

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P0803.20

WARD : South Hornchurch

Date Received: 11th June 2020

ADDRESS: 316 SOUTH END ROAD
RAINHAM

PROPOSAL: Proposed demolition of existing single storey side extension including indoor swimming pool to no. 316 and erection of new 2 storey, 3 bed house, attached to no.316 at first floor . New amenity area to be provided to both properties

DRAWING NO(S): 2020.277.01 'Location Plan'
2020.277.02 'Existing Plans & Elevations'
2020.277.10 'Adjacent Property Plan'
2020.277.08 'Proposed Plans'
2020.277.09 'Proposed Elevations'
2020.277.03 'Existing Plans & Elevations'

RECOMMENDATION : It is recommended that **planning permission be REFUSED** for the reason(s) given at the end of the report

SITE DESCRIPTION

The subject site is located on eastern side of South End Road in Rainham. The surrounding area is suburban residential in nature, characterised by linear patterns of terraced rows and pairs of semi-detached dwellings.

The property is currently developed with a 2-storey end of terrace dwelling finished in cream render with a tiled hipped roof with an attached single storey extension/outbuilding (pool house) located in the south-west corner. The pool building boundary wall abuts the pavement on the north-western street frontage.

Vehicle access is provided via a double crossover leading to a hardstanding area at the front of the dwelling with space for up to four cars.

The site is not in a conservation area and the building is not listed.

DESCRIPTION OF PROPOSAL

Planning permission is sought for the demolition of the single storey swimming pool extension and erection of a new 2-storey residential dwelling.

The existing donor dwelling would also see the removal of the rear conservatory, with internal arrangements proposed to stay the same. The resultant gross internal area (GIA) would be 112sqm (GF 58sqm + 1F 54sqm).

The proposed new dwelling would comprise a central hallway, living area, and open plan kitchen and dining area on ground floor, with three bedrooms and two bathrooms at first floor. The resultant GIA would be 103sqm (GF 49sqm + 1F 54sqm).

Private amenity space would be provided to the side and rear, equating to 52sqm for the donor dwelling and 80sqm for the proposed new dwelling. A 1.8 metre high close boarded fence would form the eastern (side) and southern (rear) boundary, with the existing 2.0m high brick wall to be

retained to the northern (front) boundary to the edge of the new dwelling. A new 1.20m high brick wall with hedge behind is proposed directly in front of the new dwelling as it faces South End Road.

RELEVANT HISTORY

Pre-application advice was given on 15 May 2020.

CONSULTATIONS/REPRESENTATIONS

PUBLIC CONSULTATION

In accordance with recognised procedure, 8 neighbouring residents were consulted by way of direct notification of the proposed development.

Two letters of objection have been received to date noting concerns relating to:

- Out of character
- Inadequate amenity space
- Overlooking
- Loss of light
- Impact of construction works
- Insufficient parking
- Safety of pedestrians and road users

Construction matters can be dealt with by way of condition if minded for approval.

All other planning matters will be discussed in the following sections of this report.

REFERRALS

In addition the following comments were received from other stakeholders.

Haven House - No comment
Anglican Water - No comment
Asset Investment Unit Maple Lodge - No comment
Network Design & Consultation Planning - No comment

Public Protection - No objection subject to contaminated land condition
Waste and Recycling - No objection subject to standard condition.
The Highway Authority - No comment.

RELEVANT POLICIES

LDF

CP01 - Housing Supply
CP17 - Design
DC03 - Housing Design and Layout
DC32 - The Road Network
DC33 - Car Parking
DC61 - Urban Design
DC72 - Planning Obligations
SPD04 - Residential Extensions & Alterations SPD
SPD09 - Residential Design SPD
SPD11 - Planning Obligation SPD

OTHER

OTHER

LONDON PLAN - 3.3 - Increasing housing supply
LONDON PLAN - 7.4 - Local character
LONDON PLAN - 8.3 - Community infrastructure Levy
NPPF - National Planning Policy Framework

MAYORAL CIL IMPLICATIONS

As the application involves the creation of a new dwelling it is CIL liable.

