

LONDON BOROUGH OF HAVERING
TOWN AND COUNTRY PLANNING ACT 1990

AGENT

Mr Ian Stephenson
Groveswood House
1 Chandlers Way
Romford
RM1 3JZ

APPLICANT

Mr L Nwanemugh
60, Brooklands Road
Romford
RM7 7EB

APPLICATION NO: P1174.20

In pursuance of their powers as Local Planning Authority, the Council have considered your application and have decided to **REFUSE PLANNING PERMISSION** for the following development :

Proposal: Erection of a one bedroom two-storey dwelling

Location: 60 Brooklands Road
Romford

The above decision is based on the details in drawing(s):

20-033-03 Site Plan

20-033/02 Block Plan

20-033/04 Proposed Plans and Elevations

20-033/05 - Existing and Proposed Streetscene and Existing Plans of Outbuilding

for the following reason(s):

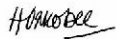
- 1** The proposed development would, by reason of its excessive width and cramped appearance, conflicting fenestrations and roof form would unacceptably unbalance the appearance of this pair of semi-detached houses and appear as a dominant and visually intrusive feature in the Brooklands Road street scene, harmful to the appearance of the surrounding area contrary Policy DC61 of the LDF Core Strategy and Development Control Policies Development Plan Document, the Residential Design Supplementary Planning Document and Policies 7.4 and 7.6 of the London Plan.
- 2** The proposed development would occupy the parking space of the existing dwelling (No.60) and in doing so, the existing dwelling would be left with a single car parking space which, for a 3 bedroom dwelling is insufficient. In addition, the design of the tandem parking arrangement for the new dwelling means that the space for the existing dwelling cannot be accessed independently. The outcome will be additional pressure for on-street parking. By reason of the inadequate access and on site car parking arrangements, the proposal will result in unacceptable overspill onto the adjoining roads to the detriment of highway safety and residential amenity and contrary to Policy DC33 of the LDF Core Strategy and Development Control Policies DPD.

- 3 The proposed development would, by reason of its position and proximity to neighbouring properties cause a dominant and overbearing effect which would have a serious and adverse effect on the living conditions of adjacent occupiers, contrary to Policy DC61 of the LDF Core Strategy and Development Control Policies DPD.

INFORMATIVE(S)

- 1 The proposal, if granted planning permission on appeal, would be liable for the Mayor of London and Havering Community Infrastructure Levy (CIL). Based upon the information supplied with the application, the total CIL payable would be £9,000. Further details with regard to CIL are available from the Council's website.
- 2 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 by email on 20 October 2020.

Dated: 23rd October 2020



Helen Oakerbee
Assistant Director of Planning
London Borough of Havering
Mercury House, Mercury Gardens
Romford RM1 3SL

IMPORTANT - attention is drawn to the notes overleaf

**NOTES IN CONNECTION WITH APPROVAL OF APPLICATIONS SUBJECT TO CONDITIONS
OR REFUSAL OF APPLICATIONS FOR PLANNING PERMISSION**

- (1) If the applicant is aggrieved by the decision of the local planning authority to refuse permission or to grant permission or approval subject to conditions, an appeal may be made to the First Secretary of State at the Department for Communities and Local Government in accordance with Section 78 of the Town and Country Planning Act 1990 within six months of the date of this notice. However, if there is a current or subsequent enforcement notice served relating to the same or substantially similar land and development and you want to appeal you must do so within 28 days of the service of the enforcement notice, or within 6 months of the date of this notice, whichever period expires earlier.

Appeals must be made on a form which is obtainable from the Planning Inspectorate, Customer Support Unit, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or from the Planning Inspectorate's web site, www.planning.inspectorate.gov.uk

- (2) When submitting the completed appeal form to the Planning Inspectorate, a copy should be sent to Planning, London Borough of Havering, 7th Floor Mercury House, Mercury Gardens, Romford, RM1 3SL. The First Secretary of State has power to allow a longer period for the giving of a notice of appeal but will not normally be prepared to exercise these powers unless there are special circumstances which excuse the delay in giving notice of appeal. The First Secretary of State is not required to entertain an appeal if it appears that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements to the provisions of the development order, and to any directions given under the order. Where the decision of the local planning authority is based upon a direction from the First Secretary; it is not the practise to refuse to accept appeals solely because of this direction.
- (3) If permission to develop land is refused or granted subject to conditions, whether by the local planning authority or by the First Secretary of State and the owner of the land claims that the land has become incapable of reasonable beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, a purchase notice may be served on the London Borough of Havering requiring the council to purchase the land in accordance with the provision of Part VI of the Town and Country Planning Act 1990.
- (4) In certain circumstances, a claim may be made against the local planning authority for compensation where there has been an appeal or where an application has been referred to the First Secretary, and where planning permission is refused or granted subject to conditions. The circumstances in which such compensation is payable are set out in section 114 of the Town and Country Planning Act 1990.
- (5) The statutory requirements are those set out in section 79(6) of the Town and Country Planning Act 1990, namely Sections 70, 71 and 72(1) of the Act.

You are reminded that Building Regulations approval may also be required for these works. You must contact the Building Control Manager or Building Inspector to confirm if permission is required.