

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P0735.22

WARD : Emerson Park

Date Received: 6th May 2022

ADDRESS: 12 Elm Grove
Hornchurch

PROPOSAL: Single storey outbuilding to rear

DRAWING NO(S): 20-070/ 03
20-070/ 04
20-070/ 02
20-070/ 07 revision A

RECOMMENDATION : It is recommended that **planning permission be GRANTED** subject to the condition(s) given at the end of the report

DESCRIPTION OF PROPOSAL

The application site is a two storey detached dwelling finished in brick face and painted render. It has a large gated drive to the front leading up to a garage attached to the side of the property which provides additional space for parking.

The surrounding area is characterised by two storey detached dwellings of various styles and designs. The property is not a listed building and is not located within a conservation area or subject to any articles.

RELEVANT HISTORY

- D0248.20 - Certificate of Lawfulness for construction of new annexe in rear garden to enclose pool and provide a space for changing room and home gym ancillary to the use of the main house.
PP not required 26-08-2020
- P0959.13 - Demolition of chalet bungalow and garage, erection of detached house with rooms in the roof, detached garage and additional access to Elm Grove
Apprv with cons 20-09-2013

CONSULTATIONS/REPRESENTATIONS

Letters of notification were sent to the neighbours attached to the boundary regarding the application - No representations were received.

RELEVANT POLICIES

NPPF - National Planning Policy Framework

HAVERING LOCAL PLAN 2021

Policy 7 - Residential design and amenity

Policy 26 - Urban design

Policy 28 - Heritage Assets

Residential Extensions & Alterations SPD

Emerson Park Policy Area SPD

MAYORAL CIL IMPLICATIONS

The proposal includes the creation of an additional 133 square metres approximately of additional gross internal area (GIA) of residential space, which is more than 100sqm and therefore is liable for CIL payments.

In addition to the Mayoral Community Infrastructure Levy (MCIL2) at a rate of £25 per sqm of new gross internal floor area. Development in this location is liable for the Havering Community Infrastructure Levy at a rate of £125 per sqm of new gross internal floor area (Zone A.)

MCIL2 - $207\text{m}^2 \times £25 = £5,175$

HCIL - $207\text{m}^2 \times £125 = £25,875$

Each would be subject to indexation.

STAFF COMMENTS

In accordance with the current criteria for site visits, an in-person site visit was not undertaken. In determining this planning application photos, Google StreetView TM, aerial view images and submitted drawings were used to assess the site constraints.

DESIGN/IMPACT ON STREET/GARDEN SCENE

Policy 26 seeks to ensure that new development is of the highest standard of design which respects, reinforces and complements the local street scene and are informed by the distinctive qualities, identity, character and geographical features of the site and local area. In particular the form, scale, massing, height of the surrounding neighbouring buildings, public amenity and detailed design.

The proposal is also in Sector 6 of the Emerson Park Policy Area (EPPA). This policy provides further detail on the implementation on Policy 28 (Heritage Assets). It states no new building or extension to an existing building will be permitted unless its massing and architectural character, and the resultant space between adjacent buildings, are compatible with the character of the local street scene; thereby maintaining the varied character of the Emerson Park area.

Sector 6: Typified by medium and large dwellings in spacious well landscaped grounds. Infill development will be permitted in this sector provided it does not give a cramped appearance to the street scene and its massing and architectural style is in keeping with surrounding properties.

The proposed detached outbuilding is located at the bottom of the garden on the northern boundary. The outbuilding will be used to house a pool and gym and is visible from the rear gardens. The overall design of the outbuilding reflects the intended use.

The outbuilding will be designed with a flat roof with a maximum height of 2.9m. The footprint of the outbuilding is not subordinate in scale to the existing dwelling, however there are other examples of large outbuildings in the vicinity, most notably to properties adjacent to the site.

In all it is considered the scale of the outbuilding does not unacceptably impact the rear garden environment.

IMPACT ON AMENITY

The detached outbuilding is located in the rear garden environment.

The overall height of the development measures approximately 2.9m in height.

The outbuilding does not cause undue loss of light to materially affect the living conditions of the neighbouring properties due to the position of the outbuilding.

The neighbour on the northern boundary (No. 14 Elm Grove) also has a large outbuilding which is considered to mitigate the impacts of the proposal.

The proposal will be set away around 4.85m from the neighbour on the southern boundary.

The adjacent site also has a very large tree which the outbuilding would be built next to. New plans show that screw pile foundations would be used on the main building and a ground bearing raft foundation for the plant room to avoid damaging the roots of the tree.

The building is indicated to house a pool and gym, which is judged to be compatible with the main use of the site as a single family dwelling and not to result in significant amenity impacts on which a refusal could be justified.

A condition will be imposed permitting the outbuilding to be used only for purposes incidental to the enjoyment of the dwelling house and not for any trade or business which would also help mitigate additional noise impact arising from the development.

Overall it is considered the outbuilding falls within the aims and objectives of the Councils policy and is not deemed to have an adverse impact on amenity.

HIGHWAY/PARKING

No highway or parking issues would arise as a result of the proposal.

KEY ISSUES/CONCLUSIONS

The proposal is considered to be in accordance with the above-mentioned policies and guidance an 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:-

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 and comply with Policy 26 of the Havering Local Plan 2021

4. SC33 (Incidental Use)

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 the building hereby permitted shall be used only for purposes incidental to the enjoyment of the dwelling house 12 Elm Grove 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 Policy 26 of the Havering Local Plan 2021

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 2021.

Authorising Officer: Neil Goate
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02-12-2022
