighbourhood.
- Impact on neighbouring amenity.

In response to the above comments, the description of the proposal is correct, as it states two single storey extensions to create four self-contained

sheltered housing flats with associated amenity and car parking and the relocation of a right of way. Each planning application is determined on its individual planning merits. Comments regarding property values are not material planning considerations. Noise and disturbance during construction can be addressed by appropriate planning conditions 9 and 10. The remaining issues are addressed in the following sections of this report.

- 4.2 Environmental Health – Recommend three conditions and one informative if minded to grant planning permission.
- 4.3 Crime Prevention Design Advisor - Recommends conditions in respect of boundary treatments, lighting and secured by design and an informative if minded to grant planning permission.
- 4.3 The Highways Authority has no objection to the proposals, providing that the highway (public right of way) affected by the development can be stopped up and diverted to create a new public right of way under Section 247 of the Town and Country Planning Act 1990.

5. **Staff Comments:**

- 5.1 Policies CP1 (Housing Supply), CP2 (Sustainable Communities), CP8 (Community Needs), CP17 (Design), DC2 (Housing Mix and Density), DC3 (Housing Design and Layout), DC7 (Housing (Lifetime homes and mobility), DC32 (The road network), DC33 (Car Parking), DC34 (Walking), DC35 (Cycling), DC36 (Servicing), DC40 (Waste recycling), DC53 (Contamination), DC55 (Noise), DC61 (Urban Design), DC62 (Access) and DC63 (Delivering Safer Places) of the LDF Core Strategy and Development Control Policies Development Plan Document are considered material together with the Design for Living Supplementary Planning Document, the Landscaping Supplementary Planning Document and Policies 3.3 (increasing housing supply), 3.4 (optimising housing potential), 3.5 (quality and design of housing developments), 6.13 (parking), 7.1 (building London's neighbourhoods and communities), 7.13 (safety, security and resilience to emergency), 7.4 (local character) and 8.3 (Community infrastructure levy) of the London Plan are relevant. Chapters 6 (Delivering a wide choice of high quality homes) and 7 (Requiring good design) of the National Planning Policy Framework are relevant.

5.2 **Principle of Development**

- 5.2.1 Policy CP2 states that there is still a need to plan for sheltered and in particular, extra care accommodation. The Council wants to make sure that new homes are designed so that they meet the needs of households throughout their lives, thereby increasing the independence of people in old age in the form of Lifetime Homes and Wheelchair standard housing. Policy CP8 states that there may still be a need for sheltered housing, particularly in the private sector, due to the overall increase in the numbers of elderly people and for those older people looking to downsize to a smaller property. This will

need to address the fact that many older people prefer two, rather than one bed accommodation. It is considered that the provision of four self-contained sheltered housing flats is acceptable in principle.

5.2.2 The proposal would result in the loss of part of the grounds of the main Garrick House building, which comprises of:

- 1) the area to the north of the smaller Garrick House block
- 2) the proposed car parking area to the south east of the smaller Garrick House block.

The grounds currently provide visual amenity. Although, it is considered that the loss of grounds would not adversely affect the streetscene, as other areas of amenity space would remain. In addition, the siting of the car park was chosen to minimise its effect on the existing trees and details of landscaping would be secured by condition. On balance, the loss of part of the grounds deemed to be acceptable.

5.3 **Density and site layout**

5.3.1 The Density Matrix in Policy DC2 seeks to guide higher density of development to those parts of the Borough having good access to public transport. Policy DC2 indicates a density requirement of 30-50 dwellings per hectare.

5.3.2 Including the area covered by P0664.13, the Garrick House site area equates to approximately 0.7588 hectares and currently there are 40 units on the site, which equates to a density of 52 dwellings per hectare. As a result of this application and P0665.13 there would be an increase to 49 units, the density on the site would equate to 64 dwellings per hectare. Although this is in excess of policy guidance, the density is only one means of assessment and there is a need to evaluate the quality of the accommodation and its impact on the streetscene.

5.3.3 In respect of amenity space the Supplementary Planning Document (SPD) for Residential Design does not prescribe fixed standards for private amenity space or garden depths unlike previous guidance. Instead the SPD places emphasis on new developments providing well designed quality spaces that are usable. The development will provide amenity space to the east and west of the new buildings. The site is adjacent to an existing amenity space that would supplement the amenity provision. Staff are of the view that the proposed garden areas are acceptable in terms of area and would provide future occupiers with a useable external space for day to day activities such as outdoor dining, clothes drying and relaxation. It is considered that the layout of the site is acceptable.

5.4 **Design/impact on street/Garden scene**

5.4.1 Council policy and guidance 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 surrounding area. The two Garrick House buildings are two storey with gabled roofs.

- 5.4.2 Policy DC61 states that new properties should respond to distinctive local building forms and patterns of development and respect the scale, massing and height of adjoining properties. It is considered that the external design and appearance of Blocks C and D would integrate satisfactorily with the streetscene. Staff consider that the height and scale of the proposed single storey extensions is compatible with the prevailing scale and character of development within the locality.
- 5.4.3 The position of the proposed buildings is deemed to be acceptable, as Blocks C and D would be located a minimum and maximum of 2.2 and 5 metres from the right of way to the north of the site and therefore, would not appear cramped. In addition, Block D would be located approximately 2.4 metres from the right of way to the north east of the site. The proposed extensions would utilise a mixture of materials including brickwork, white uPVC windows and doors and interlocking roof tiles. Staff are of the view that the proposed materials would be compatible with those of the existing Garrick House buildings. Full details of the samples of materials will be secured by condition if minded to grant planning permission. It is considered that relocating the right of way to the north of the site would not be harmful to the streetscene.

