

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P1476.20

WARD : Mawneys

Date Received: 9th October 2020

ADDRESS: 17
Collier Row Road
Romford

PROPOSAL: Change of Use of the third floor and loft space from Use Class B1(a) (Offices) to Use Class C3 (Dwellinghouses) to create 1 x one-bed 1 person flat.

DRAWING NO(S): A01
A02
P001
P005
P003
P004
P002

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 premises comprise a 3 storey, end of terrace building on the southern side of Collier Row Road within the Retail Core of the Collier Row Minor District Centre. The ground floor is currently vacant but formerly used as an A2 Natwest Bank. The upper floor offices have separate access from the rear of the site where there is a car park.

The remainder of the parade and wider area features mainly commercial units at ground floor level with residential accommodation above. A three storey residential flat building is located at the rear of the site with car parking and access adjoining the subject site.

DESCRIPTION OF PROPOSAL

Planning permission is sought for a change of use of the top floor office and the loft space into a C3 dwellinghouse, summarised as follows:

- 1 bedroom, 1 person;
- 2 storey;
- 56sqm in area;
- external amenity space/terrace (existing).
- external bin store/cycle store at ground level.

RELEVANT HISTORY

Q0004.20 - Variation of Condition 7 from P0283.19 to extend opening hours to 07:30 and 23:00 on Mondays to Thursdays, from 07:30 to 00:00 on Fridays and Saturdays and from 10:00 to 23:00 on Sundays and Bank Holidays P0764.19 Conditions(s) Conditions (3), (4), (8), (9) and (10)
DOC Dischge 01-05-2020
Complete

Q0243.19 - Discharge of condition 10 (noise insulation) in relation to application P0283.19 approved on 9/5/19

DOC Dischge 06-09-2019
Complete

Q0179.19 - Discharge of condition 10 (noise insulation) in relation to application P0283.19 approved on 9/5/19

DOC Dischge 02-09-2019
Complete

P0764.19 - Variation of Condition 7 from P0283.19 to extend opening hours to 07:30 and 23:00 on Mondays to Thursdays, from 07:30 to 00:00 on Fridays and Saturdays and from 10:00 to 23:00 on Sundays and Bank Holidays

Apprv with cons 09-07-2019

P0726.19 - Construction of a three storey extension to the rear to provide 4 x 2 bedroom flats.
Refuse 07-05-2020

P0283.19 - Change of use from class A2 (Financial and Professional Services) to A3 (Cafe/Restaurant) with ancillary A5 (Hot Food Takeaway).

Apprv with cons 09-05-2019

P1441.18 - External alterations to the shopfront. PO252.18 Conditions(s) 2

Apprv with cons 16-11-2018

J0029.18 - Conversion of First and Second floors(B1 office) to C3 to form 1 x3 bedroom flat.
(PRIOR APPROVAL)

Prior App COU 29-10-2018
Given

N0033.18 - Minor Amendments to P0252.18

Withdrawn 17-10-2018

P0252.18 - External alterations to the shop front

Apprv with cons 11-04-2018

P0250.18 - External alterations to the shopfront

Apprv with cons 11-04-2018

CONSULTATIONS/REPRESENTATIONS

Notification letters were sent to the occupants of 20 neighbouring occupiers. No objections were received.

No consultation responses were received from Highways or Waste.

Environmental health recommended 3 conditions relating to noise and odours to protect residents.

RELEVANT POLICIES

MAYORAL CIL IMPLICATIONS

In accordance with the CIL regulations the proposal is not CIL liable as it involves only change of use to a building which has been in lawful use for at least six months in the 36 months (3 years) prior to the development being permitted and does not create any new build floorspace. The existing use is identified as office which the application claims is an existing use and is not vacant. Accordingly the proposal is not CIL liable as it involves a change of use.

STAFF COMMENTS

The main considerations relate to the principle of development, impact on amenity of neighbours and future occupants, and servicing.

It is noted that the first floor office has recently received prior approval for a change of use to 2 flats under J0036.20.

