

REGULATORY SERVICES COMMITTEE

22 August 2013

REPORT

Subject Heading:

P0535.13 – The Royals Youth Centre,
Viking Way, Rainham

Erection of a new second floor at roof level to the existing youth centre to provides a youth enterprise space, a multi-purpose space, ancillary spaces and minor internal modifications to the building.

(Application received 30th April 2013)

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Local Development Framework

Policy context:

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	[X]
Value and enhance the life of our residents	[X]
Delivering high customer satisfaction and a stable council tax	[]

SUMMARY

This planning application relates to the construction of a new second floor area at roof level of the existing youth centre building, off Viking Way in the centre of Rainham. It is to provide space for a youth enterprise area, with additional activities space and a series of internal alterations to the building. The planning issues include the principle of development, design and street scene, impact on amenity, parking and highway matters. These issues are set out in detail in the report below. Staff considers the proposal to be acceptable.

The application site comprises Council owned land.

RECOMMENDATION

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 charge would be £3,280.00. This is based on the creation of 164m² of new gross internal floor space.

The application is recommended for approval subject to the conditions set out below:

1) Time limit for commencement – 3yrs

The development to which this permission relates must be begun not later than the expiration of three years from the date of this permission.

Reason:-

To comply with Section 92 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, including final finishes to be used in the external construction of the extension to the building 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 Policy DC

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 Development Control Policies Development Plan Document Policy DC61.

4) 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.

5) Construction Methodology Statement: 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.

6) Secured by Design: Prior to the commencement of the development hereby permitted, details of the measures to be incorporated into the development demonstrating how 'Secured by Design' accreditation might be achieved 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 PPS1, Policy 4B.6 of the London Plan, and Policies CP17 'Design' and DC63 'Delivering Safer Places' of the LBH LDF

7) Balcony Restriction: The roof area of the extension hereby permitted shall not be used as a balcony, roof garden or similar amenity area without the grant of further specific permission from the Local Planning Authority.

Reason:-

In the interests of the amenity of the occupiers of neighbouring dwelling, and in order that the development accords with the Development Control Policies Development Plan Document Policy DC61.

INFORMATIVES

1. 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.
2. Statement Required by Article 31 (cc) of the Town and Country Planning (Development Management) Order no significant problems were not 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.
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 and Engineering on 01708 433750 to commence the Submission / Licence Approval process.

4. The developer, their representatives and contractors are advised that planning permission 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. The applicant 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.
6. With regards to surface water drainage it is the responsibility of the developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of Ground Water. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777.
7. In aiming to satisfy Condition **6** the applicant should seek the advice of the Police Crime Prevention Design Advisor. The services of the local Police CPDA is available free of charge through Havering Development and Building Control or Romford Police Station, 19 Main Road, Romford, Essex, RM1 3BJ." It is the policy of the local planning authority to consult with the Borough CPDA in the discharging of community safety condition(s).
- 8 The proposal is liable for the Mayor of London Community Infrastructure Levy (CIL). Based upon the information supplied with the application, the CIL payable would be £3,280.00. CIL is payable within 60 days of commencement of development. A Liability Notice will be sent to the applicant (or anyone else who has assumed liability) shortly. Further details with regard to CIL are available from the Council's website.

REPORT DETAIL

1. Site Description

- 1.1 The site consists of a modern, two storey, hipped roofed building which has been used as a youth centre for young people in Rainham. It is situated off Viking Way opposite the Tesco supermarket and adjoining a petrol filling station. The site is connected by a pedestrian walkway to Upminster Road South, which is included within a conservation area. The site is situated within a mixed commercial and residential area close to Rainham town centre. There is vehicular access to the site off Viking Way.

2. Description of Proposal

- 2.1 It is proposed to construct an extension at first floor level for additional floorspace at second floor level to provide a youth enterprise area. It will occupy the space within the main roof void at the front of the building and cantilevers over the existing entrance. The extension will have a floor area of 164 square metres. It will have a glazed corner feature and the structure will be clad in stained timber, which will align with the existing black weatherboarding. There will be no changes to the car parking area and the vehicular access to the site.
- 2.2 The second floor extension will provide an additional 164 square metres of internal floorspace and therefore the development would be liable for a Community Infrastructure Levy at £20.00 per square metre, giving a charge of £3,280.00 towards infrastructure costs to serve the development.

