

LONDON BOROUGH OF HAVERING
TOWN AND COUNTRY PLANNING ACT 1990

AGENT

City Landmark Designs
Unit 1 Beadles Parade
Rainham Road South
Dagenham
Essex
RM10 8YL

APPLICANT

MJB Real Estates
19 LAKE AVENUE
RAINHAM
RM13 9SE

APPLICATION NO: P1699.20

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: Retention of elevational changes to include front porch hip roof, bay windows, enlargement of rear dormer, rear garden outbuilding for gym purpose including bathroom, front boundary wall and the relocation of Vehicular Crossover

Location: 19 LAKE AVENUE
RAINHAM

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

01; 02; 03; 04; 05; 06; 07; 08b; 09c; 10b.

for the following reason(s):

- 1** The proposed front alterations (box-like bay window feature and dominant pitch roof front porch) by reason of their design, bulk and scale would unacceptably compromise the architectural composition/feature of the building and would appear dominant, incongruous and visually intrusive in the street scene contrary to Policy DC61 of the LDF Core Strategy and Development Control Policies Development Plan Document, the Residential Extensions and Alterations Supplementary Planning Document and Policy 7.4 of the London Plan.
- 2** The proposed enlarged rear dormer window, by reason of its bulk, massing and proximity to the eaves would occupy an unacceptably large area of the rear roof slope, forming a dominant and visually intrusive feature, detrimental to the character and appearance of the property and materially harmful to the visual amenity of the surrounding area contrary to Policy DC61 of the LDF Core Strategy and Development Control Policies Development Plan Document, the Residential Extensions and Alterations Supplementary Planning Document and Policy 7.4 of the London Plan.

- 3 The proposed outbuilding would, by reason of its width, height, scale, bulk and mass, appear as an unacceptably dominant and visually intrusive feature in the rear garden environment and streetscene (Stoke Road), harmful to the character and appearance of the surrounding area contrary to Policy DC61 of the LDF Core Strategy and Development Control Policies Development Plan Document, the Residential Extensions and Alterations Supplementary Planning Document and Policy 7.4 of the London Plan.
- 4 The development in the form of the front boundary wall and railings to be retained, would by reason of its design, height and position close to the property boundary form an unacceptably dominant and visually intrusive feature, harmful to the appearance of the street scene and detracting from the open character of the surrounding area, contrary to the London Borough of Havering Residential Extensions and Alterations Supplementary Planning Document 2011 and Policy DC61 of London Borough of Havering LDF Core Strategy and Development Control Policies Plan Document 2008.

INFORMATIVE(S)

- 1 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, it was necessary to issue a decision as close to the statutory timeframe as possible as opposed to seeking amendments which would have significantly delayed the application.

Dated: 16th February 2021



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 REFUSAL OF APPLICATIONS FOR PLANNING PERMISSION

GENERAL DEVELOPMENT PROCEDURE ORDER 1995

PART 2

TOWN AND COUNTRY PLANNING ACT 1990

Appeals to the Secretary of State

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

As this is a decision to refuse planning permission for a householder application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice. However, if an enforcement notice is subsequently 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 12 weeks of the date of this notice, whichever period expires earlier.

Appeals must be made using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or online at www.planningportal.gov.uk/pcs.

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

" In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

Purchase Notices

If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

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.

Note: Following a change in government legislation a fee is now required for the request for Submission of details pursuant to discharge of conditions in order to comply with the Town and Country Planning (Fees for Applications and Deemed Applications) (Amendment) (England) Regulations, which came into force from 06/04/2008. A fee of £116 per request (or £34 where the related permission was for extending or altering a dwellinghouse) will be required.