

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P0553.20

WARD : Squirrels Heath

Date Received: 22nd April 2020

ADDRESS: 72 Farnes Drive
Romford

PROPOSAL: Conversion of detached garage to habitable use as a gym involving alterations to front and side elevations

DRAWING NO(S): LA/003
LA/001

RECOMMENDATION : It is recommended that **planning permission be GRANTED** subject to the condition(s) given at the end of the report

SITE DESCRIPTION

The application property is a two storey semi-detached residential dwellinghouse finished in pebble dash and brick face. There is a hard standing area to the front of the site that provides space for parking. The property also benefits from a detached garage which is set well back from the kerb. The surrounding area is characterised by two storey semi-detached dwellings of similar styles and designs. The dwellinghouse is not a listed building and is not located within a conservation area.

DESCRIPTION OF PROPOSAL

Planning permission is sought for the change of use of the property's detached garage to habitable use as a gym.

1. The existing garage door would be replaced by a new front window and rendered wall.

RELEVANT HISTORY

P1371.06 - Single and 2 storey rear extension and detached garage.
Apprv with Cons 29-08-2006

P0151.00 - Single storey front extension and canopy.
Apprv with Cons 08-03-2000

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P0151.00 - Single storey front extension and canopy
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CONSULTATIONS/REPRESENTATIONS

Letters of notification were sent to four neighbours regarding the application.

Two objections were received raising the following concerns:

- Noise when gym is in use.
- Privacy when gym is in use.

- Potential plumbing problems affecting neighbours rear garden

Potential plumbing issues is not material planning considerations and so will not be addressed in this report.

Noise is not relevant to the consideration of the application provided the building remains as an incidental part of the dwelling which is confirmed in the statement supporting the application. A suitable condition would be added.

Highways were also consulted about this application. No response was received however.

RELEVANT POLICIES

LDF

DC33 - Car Parking

DC61 - Urban Design

SPD04 - Residential Extensions & Alterations SPD

OTHER

LONDON PLAN - 7.4 - Local character

LONDON PLAN - 7.6 - Architecture

NPPF - National Planning Policy Framework

MAYORAL CIL IMPLICATIONS

The proposal is not CIL liable because the new floorspace created is less than 100 square metres.

STAFF COMMENTS

Due to the social distancing measures brought on by the Covid-19 pandemic, the officer was unable to conduct a site visit for the property. Site photos were therefore requested from the agent on 29/05/20 via email and were received on 12/06/20.

DESIGN/IMPACT ON STREET/GARDEN SCENE

The change of use of the garage to habitable use as a gym would involve the removal of the garage door and the installation of one front window as well as matching brickwork to the front.

Given that the materials used would match the existing dwelling, it is not considered that there would be any adverse effect on the surrounding environment.

The development is therefore considered to be acceptable and would not result in any harm to the character and appearance of the host dwelling and the area.

IMPACT ON AMENITY

The proposed change of use of the garage to a habitable use as a gym would involve the removal of the garage door and the installation of a window, with no other change to the external structure.

The proposed front window would face the street, which is a public area. As such, it is not envisaged that there would be any loss of privacy from this window. It should be noted that the rear windows that some neighbours expressed privacy concerns about have already been fitted to the existing garage. Nevertheless, it is considered that there would not be a significant loss of privacy from these windows due to a large fence on the boundary of 37 Ferguson Avenue

blocking most of the view from them.

Overall, therefore, the proposed garage conversion is deemed not to have a negative impact on the amenity of neighbouring properties.

HIGHWAY/PARKING

Car parking space would still be available on the hard-standing area to the front of the host dwelling. No parking spaces would be lost as a result of the garage conversion.

It is therefore considered that no highway or parking issues would arise due to the garage conversion.

KEY ISSUES/CONCLUSIONS

The proposal is considered to be in accordance with the above-mentioned policies and guidance.

An approval is therefore recommended.

RECOMMENDATION

It is recommended that **planning permission be GRANTED** subject to the following conditions:

1. SC4 (Time limit) 3yrs

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

Reason:-

To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2. SC10 (Matching materials)

All new external finishes shall be carried out in materials to match those of the existing building(s) to the satisfaction of the Local Planning Authority.

Reason:-

To safeguard the appearance of the premises and the character of the immediate area, and in order that the development accords with the Development Control Policies Development Plan Document Policy DC61.

3. SC32 (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. SC33 (Incidental Use)

The detached building shall be used only for purposes incidental to the enjoyment of the dwelling house at 72 Farnes Drive and not for any trade or business nor as living accommodation.

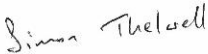
Reason:-

To restrict the use to one compatible with a residential area, and in order that the development accords with Development Control Policies Development Plan Document Policy DC61.

INFORMATIVES

1 Approval - No negotiation required

Statement Required by Article 35(2) of the Town and Country Planning (Development Management) Order 2015: No significant problems were identified during the consideration of the application, and therefore it has been determined in accordance with paragraph 38 of the National Planning Policy Framework 2018.

Authorising Officer:	Simon Thelwell		17-06-2020
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