

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P0423.21

WARD : Rainham & Wennington

Date Received: 5th March 2021

ADDRESS: 20 Crammerville Walk
Rainham

PROPOSAL: Erection of two storey self-contained annexe to side of existing house

DRAWING NO(S): Drawing number - 092021/01
Drawing number - 092021/04
Drawing number - 092021/02

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

SITE DESCRIPTION

The application site is located on the eastern side of Crammerville Walk. The property is a two storey end of terrace dwelling. It is constructed of brick face at lower level and tile hanging at upper level with gabled tiled roof. At the front the property has a flat roof front porch canopy.

The application site is located in a residential area and it is not within a Conservation area. Nor is it a Listed Building.

DESCRIPTION OF PROPOSAL

The proposal seeks planning permission for erection of two storey self-contained annexe to side of existing house.

RELEVANT HISTORY

P1773.19 - Two storey side extension and single storey front and rear extensions
Refuse 01-06-2020

CONSULTATIONS/REPRESENTATIONS

There was 5 no. objection received during the neighbour consultation process. The following concerns were raised:

1. Imposing on the area.
2. Limited parking.
3. Overdeveloped.
4. Invade privacy.
5. Detrimental impact on living space.
6. Loss of light to rear of properties.
7. Block access to garage and parking space during construction.
8. Encroach on public / communal space.
9. Illegal block off right of way.
10. Increase noise and smell.
11. Increase drainage and flooding problem.

Officer's response:

Points no. 1 to 6 are material planning considerations and will be addressed in the report below.

However, points 7 to 11 would not be material planning considerations in this case.

RELEVANT POLICIES

LDF

DC61 - Urban Design

SPD4 - Residential Extensions & Alterations SPD

OTHER

LONDON PLAN - 7.4 - Local character

LONDON PLAN - 7.6 - Architecture

NPPF - National Planning Policy Framework

MAYORAL CIL IMPLICATIONS

This application is not CIL liable as the new floorspace created is less than 100 square metres.

STAFF COMMENTS

Due to the current social distancing measures brought on by the Covid 19 pandemic, officers were unable to undertake a full site inspection. Site photos were received from the agent on the 19th March 2021. In determining this planning application, the google street view as well as the site photos were used to assess the site and submitted drawings.

The issues arising from this application are the visual impacts arising from the design and appearance of the development; the quality of the residential living environment created, the impact on neighbouring amenity, and parking and highway issues.

DESIGN/IMPACT ON STREET/GARDEN SCENE

Policy DC61 seeks to ensure that new development is of the highest standards of design which respects, and where possible maintains, enhances or improves the character and appearance of the local area. In particular the form, scale, massing, height of the surrounding neighbouring buildings, public amenity and detailed design.

The proposal is described as the erection of a two storey self-contained annexe to side of existing house. However, the application does not explain why the new property is considered to be an 'annexe'. There is no evidence of the sharing of any facilities between the properties. The new building is entirely self-contained, with all of the rooms required for day to day living, and separate garden and provision of parking. As such, it is considered that the impacts of the development should more properly be considered as those of a self-contained dwelling, rather than an annexe to the donor property.

The proposed part two storey side extension would project beyond the north elevation. The development would protrude beyond the rear elevation. The proposed width would be greater than half the width of the existing dwelling. The development would be built onto the northern boundary and forms part of an even row of terrace houses. Whilst the ground floor level of the development would appear flush against the main front wall of the host dwelling, the first floor level would be set back half a metre and the ridge line of the proposed roof would be set below the main roof of the dwelling in contrary to the Council's guidance.

The proposed annexe would have a separate main front entrance door and without any internal link to the host dwelling. Visually, it is considered that the proposed development is incongruous in the streetscene. The development does not appear as a subservient extension to the donor property, rather owing to the arrangement of front fenestration and canopy roof, it appears as a

separate dwelling, which is of proportions which are at odds with the uniform width of the remaining properties in this terrace.

The proposal would comprise of two storey rear bay window. The development would cover the full width of the extended rear elevation and consist of a gabled roof design contrary to Havering's Residential Extensions and Alterations SPD. It is considered that the appearance, the use of external materials and the configuration would not be in keeping with the character of the group of terrace houses. The proposed two storey rear bay window would constitute a prominent addition to the detriment of the original appearance of the dwelling and harmful to the rear garden scene.

As such, the development is considered to appear incongruous and visually intrusive both from the front and the rear elevations and materially harmful to local character.

As the proposal provides fully self-contained accommodation, the Council seeks to apply the standards offered within the Technical Housing Standards - Nationally Described Space document and Policy D6 of the London Plan. Contained within these documents are requirements for the Gross Internal (floor) Area of new dwellings at a defined level of occupancy, appropriate floor areas and other dimensions for key parts of the home. The submitted plans indicate that the proposed dwelling has a internal area of approximately 60sqm including the provision of built in storage shown on the plans. The proposal does not describe the occupancy of the development but the submitted plans indicate the provision of a double bedroom and an office which can easily turn into a single bedroom. Staff have therefore assessed the proposal as a two bedroom, three person dwelling. The proposal fails to meet the 70sqm internal area required for 3 persons 2 bedrooms dwelling over two floors with 2.0sqm of built-in storage required.

Furthermore, the proposed internal layout is inadequate as the double bedroom does not meet the minimum internal area of the space standard. A two bedspaces double bedroom is required to have at 11.5m² of floor area to meet the National Described Space Standard criteria. The proposal has insufficient bedroom floor area which would only comprise of approximately 11.43sqm. The proposal would result in a narrow and cramped configuration. The development is considered to be inconsistent with the objectives of policy D6 of the London Plan, Policy DC61 of the Development Plan and the Residential Design SPD.