5.5 Impact on amenity

- 5.5.1 It is considered that the proposed extensions would not result in a significant loss of amenity to neighbouring occupiers (including those in Garrick House) for the following reasons. The extensions are single storey and are relatively low in height at 4.9 metres to the ridge of the pitched roof. Furthermore, the extensions have a series of projections and insets which minimises their bulk and mass. Blocks C and D would be located a minimum and maximum of 2.2 and 5 metres from the right of way to the north of the site, which will help to mitigate their impact. In addition, Block D would be located approximately 2.4 metres from the right of way to the north east of the site. The boundaries to the north and partially to the east will be enclosed with a new 1.4m high hoop fence with access gates. Details of boundary fencing and landscaping will be secured by condition if minded to grant planning permission.
- 5.5.2 There would be a minimum back to front distance of approximately 19 metres between the north west elevation of blocks C and D and the neighbouring houses to the north comprising 14-36 Adelphi Crescent. There would be a minimum distance of approximately 19 metres between the north western corner of Block C and the neighbouring properties to the north west comprising 2-12 Adelphi Crescent. There would be a minimum distance of approximately 29 metres between the north eastern corner of Block D and the neighbouring properties to the north east comprising 38-72 Adelphi Crescent. The site has a fall from north to south with a steep banked area to the north east corner of the smaller block. Staff consider that the change in ground levels would help to mitigate the impact of the proposed extensions on

neighbouring properties. It is considered that the proposal would not create any undue overlooking or loss of privacy, as the extensions are single storey.

5.5.3 It is considered that the proposal would not generate significant levels of noise and disturbance over and above existing conditions, given the creation of four flats. It is considered that the addition of two car parking spaces to the 38-72 Adelphi Crescent car park would not be harmful to residential amenity, as they would be located approximately 7 metres from the north eastern elevation of Garrick House. Furthermore, these two parking spaces would be located in general alignment with the north eastern elevation of Garrick House, which would help to mitigate against headlights beaming into habitable rooms of this building.

5.5.4 Staff consider that the provision of four additional car parking spaces to the south east of the smaller Garrick House block would not be unduly harmful to residential amenity. There would be a separation distance of between approximately 5 and 12 metres between the four parking spaces and the south eastern elevation of Garrick House. The parking spaces would be located at an oblique angle from Garrick House, which would help to mitigate against headlights beaming into habitable rooms of this building. Nevertheless, it is considered that additional landscaping (to be secured by condition) adjacent to the 4 car parking spaces to the south east of Garrick House would help to further mitigate against headlights beaming into habitable rooms of this building. It is not considered that this arrangement would be materially harmful to amenity owing to the siting and limited numbers of parking bays.

5.6 Highway/parking issues

5.6.1 Annexe 5 of the Local Development Framework states that the parking standard for sheltered housing is 1 space per 4 units (where 1 bed) and 1 space per 2 units (where 2 bed). Staff consider that 6 spaces for four sheltered housing units is acceptable.

5.6.2 The development provides two car parking spaces in addition to the 38-72 Adelphi Crescent car park. An additional four spaces will be provided to the south accessed via Adelphi Crescent, which would not affect any existing trees. An additional dropped kerb will be provided to the main right of way from Garrick House. The Highways Authority has no objection to the proposals, providing that the highway (public right of way) affected by the development can be stopped up and proposed highway (public right of way) diverted under Section 247 of the Town and Country Planning Act 1990.

5.6.3 Having reviewed information for the entire development (for applications P0664.13 and P0665.13), the parking provision of 16 spaces is just over the standard required by Havering for sheltered accommodation, when it is taken as 1 and 2 bed units. Staff consider the amount and configuration of the parking proposals to be acceptable.

5.6.4 Recycling facilities will be provided both within the houses and in the designated bin store. A condition will be placed in respect of storage of refuse and recycling awaiting collection if minded to grant planning permission.

5.7 **Trees**

5.7.1 The two single storey extensions would result in the removal of four trees to the north west of the smaller Garrick House block. However, Drawing No. 12.040_PL03 shows that the majority of the existing trees would remain and two new trees would be planted. A landscaping scheme will be secured by condition.

6. **Infrastructure**

6.1 The proposal would have been subject to a financial contribution of £24,000 to be used towards infrastructure costs in accordance with the Planning Obligations Supplementary Planning Document. However, in this instance, the development would be owned and managed by the Council and therefore, transferring the funds from one department to another would be a paper exercise. Therefore in this particular instance, a condition personal to the London Borough of Havering would be appropriate.

7. **The Mayor's Community Infrastructure Levy**

7.1 The proposed development is liable for the Mayor's Community Infrastructure Levy (CIL) in accordance with London Plan Policy 8.3. A total of 379 square metres of new floor space is proposed for the proposed buildings. On this basis, the CIL liability equals $272.8 \times £20 \text{ per sq.m} = £5,456$.

8. **Conclusion**

8.1 Staff consider the site to be acceptable in principle for residential development. It is considered that the siting, design and scale of the proposed extensions is compatible with the prevailing scale and character of development within the locality. Staff are of the view that the proposal would have an acceptable relationship to adjoining properties and would provide suitable amenity provision for future occupiers. The development is also considered to be acceptable in respect of parking and highway issues. The proposal is considered to be in accordance with the aims and objectives of the LDF Development Control Policies Development Plan Document and approval is recommended accordingly.

IMPLICATIONS AND RISKS

Financial implications and risks:

The application relates to a site, which is within the Council's ownership.

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.

BACKGROUND PAPERS

Application forms and plans received 31/05/2013.

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.