

LONDON BOROUGH OF HAVERING
TOWN AND COUNTRY PLANNING ACT 1990

AGENT

Mr Paul Pledger
116 Ware Road
HODDESDON
EN11 9EU

APPLICANT

Mr U Bahra
32 Fieldway
Dagenham
RM8 2BE

APPLICATION NO: P0423.21

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 two storey self-contained annexe to side of existing house

Location: 20 Crammerville Walk
Rainham

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

Drawing number - 092021/01

Drawing number - 092021/02

Drawing number - 092021/04

for the following reason(s):

- 1** 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** 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 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.

INFORMATIVE(S)

- 1 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.

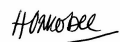
Your proposal is subject to a CIL Liability Notice indicating a levy of £9105 plus indexation for the application, based on the Mayoral CIL levy rate for Havering of £25/sq.m plus Havering's charging rate for residential of £125/sq.m (Zone A) and the additional floorspace of 60.7 square metres.

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 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.

Dated: 6th May 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.