



# **REGULATORY SERVICES COMMITTEE**

**1 August 2013**

# **REPORT**

**Subject Heading:**

**P0664.13– Land to the rear of Garrick House, Adelphi Crescent, Hornchurch**

**Report Author and contact details:**

**Two single storey sheltered accommodation buildings comprising 5 two bedroom self-contained bungalows with associated amenity space, car parking and an access road (Application received 31<sup>st</sup> May 2013)**

**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 sheltered accommodation buildings comprising five two bedroom self-contained bungalows with associated amenity space, car parking and an access road. 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 £7,580. This is based on the creation of 379 sqm of new gross internal floor space.

That Staff be authorised to grant planning permission subject to 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 front elevation of the main Garrick House block and parking spaces 4-10 shown on Drawing No. 12.040\_PL01 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 and parking area 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 approved plans) 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 on the western flanks of blocks A and B 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. Highway alterations - The proposed alterations to the Public Highway shall be submitted in detail for approval and agreed prior to the commencement of the development.

Reason: In the interest of ensuring good design and ensuring public safety and to comply with policies of the Core Strategy and Development Control Policies, namely CP10, CP17 and DC61.

17. Highway alterations - The necessary agreement, notice or licence to enable the proposed alterations to the Public Highway shall be entered into and completed prior to the commencement of the development.

Reason: To ensure the interests of the travelling public are maintained and comply with policies of the Core Strategy and Development Control Policies, namely CP10, CP17 and DC61.

18. 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.

19. 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.

20. 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.

21. 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: Improvements required to make the proposal acceptable were negotiated and submitted, in accordance with para 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 west of the main Garrick House block is an area containing amenity space, car parking for 16 vehicles and a disused open plot of land. This area adjoins the rear yard/parking area to 127 – 135 Albany Road (a terrace of shops with residential over), rear gardens of 137-145a Albany Road and 1-7 Broadstone Road.
  - ii) To the east of the main Garrick House is an area of open land forming part of the communal amenity area.

## 2. **Description of development:**

- 2.1 In the area to the west of the main Garrick House, it is proposed to erect two single storey sheltered accommodation buildings comprising five two bedroom self-contained bungalows with associated amenity space and 3 car parking spaces. The proposed additional units would become part of the Garrick House complex. The development will provide dedicated 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.
- 2.2 Block A comprises of a terrace of three bungalows, with a width of 29 metres, a minimum and maximum depth of 7.7 and 10.1 metres. Block A would have a height of 2.3 metres to the eaves and 4.3 metres to the ridge. Each bungalow would comprise of two bedrooms, a kitchen, bathroom and an open plan living and dining room.
- 2.3 Block B comprises of two semi-detached bungalows, with a width of 19.5 metres, a minimum and maximum depth of 7.7 and 10.1 metres. Block B would have a height of 2.3 metres to the eaves and 4.3 metres to the ridge. Each bungalow would comprise of two bedrooms, a kitchen, bathroom and an open plan living and dining room.
- 2.4 Blocks A and B are single storey with hipped roofs. External materials are indicated to be brickwork, white uPVC windows and doors and interlocking roof tiles. Blocks A and B would be accessible via the existing access road and will be secured using a 1.8m high gated entrance and fencing. The boundaries to the south and west will be enclosed with a new 1.8m high close board timber fence.
- 2.5 In the area to the east of the main Garrick House, an additional 7 car parking spaces will be provided to the east directly via Adelphi Crescent for residents and visitors.

2.6 This application is linked to P0665.13, which proposes to erect 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 to the north west of the smaller block.

### 3. **Relevant History:**

3.1 P0665.13 – 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– 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 79 neighbouring properties were notified of this proposal. At the time of drafting this report, the neighbour notification period had yet to expire. Members will be verbally updated of any further representations received. 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. Forty five 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.
- Damage to neighbouring trees.
- Noise and disturbance from construction works.
- Impact on the character of the area.
- Overlooking and loss of privacy.
- Accessibility of the car parking spaces.
- Lack of car parking.
- Loss of views.
- Access arrangements.
- Highway safety.
- Impact on property value.
- Crime.
- It is alleged that the description is incorrect, as it refers to five sheltered self contained flats.

- Smells from sewerage and drains.
- 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 sheltered accommodation buildings comprising of 5 x 2 bedroom self contained bungalows with associated amenity space, car parking and access road. 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.
- 4.4 The Highways Authority has no objection to the proposal. 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. Recommends two conditions and two informatives if minded to grant planning permission.
- 4.5 English Heritage – In view of the limited ground works involved in this scheme, there is no requirement for archaeological intervention through the planning system in this case.

