

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P1446.20

WARD : Mawneys

Date Received: 5th October 2020

ADDRESS: 122 Collier Row Road
Romford

PROPOSAL: Change of use of workshop (Class E) to residential (C3) to create a 2-bed detached dwelling with associated parking and amenity space involving demolition work, external alterations and conversion of roof space to habitable use to include a roof light and side dormer window
Additional and Revised Plans received on 19.10.2020

DRAWING NO(S): K1131-PL-001 Revision A
K1131-PL-002 Revision A
K1131-PL-003 Revision A
K1131-PL-004 Revision A
K1131-PL-005 Revision A
K1131-PL-006 Revision B
K1131-PL-007 Revision B
K1131-PL-008 Revision A
K1131-PL-009 Revision A
K1131-PL-010 Revision B
K1131-PL-011 Revision B
K1131-PL-012 Revision A

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

SITE DESCRIPTION

The site is located on the northern side of Collier Row Road, Romford. The site consists of a parcel of land to the rear of No.'s 124 to 132 Collier Row Road.

Collier Row Recreation Ground (including a sports court) is located to the north of the site. The rear gardens of neighbouring properties in Ramsden Drive back onto the eastern boundary of the site, which also abuts the rear garden of No. 120 Collier Row Road.

There is a workshop to the west of the site, which is in the applicant's ownership, but does not form part of the application site.

The Council's mapping system and the submitted plans make reference to No. 124A Collier Row Road, which is shown as being located to the south of the site (and adjacent to the application building). The Case Officer contacted the Council's Street Naming and Numbering Department and was advised that the green address point for 124A is attached to 124 Collier Row Road - it just hasn't been put in the correct place by GIS (Geographic Information System).

DESCRIPTION OF PROPOSAL

Planning permission is sought for a change of use of the workshop (Class E) to residential (C3) to create a 2-bed detached dwelling with associated parking and amenity space involving demolition work, external alterations and the conversion of the roof space to habitable use to include a roof light and side dormer window.

The office, kitchen, W.C and store of the workshop and the garage would be demolished.

The external alterations involve the insertion of windows and doors and changes to the fenestration of the building.

RELEVANT HISTORY

P1045.94 - Change of use from B1 (Business Use) to Retail and Storage
Apprv with cons 04-11-1994

CONSULTATIONS/REPRESENTATIONS

33 neighbouring properties were consulted. No letters of representation were received.

Environmental Health - No objections in relation to air quality. The site is located adjacent to a former unlicensed landfill (Collier Row Recreation Ground) and as such, there are potential risks to human health due to land contamination and/or ground gas. Recommend conditions regarding contamination and details of a scheme which specifies the provisions to be made for the control of noise effecting the site in particular from nearby commercial premises if minded to grant planning permission.

StreetCare Department -Waste and recycling sacks will need to be presented by 7am at the driveway entrance on Collier Row Road on the scheduled collection day.

Fire Brigade -No additional fire hydrants are required.

Highway Authority- No objection subject to conditions regarding cycle storage and vehicle cleansing, informatives and a legal obligation to cover any potential S278 works.

RELEVANT POLICIES

Policies CP1 (Housing Supply), CP17 (Design), DC4 (Conversions to residential and subdivision of residential uses), DC29 (Educational premises), DC32 (The Road Network), DC33 (Car Parking), DC34 (Walking), DC36 (Servicing), DC40 (Waste recycling), DC53 (Contaminated land), DC55 (Noise) and DC61 (Urban Design) of the LDF Core Strategy and Development Control Policies Development Plan Document are also considered to be relevant together with the Design for Living Supplementary Planning Document and the Havering Community Infrastructure Levy Charging Schedule.

Policies D2 (Delivering good design), D4 (Housing quality and standards), D6 (Optimising housing density), H1 (Increasing housing supply), T5 (Cycling), T6 (Car parking), T6.1 (Residential parking) and T9 (Funding transport infrastructure through planning) of the London Plan are relevant. The DCLG Technical Housing Standards document and the Housing SPG 2016 are relevant.

The National Planning Policy Framework is relevant.