3. Relevant History

- 3.1 A0026.13 – One 3-d. lettering standing on a parapet – Pending.
- P0800.98 – Variation of conditions for the original consent for the building – Approved 16.10.98 .

4 Consultations/Representations

- 4.1 Notification letters were sent to 45 neighbouring properties. No letters of representation have been received from local residents/property occupiers.

Highway Authority - No objections. No extra car parking spaces are to be provided, but the site is close to local public car parks.

Environmental Health - No comments have been received.

5. Relevant Policies

- 5.1 Policies CP17 (design), CP8 (Community facilities) DC28 Location of community facilities), DC30 (Contribution of community facilities), C61 (urban design), of the Local Development Framework Core Strategy and Development Control Policies Development Plan Documents.

- 5.2 Policy 4.6 (Support for and enhancement of arts, culture, sport and entertainment) of the London Plan.
- 5.3 National Planning Policy Framework (NPPF) Section 7 “Requiring Good Design”.

6 Staff comments

- 6.1 This proposal is put before the Committee owing to the application site being owned and administered by the Council. The main issues to be considered by the Committee are the design of the extension to the youth centre building, its impact in the street scene, the adjoining properties and the highway/parking implications of the development.

7 Principle of Development

- 7.1 The principle of an extension to a local community building within a mixed commercial and residential area is considered acceptable in land use terms and the provision of additional community facilities is consistent with the National Planning Policy Framework.

8 Design and Visual Impact

- 8.1 The youth centre building consists of a two storey structure, with a conventional hipped roof. The proposals have been submitted for a second floor extension above the main entrance to the building, which will be built with light stained timber cladding, which will contrast with the dark grey and black weatherboarding for the existing building. The design will be viewed with the lighter parts of the structure seen against the skyline and the darker parts of the building below. This contrast in cladding for the extension does give interest to the design and external appearance of the building in a positive manner. The contemporary design and visual impact of the extension to the building is acceptable in these circumstances. The extension to the youth centre building in this type of urban built-up setting is acceptable. The size, siting and height of the extended building is not out of character with the adjoining development within the vicinity of the site.
- 8.2 In respect of the overall design and architectural style of the building, it is considered that there is no distinctive architectural style in this part of Viking Way. It is considered that the modern design of the development would be acceptable in principle and would integrate into the wider area.

9 Impact on Amenity

- 9.1 The development of the site for a second floor extension to the youth centre building should not have an adverse impact upon the residential amenities of the occupants of the adjoining properties. The building will be sited sufficiently

far enough away from the adjoining residential buildings so as not to cause any adverse impact upon the adjoining residents. The extended building, in terms of its bulk and size is considered to be compatible with the surrounding area and will not have an adverse impact upon the residential amenities of the occupants of any nearby residential properties. It is contended that the extended building will have an acceptable relationship with the adjoining properties in the locality.

10 Highways / Parking Issues

- 10.1 The proposed access arrangements for the site are acceptable and will provide satisfactory access for the visitors to the building. The parking arrangements are considered to be acceptable. There are at present 10 car parking spaces on site, with some accommodation for cycle parking. Vehicular access is taken onto Viking Way on the north western side of the site. The site is located close to a number of public car parks and is able to meet the access and servicing needs of the development. There are no highway objections to these proposals which utilise the existing vehicular access to the site from Viking Way.

11 Other Issues

- 11.1 Policy DC63 requires new development to address safety and security in the design of new development and a condition to this effect is recommended. The second floor extension has a floor area in excess of 100 square metres and therefore it will be liable for a Mayoral Community Infrastructure Levy, which is included in the earlier part of the report.

12 Conclusion

- 12.1 The design of the extension to the youth centre building is considered to be acceptable as a whole. Its impact in the street scene and upon the amenities of the occupants of the adjoining properties is acceptable. The car parking space to be provided on the site is satisfactory for this type of development. As a result there are no planning objections to these proposals and they are considered to be acceptable in terms of scale, form, massing and visual impact. The proposal would have an acceptable relationship to adjoining properties. The development is also considered to be acceptable in respect of parking and highway issues. It is recommended that planning permission be granted.

IMPLICATIONS AND RISKS

Financial implications and risks:

None.

Legal implications and risks:

The planning merits of the application are considered separately to the Council's interests as landowner and applicant.

Human Resources implications and risks:

None.

Equalities implications and risks:

The proposed extension to the building would help to provide improved community facilities for the area.

BACKGROUND PAPERS

Application forms and plans received on 30th April 2013.