Due to the restrictions of COVID-19 a site visit was unable to be undertaken. Site photos were submitted by the agent and satellite imagery was used to inform the assessment.

PRINCIPLE OF DEVELOPMENT

The 2019 Housing Delivery Test results indicate that the delivery of housing within the borough has been substantially below the housing requirement over the past three years. As a result, 'The presumption in favour of sustainable development' at paragraph 11 d) of the NPPF is relevant.

The NPPF does offer support for new housing in sustainable locations that represents an efficient use of land. However, whilst the delivery of housing has been substantially below the housing requirement over the previous 3 years, the proposed development would make a minor contribution to housing supply. Paragraphs 124-131 of the NPPF also apply, which among other things seek to achieve well-designed places that are sympathetic to local character and integrate well into its surroundings. Consequently, any proposed development would need to meet these objectives of the NPPF and other relevant planning policies otherwise the application would not benefit from the presumption in favour of sustainable development.

The provision of additional housing is consistent with the NPPF and Policy CP1 as the application site is within a sustainable location in an established urban area utilising previously developed land rather than garden land and therefore the proposal is acceptable in principle in land use terms.

Notwithstanding, the acceptability of the proposal is subject to consideration of the detailed impacts of the development.

Noting that the site is located within a minor district centre, the ground floor will remain a commercial use and thereby not compromise the vitality of the town centre. In addition CP1 promotes the development of mixed use development in town centres.

DENSITY/SITE LAYOUT

The key consideration is the quality of the accommodation for future occupants.

Policy 3.5 of the London Plan advises that housing developments should be of the highest quality internally, externally and in relation to their context and to the wider environment. The policy requires that new residential development should conform to minimum internal space standards.

* 2 storey/1bed/1person requires - 39sqm GIA with 1sqm storage - 56sqm with 1.5sqm storage provided.

The quality of the internal living space is considered to be sufficient with dual aspect and outlook to the street and rear of the site. The dwelling and its openings have sufficient access to natural light with rooflights and windows to habitable rooms.

The Housing SPG suggests a minimum private amenity space of 5sqm with a minimum

dimension of 1.5m. An existing terrace is available for use by the residents with an area of approximately 14.5sqm with a width in excess of 1.5m.

Based on the assessment above the proposed dwelling is considered to provide a reasonable level of amenity for a single occupant and is consistent with the Residential Design SPD and Policy DC61 of the London Plan.

DESIGN/IMPACT ON STREET/GARDEN SCENE

There are no significant external built form changes proposed that would adversely impact the character of the street/garden scene.

IMPACT ON AMENITY

Policy DC61 states that planning permission will not be granted for proposed development that adversely impacts access to sunlight and daylight for adjoining properties. Further amenity impacts should be considered with respect to building bulk, increased sense of enclosure, outlook and loss of privacy.

Given that no built form changes are proposed there is limited impacts on neighbours in this respect.

The key consideration is the change of the use from office to residential and the impact on adjoining premises in terms of noise and disturbance, and the appropriateness of the use.

The upper floors of the adjacent premises are used for residential purposes and the proposal to use the premises as a 1 bedroom dwelling is considered compatible with the surrounding residential uses. The premises was formerly used as an office and is therefore familiar with activity at the site.

Environmental health conditions relating to noise and odour protection will ensure the proposal provides adequate amenity to future residents and adjoining buildings through noise insulation.

On the above basis, the proposed development is considered to be acceptable without severe amenity impacts on neighbouring properties in compliance with DC61 of the Development Plan.

HIGHWAY/PARKING

No car parking spaces are proposed for the premises which is acceptable given the low occupancy of the flat of 1 person and the reasonable PTAL of the site of 3 within a minor district centre. Directly outside the site is paid street car parking. There are no residents parking areas within the immediate vicinity of the site. Given the low occupancy of 1 person it is a low risk and would not put unreasonable pressure on the local streets/parking. It is not necessary to get a legal agreement to restrict occupants from obtaining parking permits in this case.

A cycle storage space is shown in the submission. A condition will be imposed to ensure it is lockable and enclosed.