MAYORAL CIL IMPLICATIONS

The CIL forms states that the existing gross internal area of the building is 164.3 square metres. The proposed gross internal area is 152.2 square metres. The net additional gross internal area following the development is -12.1. Therefore, the application is not liable for Havering or Mayoral CIL.

STAFF COMMENTS

Due to the current crisis, the officer was unable to do a site visit. Aerial view, streetview as well as site photos submitted by the applicant, were used to assess the site and submitted drawings.

The main issue in this case is the principle of development, impact on neighbouring amenity and parking and highway issues.

PRINCIPLE OF DEVELOPMENT

The proposed development would contribute towards meeting unmet Housing Delivery within the Borough which is a material consideration. A significant shortfall in housing delivery compared to housing requirement was identified through the Council failing to meet the requirements of the Housing Delivery Test 2020. As a result of the outcome of the Housing Delivery Test 2020, Paragraph 11 of the National Planning Policy Framework is engaged. Paragraph 11 of the National Planning Policy Framework requires that permission be granted unless any adverse impacts of providing new dwellings to assist the Council in addressing the shortfall would significantly and demonstrably outweigh the benefits when assessed against the policies in the National Planning Policy Framework taken as a whole.

The Council's position is that due to the advanced stage of the emerging Local Plan, greater weight should be given to the stepped approach put forward at examination. However, if the calculation of 5 years housing land supply is based on the linear London Plan targets the Liverpool approach should be used as Havering's anticipated supply contains a number of large strategic sites which will have a phased delivery or are likely to be delivered later in the plan period. Although it is not considered to be the appropriate approach, it is noted that the Council is also close to demonstrating a five year supply based on the linear London Plan targets and application of the Sedgfield approach (4.91 years).

The proposal is for a change of use of the workshop (Class E) to residential (C3) to create a 2-bed detached dwelling with associated parking and amenity space involving demolition work, external alterations and the conversion of the roof space to habitable use to include a roof light and side dormer window. The provision of additional housing is consistent with the NPPF, as the application site is within a sustainable location in an established urban area. On this basis, the proposal is considered to be policy compliant in land use terms and is therefore regarded as being acceptable in principle.

When reviewing the merits of this application, consideration was given to fact that the proposed development would contribute to boosting housing supply and delivery and there is a tilted balance in favour of the development. The proposal is therefore acceptable in principle subject to compliance with all other relevant planning policies

DENSITY/SITE LAYOUT

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 and is derived from the DCLG Technical Housing Standards document. To this end the policy requires that new residential development conform to minimum internal space standards. There are set requirements for gross internal floor areas of new dwellings at a defined level of occupancy as well as floor areas and dimensions for key parts of the home, notably bedrooms, storage and minimum floor to ceiling heights. These figures are to be applied to all new residential development including conversions/subdivisions of existing dwellings.

The proposed two bedroom, four person dwelling would have a minimum gross internal floor area of 157 square metres, which meets the minimum gross internal floor area of 79 square metres contained in the Technical Housing standards. The proposal complies with the

remaining guidance in the DCLG Technical Housing Standard. It is considered that the dwelling would have an acceptable outlook and aspect.

The Council's Residential Design SPD recommends that every home should have access to suitable private and/or communal amenity space. In designing high quality amenity space, consideration should be given to privacy, outlook, sunlight, trees and planting, materials (including paving), lighting and boundary treatment. All dwellings should have access to amenity space that is not overlooked from the public realm and this space should provide adequate space for day to day uses.

The proposed dwelling would have a rear garden with an area of approximately 143 square metres. Staff are of the opinion that the amenity space for the proposed dwelling is in a conveniently usable form. It is noted that the rear garden of the dwelling would abut a workshop and be located adjacent to its vehicular access, although this would partly be a buyer beware issue for future occupiers. The plans show the provision of a 1.8m high timber fence to the side and rear of the dwelling, which would provide some screening and help to buffer any noise. Subject to securing details of boundary fencing and landscaping by condition (if minded to grant planning permission), it is considered that the amenity space provision is acceptable in this instance.