The Mayoral CIL levy rate for Havering is £25 per sqm and is chargeable for each additional square metre of residential gross internal [floor] (GIA).

The proposal is also liable for Havering Council's CIL. Havering's CIL charging rate for residential is £125 per sqm for each additional square metre of GIA.

The submitted form notes

- (i) Existing GIA = 226sqm
- (ii) GIA to be lost (demolition) = 113sqm
- (iii) Total GIA proposed = 101sqm
- (iv) Net additional GIA = -12sqm

Based on the plans submitted however, staff have calculated:

- (i) Existing GIA (existing dwelling) = 226sqm (GF incl exts = 172sqm + 1F 54sqm)
- (ii) GIA to be lost (demolition) = 87sqm (75sqm pool + 12sqm conservatory)
- (iii) Total GIA proposed (proposed new dwelling) = 103sqm
- (iv) Net additional GIA = (iii) - (ii) = 103 - 87 = 16sqm

Therefore the Mayoral CIL = 16 x £25 = £400 and the Havering CIL = 16 x £125 = £2,000. The total CIL is therefore £2,400.

STAFF COMMENTS

Due to Covid-19 restrictions the officer was unable to undertake a site visit. Site photos were instead provided by the agent as part of the application. Other mapping services such as Google Earth, and Earthlight were also used for images and aerials views of the property and surrounding area.

The main issues in this case are the site layout and density of the dwellings, any potential impact on the streetscene, garden scene and neighbouring amenity as well as any highway or parking issues.

DENSITY/SITE LAYOUT

Policy 3.5 and Table 3.3 of The London Plan 2011 outlines minimum space standards for dwellings of different sizes. In accordance with the Nationally Described Space Standards, a three bedroom dwelling with five bed spaces and two storeys should have a minimum gross internal floor area of 93 square metres.

The submitted plans for the new dwelling indicate a GIA of 103 square metres, meeting the standard. Each room would have an adequately sized window and would benefit from appropriate daylight and outlook.

The Residential Design SPD states that private amenity space should be provided in single, usable, enclosed blocks which benefit from both natural sunlight and shading. There is no specific extent for amenity space however as both the existing and proposed new dwelling could

reasonably accommodate a family, the provision of amenity space is regarded as particularly important.

In situations such as this, where development is facilitated by the subdivision of a plot, an acceptable arrangement should be retained for the donor dwelling. Amenity space should also be generally consistent with local character.

The design incorporates approximately 52sqm and 80sqm (inclusive of patio, cycle shed and refuse area) of private rear and side amenity space for the donor dwelling and proposed new dwelling, respectively.

Overall the proposed site layout, density of the dwellings and amenity spaces are considered reasonable and in accordance with relevant policy.

DESIGN/IMPACT ON STREET/GARDEN SCENE

The National Planning Practice Guidance states that good quality design is an integral part of sustainable development. The guidance in the NPPF is that planning permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions. LDF Policy DC61 requires that new buildings and extensions to existing ones complement or improve the character of the area and respect the scale, massing and height of the surrounding physical context.

This area of South End Road is characterised by pairs of terraces, of quite uniform width. The proposal to demolish the single storey pool 'wing' and construct a two storey semi-detached dwelling with ground floor through access between the buildings is relatively consistent with the pattern of built form character of the area.

To South End Road, the proposed new dwelling would continue the staggered front building line pattern of the dwellings, providing a building that would sit approximately 1.50 metres in front of the existing dwelling and be setback 2.50 metres from the footpath.

The council's adopted residential design guidelines require that the building to be set back by at least one metre from the boundary where they form flank elevations near a street, the proposal complies with these guidelines. However, it is considered that the mass, height and width of the proposed dwelling as it faces South End Road and the rear garden scene would provide an unbalanced and oppressive design to surrounding properties. It is considered that the design of the proposal sited forward of the existing 2 storey building line of the houses on South End Road would fail to properly relate to the adjoining property and would look out of place in the street.

Overall the proposal is considered to be harmful to the street and garden scene, and is therefore not in accordance with Policy DC61 of the Core Strategy DPD.

