

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P0886.22

WARD : Gooshays

Date Received: 30th May 2022

ADDRESS: FORGE HOUSE
CHEQUERS ROAD
ROMFORD

PROPOSAL: Front porch and double storey side extension.

DRAWING NO(S): 01
02 Revision A
10
11 Revision A

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 detached house entitled Forge House, located in Chequers Road, Noak Hill. The site is located in Metropolitan Green Belt and a Site of Nature Conservation Importance.

DESCRIPTION OF PROPOSAL

The application seeks planning permission for a front porch and double storey side extension.

The front porch would have a width of 2.3 metres, a depth of 1.2 metres and a maximum height of 3.5 metres to the ridge of the pitched roof.

The two storey side extension would have a width of approximately 5.1 metres, a depth of 7.2 metres and a height of approximately 2.6m to the eaves and 7.65 metres to the ridge of the pitched roof. The proposal includes front and rear dormer windows.

RELEVANT HISTORY

D0293.22 - Certificate of Lawfulness for single storey rear extension
Awaiting Decision

P1119.05 - Outdoor riding menage
Apprv with cons 04-08-2005

P0850.93 - Demolish existing house and outbuildings and erect new detached house and garage (revised plans received 1/11/93)
Apprv with cons 23-11-1993

CONSULTATIONS/REPRESENTATIONS

The application was advertised by way of a site notice, in the local press and letters sent to 5 neighbouring occupiers. No letters of representation were received.

Historic England - The proposal is unlikely to have a significant effect on heritage assets of archaeological interest. Although the site is located in an Archaeological Priority Area for the settlement of Noak Hill and located adjacent to the former location of a smithy and post-

medieval houses, the site does not extend over the former buildings. The extension is also relatively small and therefore unlikely to have an impact on significant archaeological remains. No further assessment or conditions are therefore necessary.

RELEVANT POLICIES

Policies 7 (Residential design and amenity), 24 (Parking provision and design) and 26 (Urban Design) of the Havering Local Plan (2016-2031) as well as the Residential Extensions and Alterations SPD and the Havering Community Infrastructure Levy Charging Schedule.

Policies D2 (Delivering Good Design), G2 (London's Green Belt), T6 (Car parking) and T6.1 (Residential parking) of the London Plan are relevant.

The National Planning Policy Framework is relevant.

MAYORAL CIL IMPLICATIONS

The proposed development has a gross internal floor space of less than 100 square metres and as such, is not liable for Mayoral or Havering CIL.

STAFF COMMENTS

In accordance with the current criteria for site visits, an in-person site visit was not undertaken. Site photos were provided by the agent in support of the application. In determining this application, photos, Google Street View, aerial view images and submitted drawings were used to assess the site constraints.

Planning permission was granted under application P0850.93 to demolish the existing house and outbuildings and erect a new detached house and garage (revised plans received 1/11/93) on 23rd November 1993 and this was implemented.

Condition 7 of P0850.93 stated that "The existing dwelling known as "Forge House" shall be demolished and remove in its entirety within one month of occupation of the new dwelling hereby permitted and the site shall be re-instated to the satisfaction of the Local Planning Authority".

There was an enforcement case, reference ENF/356/09/GS for an alleged breach of planning permission P0850.93 - (Demolish existing house, garage and outbuilding and erect new house & garage), as the old house was not demolished, which was closed. The enforcement case was received on 15th July 2009, by which time it is likely that the failure to demolish the old house would have been immune from enforcement action.

Condition 5 of P0850.93 states that: "Notwithstanding the provisions of the Town and Country Planning General Development Order 1988, Article 3, Schedule 2, Part 1, Class A, no extension shall be erected to the buildings hereby permitted, unless 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".

The application seeks planning permission for a front porch and double storey side extension. The main issues in this case are principle of development, the impact on the Metropolitan Green Belt, the impact of the proposal on the streetscene, the impact on residential amenity and any highway and parking issues.

PRINCIPLE OF DEVELOPMENT

The site is located in Metropolitan Green Belt. The NPPF states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special

circumstances. When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations. A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this include the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building.

Given the width and proportions of the proposed development, it is considered that it would not result in disproportionate additions over and above the size of the original building. Therefore, the proposal would be acceptable in principle in the Green Belt.

GREEN BELT IMPLICATIONS

It is considered that the proposed development would not cause substantial harm to the openness of the Green Belt, as the proportions of the extensions are deemed to be acceptable and they would be well separated from the side boundaries of the site. In addition, the two storey side extension would be located on an existing area of hardstanding in the form of a patio.

DESIGN/IMPACT ON STREET/GARDEN SCENE

Impact on the streetscene

It is considered that the proposed development would appear subservient to the existing dwelling and integrate satisfactorily with the existing dwelling and the streetscene. The front dormer window and fenestration would replicate those of the existing dwelling.

The application form states that the proposed materials are red facing brick, plain tiles, white painted timber windows and doors, all of which will match the existing materials and this will be secured by condition.

IMPACT ON AMENITY

Although the proposed rear three pane dormer window would be larger than the existing rear two pane dormer windows, it would not be directly visible in the streetscene and would be well separated from the side and rear boundaries of the site.

It is considered that the proposed development would not adversely affect neighbouring amenity, as the site is well separated from neighbouring properties. It is considered that the proposal would not create any additional overlooking or loss of privacy over and above existing conditions. A condition will be imposed to prevent the insertion of flank windows to protect neighbouring amenity if minded to grant planning permission.

HIGHWAY/PARKING

There is ample space for four vehicles on hardstanding to the front of the dwelling. Given the nature of the proposal, it is considered that this level of car parking provision is sufficient and the proposal would not create any highway or parking issues.

KEY ISSUES/CONCLUSIONS

The proposed development is deemed to be acceptable in principle and would not be materially harmful to the character and openness of the Green Belt. It is considered that the proposed development would be acceptable in terms of its impact on the street scene and would not result in significant harm to neighbouring amenity or create any highway and parking issues. Accordingly, it is recommended that planning permission be granted.

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 on 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.

4. 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(s) 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.

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.

Authorising Officer: Maria Bailey

26-07-2022