DESIGN/IMPACT ON STREET/GARDEN SCENE

It is considered that the change of use of the workshop to create a 2-bed detached dwelling with associated parking and amenity space involving demolition work, external alterations and the conversion of the roof space to habitable use to include a roof light and side dormer window would not adversely affect the character or appearance of the streetscene, as the application site is set back approximately 34 metres from Collier Row Road. Furthermore, the proposal would be partly screened by the two storey terraced properties to the south of the site in Collier Row Road. Although the side dormer window is particularly large and wide, it is considered that given the backland nature of the site, it would be difficult to demonstrate that it would be materially harmful to the character and appearance of the streetscene to justify a refusal.

IMPACT ON AMENITY

It is considered that the external alterations involving additional windows and doors at ground level would not create any additional overlooking or loss of privacy over and above existing conditions.

The side dormer window features four windows that serve a bedroom (secondary light source), a stairwell, an en-suite and a bedroom (secondary light source). Given that the side dormer window would overlook Collier Row Recreation Ground (including a sports court), it is considered that it would not create undue overlooking or loss of privacy to neighbouring properties.

Consideration has been given to the addition of a first floor circular window on the front elevation of the dwelling, which would be a secondary light source to a bedroom. There would be a separation distance of approximately 5 metres between the front elevation of the dwelling and the eastern boundary of the site, which abuts the rear garden of No. 1 Ramsden Drive. A condition will be placed to obscure glaze and fix shut the first floor circular bedroom window on the front elevation of the dwelling to protect neighbouring amenity if minded to grant planning permission.

No. 124 and 124A Collier Row Road has a first floor rear projection with a window on its rear elevation, which would be approximately 15 metres from the flank roof light of the dwelling. Given that the roof light appears to serve the loft void, a condition will be placed to ensure that it

is obscure glazed and fixed shut to protect neighbouring amenity.

It is considered that the first floor circular bedroom window on the rear elevation of the dwelling would not create any undue overlooking or loss of privacy as it would overlook the warehouse, which has a commercial use and it would be located at an oblique angle from the rear gardens of No.'s 124 to 132 Collier Row Road.

Staff consider that changing the use of the workshop to create a 2-bed detached dwelling would not create any additional noise and disturbance that would be harmful to neighbouring amenity over and above existing conditions.

A condition will be placed to remove permitted development rights to prevent the insertion of flank windows and the addition of extensions and alterations without planning permission, which may be harmful to neighbouring amenities.

HIGHWAY/PARKING

The site has a PTAL of 2. In Outer London PTAL 2, the London Plan has a maximum residential parking standard of up to one space per unit. The proposal includes the provision of two off street car parking spaces, which is acceptable. The Highway Authority has no objection to the proposal subject to conditions regarding cycle storage and vehicle cleansing, informatives and a legal obligation to cover any potential S278 (Highways Act) agreement to be agreed and entered into if improvement works were required on the public highway. The agent has confirmed in writing that the proposal does not include any works to the highway or any changes to the vehicular crossover adjacent to the site entrance. Therefore, a legal agreement is not required in this case.

It is considered that the proposal would not create any highway or parking issues.

KEY ISSUES/CONCLUSIONS

Having regard to all relevant factors and material planning considerations Staff are of the view that this proposal would be acceptable. Staff consider that the proposal would integrate satisfactorily with the streetscene and would not result in material harm to residential amenity. The proposal is considered to be acceptable in all other respects and it is therefore recommended that planning permission be granted subject to conditions.

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. Materials (details no samples)

Before any of the development hereby permitted is commenced, written specification of external walls and roof materials to be used in the construction of the building(s) 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:-

Insufficient information has been supplied with the application to judge the appropriateness of the materials to be used. Submission of a written specification prior to commencement will 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.

3. 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. Also, in order that the development accords with Development Control Policies Development Plan Document Policy DC61.

4. Landscaping

Prior to the first occupation of the dwelling hereby approved, a scheme of hard and soft landscaping, which shall include indications of all existing trees and shrubs on the site, and details of any to be retained, together with measures for the protection in the course of development shall be submitted to and approved by the Local Planning Authority. All planting, seeding or turfing comprised within the scheme shall be carried out in the first planting season following completion of the development and any trees or plants which within a period of 5 years from completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local Planning Authority.