Given the prevailing characteristic of the rear gardens in the locality, it is considered that there would be sufficient amenity space available for the proposed new dwelling comprising of approximately 30.93sqm front garden and 46.05sqm rear garden.

There has been no information provided relating to the refuse and cycle storage for each of the households.

2020 Housing Delivery Test (HDT)

On 19 January 2021 the Government published the 2020 Housing Delivery Test (HDT) results. The results show that within the London Borough of Havering, 36% of the number of homes required were delivered over the specified period. Therefore the tilted balance referred to in Paragraph 11(d) of the NPPF is triggered until such a time as the new Local Plan is formally adopted as it details an alternative method for calculating delivery.

Fundamentally this means that planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the NPPF taken as a whole.

The proposed development would provide a marginal contribution towards housing stock within the borough which would weigh in favour of the development. However, paragraphs 124-131 of the NPPF require high quality design, consideration of character and a high standard of amenity for existing and future users. For the reasons the proposed development is unacceptable and the adverse impacts identified would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF as a whole. Therefore, the proposal does not benefit from the presumption in favour of sustainable development set out in paragraph 11(d) of the NPPF.

IMPACT ON AMENITY

As set out above, Policy DC61 requires that the relationship between existing and proposed development would be harmonious.

The attached southern neighbour is situated on the opposite side of the host dwelling some distance away from the proposed new dwelling. Therefore, it is considered there is sufficient distance that the proposal would have limited adverse effect on this neighbour's residential amenity.

The non-attached northern neighbouring property (51 Brights Avenue) is situated at a right angle with the rear garden adjoining the northern boundary of the application site. Due to the shallow rear gardens of the Brights Avenue properties, the proposal would be situated within 9 metres from the rear elevation of this neighbouring property and the development would fall within 45 degrees sight line. The proposal, by reason of its height, bulk and proximity to the boundary and rear elevation of this property would appear oppressive and overbearing when viewed from this neighbour's rear window to a habitable room.

The eastern boundary adjoins Rainham Bowls Club's playing field. Therefore, there would be no residential amenity issues raising with this neighbouring site.

The site also adjoins the boundary of no.45 Brights Avenue but given the garden depth of this property, the separation is considered sufficient to prevent a materially harmful or overbearing impact.

HIGHWAY/PARKING

The proposal involves the demolition of 2 no. single garages situated within a block of garages at the rear of the application site and replace with 2 no. car parking spaces. Each parking space sufficiently meets the standard car parking space dimensions of 2.4 metres wide and 4.8 metres deep. The application site has been identified as falling within Public Transport Accessibility Location (PTAL) 1b. This means a minimum of 1 vehicular parking spaces should be available on site for the proposed new dwelling with 1 bedroom and respectively a minimum of 1.5 vehicular parking spaces should be available on site for the donor dwelling with 3 bedrooms. The proposal would replace the garage with 2 no car parking spaces to be situated at the bottom of the rear gardens. Given the parking provisions available on site the loss of 1 no. garage is considered acceptable in this instance.

KEY ISSUES/CONCLUSIONS

The proposal is considered to be contrary to the above mentioned policies and guidance a refusal is recommended.

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 incongruous appearance, in relation to the remainder of the terrace and the bulky, visually intrusive design of the rear elevation, be out of keeping with the pattern of development in the local area, particularly harmful to the rear garden environment and inconsistent with the prevailing character of the streetscene and the wider locality, contrary to Policy DC61 of the LDF Core Strategy and Development Control Policies DPD and the adopted Supplementary Planning Document: Residential Design Guide. The proposal would also fail to accord with the core principle set out in Paragraph 127 of the National Planning Policy Framework which seeks to ensure a high standard of amenity for existing and future occupants of land and buildings.

2. Refusal non standard

The proposed development would result in living conditions that do not create a suitably high quality living environment for future occupiers. The proposal would be substandard for a three person dwelling, with overall dimension as well as individual habitable rooms failing to meet the internal space standards of the nationally described space standards. The lack of internal space would be in direct contrast to the aims of London Plan Policy D6, the nationally described space standard and Policy DC61 of the LDF Core Strategy and Development Control Policies DPD.

3. Reason for refusal - Loss of Privacy/Overlooking

The proposed development would, by reason of its height, bulk, position and proximity to the neighbouring property at 51 Brights Avenue, appear oppressive and overbearing 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.

1 CIL informative for refused proposal - Residential

Please be advised that approval of this application from 1st September 2019 (either by London Borough of Havering, or subsequently by PINS if allowed on appeal following a refusal by London Borough of Havering) will attract a liability payment of £9150 plus indexation in Community Infrastructure Levy (CIL). This charge has been levied under s.206 of the Planning Act 2008 and includes both the Mayor of London's CIL and Havering Council's CIL.

London Borough of Havering, as CIL collecting authority, has responsibility for the collection of the Mayoral CIL, in addition to Havering's CIL, on commencement of the development.

Your proposal is subject to a CIL Liability Notice indicating a levy of £9105 plus indexation for the application, based on the Mayoral CIL levy rate for Havering of £25/sq.m plus Havering's charging rate for residential of £125/sq.m (Zone A) and the additional floorspace of 60.7 square metres.

You are advised to visit the planning portal website where you can download the appropriate document templates.

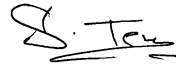
<http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

2 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 Mr Paul Pledger via email on the 04th May 2021.

Authorising Officer: Suzanne Terry



06-05-2021