

**LONDON BOROUGH OF HAVERING
TOWN AND COUNTRY PLANNING ACT 1990**

AGENT

MRS ALANA HORNSBY
190 PARKSIDE AVENUE
ROMFORD
RM1 4NP

APPLICANT

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ROMFORD
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APPLICATION NO: P0716.22

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 a 2 storey, 3-bed, attached dwelling with associated parking and amenity space including the demolition of a rear garage block and shed

Location: LAND ADJ 190 PARKSIDE AVENUE
ROMFORD

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

1022.1,
1022.2 RevA,
1022.3 RevA,
1022.4,
1022.5,
Design and Access Statement,

for the following reason(s):

- 1** The proposed development would, by reason of its excessive height, bulk and mass, visually intrusive roof form and lack of a set back to its front elevation would appear as an unacceptably dominant and visually intrusive feature in the streetscene harmful to the character and appearance and openness of this prominent corner plot and surrounding area contrary to Local Plan policies 7 and 26, the London Plan 2021 and the NPPF.
- 2** The proposal by reason of the removal of the rear vehicular access to the donor property would likely result in that property using its front forecourt for vehicular parking which is adjacent to the junction with Fontayne Avenue and would increase road danger and impact on the safe operation of the surrounding highway network contrary to London Plan policy D4 and Local Plan policies 23 and 24.

INFORMATIVE(S)

- 1** Statement Required by Article 35 (2) of the Town and Country Planning (Development

- 1 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 the Agent by email on the 12/07/2022.
- 2 The proposed development will create 1 new residential unit with 96sqm of new gross internal floorspace. The proposal is liable for LB Havering CIL and will incur a charge of £12,000 (subject to indexation) based on the calculation of £125.00 per square metre. The proposal is also liable for Mayoral CIL and will incur a charge of £2,400 (subject to indexation) based on the calculation of £25.00 per square metre. Each would be subject to indexation.

Further details with regard to CIL are available from the Council's website.

Dated: 13th July 2022



Helen Oakerbee
Assistant Director of Planning
London Borough of Havering
Town Hall, Main Road
Romford RM1 3BB

IMPORTANT - attention is drawn to the notes overleaf

**NOTES IN CONNECTION WITH APPROVAL OF APPLICATIONS SUBJECT TO CONDITIONS
OR REFUSAL OF APPLICATIONS FOR PLANNING PERMISSION**

- (1) If the applicant is aggrieved by the decision of the local planning authority to refuse permission or to grant permission or approval subject to conditions, an appeal may be made to the First Secretary of State at the Department for Communities and Local Government in accordance with Section 78 of the Town and Country Planning Act 1990 within six months of the date of this notice. However, if there is a current or subsequent enforcement notice 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 6 months of the date of this notice, whichever period expires earlier.

Appeals must be made on a form which is obtainable from the Planning Inspectorate, Customer Support Unit, Temple Quay House. 2 The Square. Temple Quay. Bristol BS1 6PN or from the Planning Inspectorate's web site, www.planning.inspectorate.gov.uk

- (2) When submitting the completed appeal form to the Planning Inspectorate, a copy should be sent to Planning, London Borough of Havering, 7th Floor Mercury House, Mercury Gardens, Romford, RM1 3SL. The First Secretary of State has power to allow a longer period for the giving of a notice of appeal but will not normally be prepared to exercise these powers unless there are special circumstances which excuse the delay in giving notice of appeal. The First Secretary of State is not required to entertain an appeal if it appears that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements to the provisions of the development order, and to any directions given under the order. Where the decision of the local planning authority is based upon a direction from the First Secretary; it is not the practise to refuse to accept appeals solely because of this direction.
- (3) If permission to develop land is refused or granted subject to conditions, whether by the local planning authority or by the First Secretary of State and the owner of the land claims that the land has become incapable of reasonable beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, a purchase notice may be served on the London Borough of Havering requiring the council to purchase the land in accordance with the provision of Part VI of the Town and Country Planning Act 1990.
- (4) In certain circumstances, a claim may be made against the local planning authority for compensation where there has been an appeal or where an application has been referred to the First Secretary, and where planning permission is refused or granted subject to conditions. The circumstances in which such compensation is payable are set out in section 114 of the Town and Country Planning Act 1990.
- (5) The statutory requirements are those set out in section 79(6) of the Town and Country Planning Act 1990, namely Sections 70, 71 and 72(1) of the Act.

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.