Reason:-

Insufficient information has been supplied with the application to judge the appropriateness of the hard and soft landscaping proposed. Submission of a scheme prior to the first occupation of the dwelling will ensure that the development accords with the Development Control Policies Development Plan Document Policy DC61. It will also ensure accordance with Section 197 of the Town and Country Planning Act 1990.

5. Boundary treatment

Prior to the first occupation of the dwelling hereby approved, details of all proposed walls, fences and boundary treatment shall be submitted to, and approved in writing by, the Local Planning Authority. The boundary development shall then be carried out in accordance with the approved details and retained permanently thereafter to the satisfaction of the Local Planning Authority.

Reason:

Insufficient information has been supplied with the application to judge the appropriateness of any boundary treatment. Submission of this detail prior to first occupation of the dwelling hereby approved will protect the visual amenities of the development, prevent undue overlooking of adjoining property and ensure that the development accords with the Development Control Policies Development Plan

6. SC59 (Cycle Storage)

No building shall be occupied or use commenced until cycle storage is provided in accordance with details previously submitted to and approved in writing by the Local Planning Authority. The cycle storage shall be permanently retained thereafter.

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.

7. SC58 (Refuse and recycling)

No building shall be occupied or use commenced until refuse and recycling facilities are provided in accordance with details which shall previously have been submitted to and approved in writing by the Local Planning Authority. The refuse and recycling facilities shall be 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.

8. SC06 (Parking provision)

Before the dwelling hereby permitted is first occupied, the car parking provision as indicated on drawing No. K1131-PL-007 Revision B shall be laid out and implemented to the full satisfaction of the Local Planning Authority and thereafter this car parking provision shall remain unobstructed and permanently available for use, unless otherwise agreed with the Local Planning Authority.

Reason:-

To ensure that car parking accommodation is made permanently available to the standards adopted by the Local Planning Authority in the interest of highway safety, and that the development accords with the Development Control Policies Development Plan Document Policy DC33.

9. SC57 Wheel washing (Pre Commencement)

Before the development hereby permitted is first commenced, vehicle cleansing facilities to prevent mud being deposited onto the public highway during construction works shall be provided on site in accordance with details to be first submitted to and approved in writing by the Local Planning Authority. The approved facilities shall be retained thereafter and used at relevant entrances to the site throughout the duration of construction works. If mud or other debris originating from the site is deposited in the public highway, all on-site operations shall cease until it has been removed.

The submission will provide;

- a) A plan showing where vehicles will be parked within the site to be inspected for mud and debris and cleaned if required. The plan should show where construction traffic will access and exit the site from the public highway.
- b) A description of how the parking area will be surfaced, drained and cleaned to prevent mud, debris and muddy water being tracked onto the public highway;
- c) A description of how vehicles will be checked before leaving the site - this applies to the vehicle wheels, the underside of vehicles, mud flaps and wheel arches.
- d) A description of how vehicles will be cleaned.
- e) A description of how dirty/ muddy water be dealt with after being washing off the vehicles.
- f) A description of any contingency plan to be used in the event of a break-down of the wheel washing arrangements.

Reason:-

Insufficient information has been supplied with the application in relation to wheel washing facilities. Submission of details prior to commencement will ensure that the facilities provided prevent materials from the site being deposited on the adjoining public highway, in the interests of highway safety and the amenity of the surrounding area. It will also ensure that the development accords with the Development Control Policies Development Plan Document Policies DC32 and DC61.

10. Contamination 1 (Pre Commencement Condition)

Prior to the commencement of any works pursuant to this permission the developer shall submit for the written approval of the Local Planning Authority;

- a) A Phase I (Desktop Study) Report documenting the history of the site, its surrounding area and the likelihood of contaminant/s, their type and extent incorporating a Site Conceptual Model.
- b) A Phase II (Site Investigation) Report if the Phase I Report confirms the possibility of a significant risk to any sensitive receptors. This is an intrusive site investigation including factors such as chemical testing, quantitative risk assessment and a description of the sites ground conditions. An updated Site Conceptual Model should be included showing all the potential pollutant linkages and an assessment of risk to identified receptors.
- c) A Phase III (Remediation Strategy) Report if the Phase II Report confirms the presence of a significant pollutant linkage requiring remediation. A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to all receptors must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works, site management procedures and procedure for dealing with previously unidentified any contamination. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.
- d) Following completion of measures identified in the approved remediation scheme

mentioned in 1(c) above, a "Verification Report" that demonstrates the effectiveness of the remediation carried out, any requirement for longer-term monitoring of contaminant linkages, maintenance and arrangements for contingency action, must be produced, and is subject to the approval in writing of the Local Planning Authority.

