

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P0712.21

WARD : Emerson Park

Date Received: 13th April 2021

ADDRESS: 3 Channing Close
Hornchurch

PROPOSAL: Erection of an outbuilding in the rear garden.

DRAWING NO(S): Drawing no: 21.1528.100
Drawing no: 21.1528.010
Drawing no: 21.1528.102
Drawing no: 21.1528.101

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 site is located on the southern side of Channing Close. The property is a two storey detached dwelling. It is constructed of brick face and hipped tiled roof.

The application site is located in a residential area and it is not within a Conservation area. Nor is it a Listed Building. However, the application site falls within Emerson Park Policy Area.

The site is subject to a Tree Preservation Order

DESCRIPTION OF PROPOSAL

The proposal seeks planning permission for the erection of an outbuilding in the rear garden.

RELEVANT HISTORY

None found.

CONSULTATIONS/REPRESENTATIONS

There were no responses received from neighbour consultation.

Tree officer consultee response:

Have mapped very roughly the location of the trees T3 - 2T6 and the group G1. The Arb survey is the correct way forward as the trees T3-T6 are most probably not in situ any more but there may be remaining trees from the group G1.

RELEVANT POLICIES

The London Plan 2021

- D3 Optimising site capacity through the design-led approach
- D4 Delivering good design

LDF

DC61 - Urban Design

DC69 - Other Areas of Special Townscape or Landscape Character

SPD4 - Residential Extensions & Alterations SPD

OTHER

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. There was no response received from the agent when asked to provide site photos. In determining this planning application, the google street view as well as the aerial 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 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.

Policy DC69 aims to maintain, or enhance, the special character of the Emerson Park Policy Area which is typified by large and varied dwellings set in spacious mature, well landscaped grounds. Furthermore, the Emerson Park Policy Area SPD identifies the application site falling within sector 5. This sector has a mixture of medium and large sized detached family houses set in spacious well landscaped grounds typical of Sector 6 and the smaller often semi-detached properties, set in smaller grounds of the other Sectors. Accordingly, in order to maintain this mix any application for further development should reflect the particular character of the street scene in the immediate vicinity of the site.

The proposed outbuilding would be 3.61 metres high to the ridge of the gabled roof, 2.71 metres eaves height, 6.41 metres width including the overhang and 3.61 metres depth including the overhang. The proposal would be located 11.73 metres away from the west side elevation of the dwelling at the bottom corner of the rear garden. The outbuilding would be positioned 0.95 metre from the western boundary, 1.54 metres from the northern boundary and 4.85 metres from the southern boundary. The internal layout of the outbuilding would comprise of an open plan. There would be 1 no. door as well as 2 no. window situated on the front elevation and 1 no. door positioned on the southern side elevation.

The proposal would be of a size, scale and mass that would be typical form of outbuilding acceptable within a plot of this size. The proposal would consist of minimal fenestration with shallow pitched roof. The design is common characteristic for an outbuilding of this style. It would be necessary to impose a planning condition to restrict the use for purposes incidental to the enjoyment of the house to comply with Havering's Residential Extensions and Alterations SPD. It is considered that the proposal would be of subordinate scale to the existing dwelling and in keeping with the character of the rear garden environment in accordance with Havering's Residential Extensions and Alterations SPD.

The application site has trees subject to Tree Preservation Order, reference 8-81, which appears to be a Pine tree and a Sycamore tree (form part of G1 group) located along the western shared boundary of the property bordering with no. 8 Beverley. The TPO pre-dates the development of

the site at Channing Close and it is not clear which trees from the original TPO remain, although those forming G1 in the TPO appear to remain. The application is silent in terms of the details of existing trees in or adjacent to the site and no arboricultural report has been provided with the application. Given the scale of development, it is considered that permission may be granted but subject to a condition requesting a report to be submitted explaining the condition and location of trees and protection measures that would be utilised to protect these trees.

Overall it is considered that the proposal would not be harmful to the character and appearance of the existing dwellinghouse and the surrounding area.

IMPACT ON AMENITY

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

Due to the separation distance between the northern as well as the southern shared boundaries and the high level tree foliage along the western boundary, the proposal has been designed to have limited impact on the residential amenities of the immediate neighbouring properties.

For the reasons set out above it is considered that the proposal would be sufficiently distanced, orientated and designed so as not to have an unacceptable effect on the amenities of the neighbouring properties, in particular to their outlook, privacy or available light.

KEY ISSUES/CONCLUSIONS

The proposal would be in accordance with the Local and National Policies and Havering's Residential Extensions and Alterations SPD therefore acceptable.

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. SC10C Materials as per application form

The proposed development hereby approved shall be constructed in accordance with the materials detailed under Section 8 of the application form unless otherwise agreed in writing by the Local Planning Authority.

Reason: To 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

4. SC12 (Preserved trees) (Pre Commencement Condition)

No works shall take place in relation to any of the development hereby approved until a scheme for the protection of preserved trees on the site has been submitted to and agreed in writing by the Local Planning Authority. Such scheme shall contain details of the erection and maintenance of fences or walls around the trees, details of underground measures to protect roots, the control of areas around the trees and any other measures necessary for the protection of the trees. Such agreed measures shall be implemented before development commences and kept in place until the approved development is completed.

Reason:-

Insufficient information has been supplied with the application to demonstrate how the preserved trees on site will be adequately protected during construction. Submission of details prior to commencement will ensure that the measures to be employed are robust.

5. 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) 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.

6. SC33 (Incidental Use)

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 the outbuilding hereby permitted shall be used only for purposes incidental to the enjoyment of the dwelling house and not for any trade or business nor as living accommodation.

Reason:-

To restrict the use to one compatible with a residential area, and in order that the development accords with Development Control Policies Development Plan Document Policy DC61.

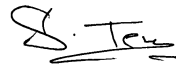
INFORMATIVES

1 Approval - No negotiation required

Statement Required by Article 35(2) of the Town and Country Planning (Development Management) Order 2015: No significant problems were identified during the consideration of the application, and therefore it has been determined in accordance

with paragraph 38 of the National Planning Policy Framework 2018.

Authorising Officer: Suzanne Terry



10-06-2021