

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P1930.21

WARD : Upminster

Date Received: 7th October 2021

ADDRESS: Leprechaun New Holding
Gerpins Lane
Upminster

PROPOSAL: Erection of detached two-storey double garage to front

DRAWING NO(S): Block Plan
EXISTING G/FLOOR, ROOF PLANS, ELEVATIONS, SITE & BLOCK
PLAN MDA/1017/01/03
PROPOSED FLOORPLANS
PROPOSED 3-D VIEWS
PROPOSED ELEVATIONS

RECOMMENDATION : It is recommended that **planning permission be REFUSED** for the reason(s) given at the end of the report

SITE DESCRIPTION

Leprechaun New Holding is a fully detached two-storey dwellinghouse located within the Metropolitan Green Belt Area. The previous dwelling within the site was a chalet-style bungalow and was demolished and replaced with the current dwelling, which was granted planning permission under P0018.20.

DESCRIPTION OF PROPOSAL

The submitted planning application seeks permission for the erection of a large, two-storey, double garage. The first storey will serve as an office.

RELEVANT HISTORY

Q0224.20 - Two Storey, 5-bed, detached dwelling with associated parking and amenity space.
P0018.20 Conditions(s) 3, 4, 5 and 7
ALL DECISIONS 14-10-2020
ISSUED

P0018.20 - Two Storey, 5-bed, detached dwelling with associated parking and amenity space.
Apprv with cons 13-03-2020

P1327.19 - Conversion of existing bungalow to a chalet-bungalow including dormer windows to front & rear roof-slopes (north & south) and side extension (to include variation in roof design and addition of balconies approved under P1020.18).
Apprv with cons 05-11-2019

Q0209.19 - Erection of greenhouse and duckery for agricultural purposes. P1663.18
Conditions(s)

5 - Vehicle Washing Facilities
6 - Refuse and Recycling.
9 - Construction Method Statement
10 - Gas Protection Measures - Foundation Detail
ALL DECISIONS 01-10-2019
ISSUED

- N0027.19 - Variation of Condition 2 of application P1663.18 (accordance with plans) to revise location of previously approved Green House & Duckery.
Withdrawn - Invalid 13-05-2019
- P0740.19 - Variation of Condition 2 of application P1663.18 (accordance with plans) to revise location of previously approved Green House & Duckery.
Apprv with cons 02-07-2019
- P1663.18 - Erection of greenhouse and duckery for agricultural purposes.
Apprv with cons 07-01-2019
- Q0169.18 - Discharge of Condition 6 of application P1614.17
ALL DECISIONS 21-09-2018
ISSUED
- P1020.18 - Variation of condition 3 of P0431.13 (which was subsequently approved under application P0477.16) to allow for alterations to roof and addition of balconies.
P0477.16 Conditions(s) 3.
Apprv with cons 05-09-2018
- P0599.18 - Erection of buildings for the purposes of agriculture.
Withdrawn 09-08-2018
- P1614.17 - New basement and swimming pool extension.
Apprv with cons 19-02-2018
- P0477.16 - Variation of condition 3 of planning permission P0431.13 for the conversion of existing bungalow to chalet-bungalow including dormer windows to front & rear roof-slopes (north and south) and side extension.
Apprv with cons 21-07-2016

CONSULTATIONS/REPRESENTATIONS

Neighbours were notified via letter. No responses were received.

RELEVANT POLICIES

Havering Local Plan (2016 - 2031)
Policy 7 Residential design and amenity
Policy 24 Parking provision and design
Policy 26 Urban design

London Plan (2021)
Policy D4 Delivering good design
Policy G2 London's Green Belt

Residential Extensions and Alterations SPD (2011)

MAYORAL CIL IMPLICATIONS

Not CIL liable.

STAFF COMMENTS

In accordance with the current criteria for site visits, an in-person site visit was not undertaken. In determining this planning application, site photos, Google StreetView TM, aerial view images

and submitted drawings were used to assess the site constraints.

The application site has extensive planning history with the most recent application granting planning permission for the erection of a large two-storey dwellinghouse and the subsequent demolition of the previously existing dwelling.

GREEN BELT IMPLICATIONS

The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence. The Green Belt serves five purposes:

- a) to check the unrestricted sprawl of large built-up areas;
- b) to prevent neighbouring towns merging into one another;
- c) to assist in safeguarding the countryside from encroachment;
- d) to preserve the setting and special character of historic towns; and
- e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

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. The NPPF gives exception to the alteration or extension of residential dwellings provided that it does not result in disproportionate additions to the original dwelling, which would result in the development being inappropriate. The NPPF provides no specific limit on what increase in volume to the existing dwellinghouse would be considered disproportionate.

The proposal will have a volumetric increase of 275.24m cubed. While no details from the previously approved planning application for the site P0018.20 for a proposed two-storey dwellinghouse did not provide volumetric calculations of the proposed dwelling, the Officer Report did note however that the scheme would be in excess of the maximum 50% cumulative increase for a site within the Greenbelt Area. The report concluded that while the threshold was exceeded, the methodology for calculating disproportionate additions is not conclusive in determining an application.

While no measurements were provided for the previously approved dwelling, it is exceedingly likely that the proposed double garage will likely further exceed the cumulative volumetric increase of the site way beyond 50%.

The proposed development would be considered inappropriate as a result and would compromise the openness of the Green Belt Area, contrary to Green Belt policy.

DESIGN/IMPACT ON STREET/GARDEN SCENE

Local Plan policy 26 states that the Council will promote high quality design that contributes to the creation of successful places in Havering by supporting development proposals that are informed by, respect and complement the distinctive qualities, identity, character and geographical features of the site and local area and respond to distinctive local building forms and patterns of development and respect the visual integrity and established scale, massing, rhythm of the building, frontages, group of buildings or the building line and height of the surrounding physical context.

Design, Scale, Bulk, Massing:

The proposed garage is considered to be an inappropriate development within the Green Belt. The scale would exceed the 50% cumulative volumetric increase for Green Belt sites given the previous significant development within the site. While the design is considered to be acceptable, the overall bulk and massing, contributed by the excessive volume of the proposal would negatively impact the Green Belt and would compromise the openness.

The proposed materials are considered to be acceptable.

IMPACT ON AMENITY

Local Plan Policy 7 seeks to protect the amenity of existing and future residents the Council will support developments that do not result in:

- i. Unacceptable overlooking or loss of privacy or outlook;
- ii. Unacceptable loss of daylight and sunlight; and
- iii. Unacceptable levels of noise, vibration and disturbance.

The proposed dwelling is sited sufficiently away from any other neighbouring dwellings that the it would represent no amenity concerns whatsoever.

HIGHWAY/PARKING

The proposal is considered to not negatively impact parking/highways.

KEY ISSUES/CONCLUSIONS

For the reasons outlined above, the development is considered to inappropriate and would compromise the openness of the Green Belt Area.

RECOMMENDATION

It is recommended that **planning permission be REFUSED** for the following reason(s):

1. Refusal non standard

The proposed development by reason of its increase scale, bulk and massing would result in a significant addition to the built form of the site and is therefore considered to be a disproportionate addition to the Green Belt Area, further compromising its openness contrary to Policy G2 of the London Plan.

1 Refusal - No negotiation ENTER DETAILS

Statement Required by Article 35 (2) of the Town and Country Planning (Development 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 via email on 3rd Feb 2023.

Authorising Officer: Raphael Adenegan
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13-02-2023