Reason: To protect those engaged in construction and occupation of the development from potential contamination and in order that the development accords with Development Control Policies Development Plan Document Policy DC53.

11. Contamination 2

(2) a) If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until a remediation strategy detailing how this unsuspected contamination shall be dealt with has been submitted to and approved in writing by the local planning authority. The remediation strategy shall be implemented as approved.

b) Following completion of the remediation works as mentioned in (a) above, a 'Verification Report' must be submitted demonstrating that the works have been carried out satisfactorily and remediation targets have been achieved.

Reason: To ensure that any previously unidentified contamination found at the site is investigated and satisfactorily addressed in order to protect those engaged in construction and occupation of the development from potential contamination.

12. A scheme to control noise (Pre Commencement Condition)

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 effecting the site in particular from nearby commercial premises. Such scheme as may be approved shall be implemented prior to first occupation and thereafter retained in accordance with such details.

Reason: Insufficient information has been supplied with the application to assess the impact of noise from commercial businesses. Submission of this detail prior to the commencement of any development in the case of the change of use of the premises will protect the amenity of future occupiers of the flats. It will also ensure that the development accords the Development Control Policies Development Plan Document Policy DC61.

13. SC34A (Obscure and fixed glazing)

The proposed first floor circular bedroom window on the front elevation of the dwelling and the proposed roof light serving the loft void on the south elevation of the dwelling as shown on Drawing No. K1131-PL-007 Revision B and K1131-PL-010 Revision B shall be permanently glazed with obscure glass not less than level 4 on the standard scale of obscurity and shall thereafter be maintained and permanently fixed shut.

Reason:-

In the interests of privacy, and in order that the development accords with the Development Control Policies Development Plan Document Policy DC61

14. SC46 (Standard flank window condition)

Notwithstanding the provisions of the Town and Country Planning (General Permitted

Development) (England) Order 2015, no window or other opening (other than those shown on the submitted and approved plan) shall be formed in the flank wall(s) of the building(s) hereby permitted, unless specific permission under the provisions of the Town and Country Planning Act 1990 has first been sought and obtained in writing from the Local Planning Authority.

Reason:-

In order to ensure a satisfactory development that will not result in any loss of privacy or damage to the environment of neighbouring properties which exist or may be proposed in the future, and in order that the development accords with Development Control Policies Development Plan Document Policy DC61.

15. SC45A (Removal of permitted development rights)

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), no development shall take place under Class A, B, C and D unless permission under the provisions of the Town and Country Planning Act 1990 has first been sought and obtained in writing from the Local Planning Authority.

Reason:-

In the interests of amenity and to enable the Local Planning Authority to retain control over future development, and in order that the development accords with Development Control Policies Development Plan Document Policy DC61.

16. SC62 (Hours of construction)

All building operations in connection with the construction of external walls, roof, and foundations; site excavation or other external site works; works involving the use of plant or machinery; the erection of scaffolding; the delivery of materials; the removal of materials and spoil from the site, and the playing of amplified music shall only take place between the hours of 8.00am and 6.00pm Monday to Friday, and between 8.00am and 1.00pm on Saturdays and not at all on Sundays and Bank Holidays/Public Holidays.

Reason:-

To protect residential amenity, and in order that the development accords with the 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 Procedure) (England) Order 2015: No significant problems were 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.

2 Fee Informative

A fee is required when submitting details pursuant to the discharge of conditions. In order to comply with the Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012, (as amended), a fee of £116 per request or £34 where the related permission was for extending or altering a dwellinghouse, is needed.

3 Highways Informatives

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 & Engineering on 01708 433750 to commence the Submission/ Licence Approval process.

Should this application be granted planning permission, the developer, their representatives and contractors are advised that this 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.

The developer 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.

Authorising Officer: Neil Goate
--

05-02-2021