## 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 two sheltered accommodation buildings is acceptable in principle.

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

- 1) the area to the west of the main Garrick House block
- 2) the new car parking area to the east of the main Garrick House block.

The grounds currently provide visual amenity. Although, it is considered that the loss of part of the 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 is 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 P0665.13, 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 dedicated amenity space adjacent to 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.

- 5.3.4 The remaining 'public' area within the development is largely hard surfacing and consists of the highway and parking provision. 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 A and B would integrate satisfactorily with the streetscene. Staff consider that the height and scale of the proposed buildings 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 they would be located approximately 1 metre and between 5.4 and 6.6 metres from the western and southern boundaries respectively and therefore, would not appear cramped. The proposed buildings 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.

#### **5.5 Impact on amenity**

- 5.5.1 It is considered that the proposed buildings would not result in a significant loss of amenity to neighbouring occupiers (including those in Garrick House) for the following reasons. The buildings are single storey and are relatively low in height at 2.3 metres to the eaves and 4.3 metres to the ridge. Furthermore, the buildings have a series of projections, insets and hipped roofs which minimises their bulk and mass. Blocks A and B would be located approximately 1 metre and between 5.4 and 6.6 metres from the western and southern boundaries respectively, which will help to mitigate their impact. In addition, the buildings are sited on an east to west axis from the neighbouring

properties in Albany Road, which minimises their visual impact. The boundaries to the south and west will be enclosed with a new 1.8m high close board timber fence, which will provide some screening. Details of boundary fencing and landscaping will be secured by condition if minded to grant planning permission.

5.5.2 There would be a back to flank distance of approximately 14 metres between the western flanks of blocks A and B and the neighbouring houses to the west in Albany Road. There would be a back to back distance of between approximately 39 and 43 metres between the rear façade of block A and the neighbouring houses to the south in Broadstone Road. There would be a minimum rear to flank distance of between approximately 13 and 16.6 metres between the rear façade of Garrick House and the eastern flank of Blocks A and B.

5.5.3 It is considered that the proposal would not create any undue overlooking or loss of privacy, as the buildings are single storey. Also, the boundaries to the south and west will be enclosed with a new 1.8m high close board timber fence. In addition, the layout of the proposed buildings and car park has been configured to provide an inward facing development to protect the amenity of the surrounding residents.

5.5.4 It is considered that the proposal would not generate significant levels of noise and disturbance over and above existing conditions, given the creation of five apartments. It is considered that replacing the Garrick House main car park facility with space for sixteen vehicles with three car parking spaces adjacent to Blocks A and B, with an additional 7 spaces to the east of Garrick House would not be harmful to residential amenity. There would be a separation distance of between approximately 10 and 13 metres between the three parking spaces and the rear façade of Garrick House. Parking space No. 3 would be located in alignment with the rear façade of Garrick House and the remaining parking spaces would be located at an oblique angle from Garrick House and Blocks A and B, which would help to mitigate against headlights beaming into habitable rooms of these buildings. It is not considered that this arrangement would be materially harmful to amenity owing to the siting and limited numbers of parking bays. It is considered that additional landscaping (to be secured by condition) adjacent to the 7 car parking spaces to the east of Garrick House would help to mitigate against headlights beaming into habitable rooms of this building.

## **5.6 Highway/parking issues**

5.6.1 The proposal involves replacing the Garrick House main car park facility with space for sixteen vehicles with three car parking spaces adjacent to Blocks A and B, with an additional 7 spaces to the east of Garrick House.

5.6.2 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 3 spaces for five

sheltered housing units is acceptable. There should be 10 spaces for Garrick House and in this instance, 7 spaces would be provided. It is considered that the level of parking provision is acceptable for the following reasons. There is scope for parking provision in the area, which is not under significant stress. This is a sheltered housing scheme, so it is unlikely that every tenant would have a car. It is considered that the numerical loss of 16 spaces would not result in any highway or parking difficulties in the area. The Highways Authority has no objection to the proposal.

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 The extension to the existing access road is deemed to be acceptable. The plans have been amended by increasing the width of the vehicular gate to 3.7 metres, which is sufficient to accommodate access for emergency vehicles. Existing access to the garages rear of the properties in Broadstone Avenue would be maintained.

5.6.5 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.

## **6. Infrastructure**

6.1 The proposal would have been subject to a financial contribution of £30,000 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  $379 \times £20 \text{ per sq.m} = £7,580$ .

## **8. Conclusion**

8.1 Staff consider the site to be acceptable in principle for residential development and utilising a disused piece of unkempt land would be beneficial to the locality. It is considered that the siting, design and scale of the proposed buildings 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.