

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P1071.21

WARD : Hacton

Date Received: 2nd June 2021

ADDRESS: 18 Newmarket Way

Hornchurch

PROPOSAL: Part retrospective application for an outbuilding for the use of storage.

DRAWING NO(S): EX_LOC_SITE_PL; PR_LOC_SITE_PL; EX_PR_S; PR_EL01;
PR_EL02.

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 comprises of a two storey semi-detached dwelling which is finished in a face brick appearance. The surrounding area is characterised by two storey semi-detached and terraced dwellings.

DESCRIPTION OF PROPOSAL

Part retrospective planning permission is sought for a detached outbuilding in the rear garden which has been revised to an L- shaped design.

RELEVANT HISTORY

P0956.20 - Retrospective application for a single storey detached outbuilding with overhanging roof structure at the rear of site.
Refuse 14-10-2020

CONSULTATIONS/REPRESENTATIONS

There were no objections to the proposal as a result of public consultation.

RELEVANT POLICIES

NPPF

London Plan 2021

D3 - Optimising site capacity through the design-led approach

D4 - Delivering good design

LDF - DC33 Car Parking

DC61 Urban Design

Residential Extensions & Alterations SPD

MAYORAL CIL IMPLICATIONS

The proposal appears to be less than 100sqm and therefore not CIL liable.

STAFF COMMENTS

The application is a result of an enforcement case ref: ENF/460/20. Site photos were requested and these were received from the applicant and the Enforcement Officer.

DESIGN/IMPACT ON STREET/GARDEN SCENE

The Residential Extensions and Alterations SPD states that an "outbuilding should be subordinate in scale to the existing dwelling and to the plot. In assessing proposals, the Council will consider factors such as the scale, height, proximity to boundaries, roof design, finishing materials and prominence in the street scene or rear garden environment."

The application was previously refused on design reasons (size, bulk and mass, appearing incongruous and unacceptably dominant and visually intrusive feature in the rear garden environment).

Following this, Duty Planner Pre-application advice was sought ref: ENQ-0890212, the summary included the following key points: The outbuilding itself with a proposed use for storage would be an acceptable regarding size, location and design. The roof forming a canopy would not be acceptable as it would constitute a veranda and the overall appearance of the structure and footprint of the building would be larger than the host dwelling. It is recommended to remove the roof overhang/ canopy and only retain the outbuilding itself.

The revised drawings reflect the advice given. The roof overhang forming a veranda and the roof forming a carport have been omitted from the revised drawings.

There are various styles and sizes of outbuildings and garages within the rear garden environment and the surrounding area. Given the context of the rear outbuildings, it is considered that the scale of the outbuilding would not unacceptably impact on the rear garden environment. No objections are raised from a design and visual amenity point of view.

The application site back onto a service road which allows access to the rear of the site and the neighbouring outbuilding, garages and garden along this section of Newmarket Way. It is acknowledged that the outbuilding is proposed to be used as storage. However, due to easy access from the rear, there is the potential for it to be used as a separate dwelling. Conditions would therefore be imposed to restrict use incidental to a residential property.

IMPACT ON AMENITY

The proposed outbuilding is well removed from the living accommodation of neighbouring occupiers and therefore the development will have no impact upon the light and amenity of living accommodation within these dwellings.

With regard to the rear garden areas, the building is of flat roof design and therefore any overshadowing or other loss of light to neighbouring garden areas will be modest and acceptable. Concerns may arise should the outbuilding be used for separate residential or business purposes in future, however safeguarding conditions would be imposed in the event of planning permission being granted to prevent any such use.

No objections are therefore raised to the development from the loss of amenity point of view.

HIGHWAY/PARKING

No highway or parking issues would arise from the proposal.

KEY ISSUES/CONCLUSIONS

The proposal is now considered to be in accordance with the above mentioned policies and guidance and approval is recommended.

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:-

The Local Planning Authority consider it essential that the whole of the development is carried out and that no departure whatsoever is made from the details approved, since the development would not necessarily be acceptable if partly carried out or carried out differently in any degree from the details submitted. Also, in order that the development accords with Development Control Policies Development Plan Document Policy DC61.

3. 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 known as 18 Newmarket Way, Hornchurch, RM12 6DS 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 Flood Resilience INFORMATIVE

For any development where a flood risk is identified, the Council as the Lead Local Flood Authority want to see developers consider and implement flood resilience/resistance measures into the buildings themselves. This is not to stop development but to ensure the protection for future residents is maintained and enhanced.

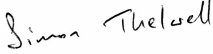
The following measures are strongly recommended, although this list is not exhaustive:-

- Raising the level of the building by at least 300mm above local levels;
- Waterproof membrane in the ground floor;
- Waterproof plaster and waterproofing to ground floor;
- Electrics from the upstairs down and sockets high up off the ground floor;
- Non return valves on the sewerage pipes;
- Emergency escape plan for each individual property;

- Air brick covers; and
- Movable flood barriers for entrances

2 **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 July 2021.

Authorising Officer:	Simon Thelwell		28-07-2021
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