IMPACT ON AMENITY

The Residential Design SPD states that new development should be sited and designed such that there is no detriment to existing residential amenity through overlooking and/or privacy loss and dominance or overshadowing. Policy DC61 of the Core Strategy DPD reinforces these requirements by stating that planning permission will not be granted where the proposal results in unacceptable overshadowing, loss of sunlight/ daylight, overlooking or loss of privacy.

The new dwellings are close to existing residential properties and there is the potential for some adverse impacts on the amenities of existing occupiers.

To the north-west is South End Road, with dwellings opposite located at least 25 metres away negating any serious amenity impacts in this direction.

To the east is No. 318 South End Road which the existing dwelling shares a party wall with. The proposal involves the removal of the conservatory and no other works are proposed to extend further to the rear. This design response is judged to be an improvement on existing conditions, and overall to be acceptable.

To the south-west, the subject site shares a boundary with No. 12 Esmond Close. The proposed side and rear garden for the new dwelling is located adjacent to this boundary, with the neighbouring amenity space matching. The new closest corner of the proposed new building would be 1.50 metres from the boundary and the two buildings closest distance would measure 10 metres. It is considered that the proximity of the proposed new two-storey building to the neighbouring garden would result in an overbearing relationship for that neighbour.

Whilst the proposed obscure glazing of the flank windows may prevent overlooking, but the bulk, scale and mass and proximity to the boundary appears too oppressive.

Overall it is judged that the amenity impact of the development on adjoining residential occupiers is not in accordance with the objectives of Policy DC61.

HIGHWAY/PARKING

The site has a Public Transport Accessibility Level (PTAL) rating of 1b which translates to a very poor access to public transport. According to DC33 the expectation for off-street parking is high, with 1.5-2 spaces required to serve each dwelling. The London Plan sets a maximum of 2 parking spaces per unit.

Each space should meet the minimum size which is 2.4m x 4.8m and ideally be capable of being accessed independently of one another.

The area to the front of the existing dwelling is hard stand and used for vehicle parking. The existing dwelling is provided with space for up to four vehicles. The proposal illustrates the intention to provide on-site vehicle parking for two vehicles to each dwelling.

Vehicle access and parking is proposed to remain the same with a double crossover from South End Road and space for up to 4 vehicles. Space has been provided for bicycle, refuse and recycling storage within the private amenity spaces of each dwelling.

General arrangements of refuse storage and cycle parking have been shown on the plans submitted, however more detail will need to be provided as part of any future application to ensure it aligns with policy requirements. Cycle storage should ideally be provided equivalent to 1 per bedroom.

KEY ISSUES/CONCLUSIONS

It is considered that whilst the proposal would provide an acceptable standard of accommodation for future occupiers, including external amenity space and car parking, the proposal would be materially harmful to the character and appearance of the area and the amenities of adjoining residential occupiers.

It is therefore recommended that planning permission is REFUSED.

RECOMMENDATION

It is recommended that **planning permission be REFUSED** for the following reason(s):

1. Reason for refusal - Streetscene

The proposed development would, by reason of its height, bulk and mass, appear as an unacceptably dominant and visually intrusive feature in the streetscene harmful to the appearance of the surrounding area contrary to Policy DC61 of the LDF Core Strategy and Development Control Policies DPD.

2. Reason for refusal - Layout

The proposal would, by reason of its layout, result in an unsatisfactory relationship between building blocks leading to overlooking and loss of privacy to the detriment of amenity and contrary to Policy DC61 of the LDF Core Strategy and Development Control Policies DPD.

1 Refusal - No negotiation ENTER DETAILS

Statement Required by Article 35 (2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015: Consideration was given to seeking amendments, but given conflict with adopted planning policy, notification of intended refusal and the reason(s) for it was given to the agent via email on 24 August 2020.

2 Refusal and CIL (enter amount)

The proposal, if granted planning permission on appeal, would be liable for the Havering and Mayor of London Community Infrastructure Levy (CIL). Based upon the information supplied with the application, the CIL payable would be £2,400. Further details with regard to CIL are available from the Council's website.

Authorising Officer: Gary Rice

26-08-2020