Waste storage is also available at the entrance of the site and a condition will be imposed to ensure these details are clarified.

KEY ISSUES/CONCLUSIONS

As outlined in the assessment above it is considered that the proposal is acceptable and not harmful to the character of the street, neighbouring amenity or highways and is in compliance

with relevant policy and should be approved.

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. SC32 (Accordance with plans)

The development hereby permitted shall not be carried out otherwise than in complete accordance with the approved plans (as set out on page one of this decision notice).

Reason:-

For the avoidance of doubt and to ensure that the development is carried out as approved.

3. SC59 (Cycle Storage)

No building shall be occupied or use commenced until one cycle storage space is provided in accordance with details in plan P-001. The cycle storage shall be permanently retained thereafter and is required to be enclosed and lockable.

Reason:-

Insufficient information has been supplied with the application to demonstrate what facilities will be available for cycle parking. Submission of this detail prior to occupation in the case of new building works or prior to the use commencing in the case of changes of use is in the interests of providing a wide range of facilities for non-motor car residents and sustainability.

4. SC58 (Refuse and recycling)

No building shall be occupied or use commenced until refuse and recycling facilities are provided in accordance with details in plan P-001. The refuse and recycling facilities shall be located 2 metres to the south to avoid obstructing the pedestrian gate and permanently retained thereafter.

Reason:-

Insufficient information has been supplied with the application to judge how refuse and recycling will be managed on site. Submission of this detail prior to occupation in the case of new building works or prior to the use commencing in the case of changes of use will protect the amenity of occupiers of the development and also the locality generally and ensure that the development accords with the Development Control Policies Development Plan Document Policy DC61.

5. Non Standard Condition 33

Before the development hereby permitted commences details of a scheme shall be submitted to and approved in writing by the local planning authority which specifies the provisions to be made for the control of noise and odours affecting the site, principally nearby commercial activities. Such scheme as may be approved shall be implemented prior to first occupation and thereafter retained in accordance with such details.

Reason: To prevent noise and odour nuisance to future residents/occupants.

6. Non Standard Condition 31

The building(s) shall be so constructed as to provide sound insulation of 43 DnT,w + Ctr dB (minimum values) against airborne noise and 64 L'nT,w dB (maximum values) against impact noise to the satisfaction of the Local Planning Authority.

Reason: To prevent noise nuisance to adjoining properties.

7. Non Standard Condition 32

Prior to the commencement of any development an assessment shall be undertaken of the impact of road noise emanating from Collier Row Road upon the development in accordance with the methodology contained in the Department of Transport/Welsh office memorandum, "Calculation of Road Traffic Noise", 1988. Reference should be made to the good standard to be found in the World Health Organisation Document number 12 relating to community noise and BS8233:1999. Following this, a scheme detailing measures, which are to protect occupants from road traffic noise shall be submitted to, and approved in writing by the Local Planning Authority and shall be implemented prior to occupation.

Reason: To protect future residents against the impact of road noise.

INFORMATIVES

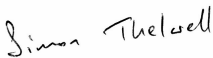
1 Approval following revision ENTER DETAILS

Statement Required by Article 35 (2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015: In accordance with paragraph 38 of the National Planning Policy Framework 2018, improvements required to make the proposal acceptable were negotiated with the agent via email on 10/12/20. The revisions involved reduction in occupancy from 2 persons to 1 person and provision of waste and cycle storage. The amendments were subsequently submitted on 10/12/20.

2 Street Naming and Numbering

Before occupation of the residential/ commercial unit(s) hereby approved, it is a requirement to have the property/properties officially Street Named and Numbered by our Street Naming and Numbering Team. Official Street Naming and Numbering will ensure that that Council has record of the property/properties so that future occupants can access our services. Registration will also ensure that emergency services, Land Registry and the Royal Mail have accurate address details. Proof of having officially gone through the Street Naming and Numbering process may also be required for the connection of utilities. For further details on how to apply for registration see:

<https://www.haverling.gov.uk/Pages/Services/Street-names-and-numbering.aspx>

Authorising Officer:	Simon Thelwell		11-12-2020
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