

Planning Statement

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1 Introduction

This statement has been prepared by Magenta Planning on behalf of Mr J Javed (the Applicant).

This submission is for a revised planning application addressing the reasons for refusal given for application P0077.23. The application proposes minor alterations to the existing outbuilding at the rear of 6 Ascension Road to provide an ancillary habitable floorspace and facilitate use as a granny annexe.

The application documents comprise:

- Completed Application forms
- 111- Loc – Site Location Plan
- 111-B-Site-Extg – Existing Site plan
- 111- S - Extg - Site location

- 111-B-(GA-00)-P4 - Extg - Existing ground floor plan
- 111-B-(GA-RF)-P4 - Extg- Existing roof plan
- 111-B-(GE-01_02)- P4 -Extg - Existing front & rear elevations
- 111-B-(GE-03_04)- P4 - Extg - Existing side elevations
- 111-B-(GS-01)- P4 – Extg - Existing section 01

- 111-B-(GA-00) P4 - Bldg - Proposed ground floor plan
- 111-B-(GA-RF)-P4 – Bldg – Proposed roof plan
- 111-B-(GE-01_02) P4 - Bldg - Proposed front & rear elevations
- 111-B-(GE-03_04) P4 - Bldg - Proposed side elevations
- 111-B-(GS-01) P4 - Bldg -Proposed section 01
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- Design & Access Statement (Dec 2021)
- Planning Statement (by Magenta)

2 Site Description

Site Description

The application site is located on the east side of Ascension Road, Romford and comprises a single dwelling house, arranged over two floors.

An existing outbuilding structure is located at the back of the rear garden of no. 6 and measures approximately 9m x 9m. The building is set in from the rear and side boundaries with a high level timber fence limiting views across to neighbouring gardens. Existing photos are included on page 5 of the Design and Access Statement.

The structure has a brick frontage with two doors and two windows. There are additional windows on the rear (east) and side (north) elevations. The elevations are rendered white, except for the front elevation.

The building is currently used as a laundry, room, sauna and storage space and is ancillary to the main dwelling.

Sharing the garden there are two extensions:

- A 9.6m x 4.8m one storey timber structure used as a sitting area with a small pond
- A 2.6m x 3.9m one-storey building used as storage.

The site is not listed and is not located within a conservation area.



Site plan

3 Planning History and Background

Planning History

P0077.23 *“Alterations to existing outbuildings fenestration and internal layout to facilitate ancillary habitable use as granny annex”* Refused 27-04-23

E0030.22 *“Retention of existing outbuilding for ancillary residential use”* Lawful development certificate issued on 30-09-2022.

P0249.09 *“Retrospective planning permission for conversion of existing garage into a habitable room”* Approved 09-04-2009.

P0992.92 *“Demolition of dwelling & replace with 4 bedroomed chalet/house. (Revised plans received 8/10/92 & 24/11/92)”* Approved 03-12-1992.

The reasons for refusals given for application P0077.23 are as follows:

1. *The proposed granny annex, by reason of its proximity to the neighbouring property no. 2 Ascension Road, would result in an a loss of privacy, sense of enclosure and overlooking into the rear garden environment of this neighbour, something which would have a serious and adverse effect on the living conditions of these adjoining occupiers, contrary to the Residential Extensions and Alterations Supplementary Planning Document and Policy 7 of the Local Plan.*
2. *The proposed granny annex would, by reason of poor outlook from its bedroom, reading and living/dining room windows, result in a low quality design that would be to the detriment of future occupants, contrary to the provisions of Policy 7 of the Local Plan.*

4 Proposed Scheme

Proposal

This application is for minor alterations to the existing single-storey rear outbuilding to facilitate habitable use as a granny annex. The application has been revised following the refusal of application ref. 0077.23.

Whilst the applicant considered the previous scheme to be satisfactory in terms of amenity impacts, this revised proposal has proposed the following to address the reasons for refusal.

- A trellis above the existing high level timber fence to further limit views across the boundary with no. 2;
- Full-height windows to all rooms to improve outlook and light from these spaces.

The proposed description of development is as follows:

“Alterations to existing out outbuilding’s fenestration and internal layout to facilitate ancillary habitable use as a granny annex, together with boundary treatment”

The applicant seeks permission for the works to provide habitable accommodation for a relative.

In detail, the proposals include the insertion of two sets of sliding doors on the front elevation to open out directly onto the garden. At the rear of the building, the full-height windows are proposed to maximise natural light. This involves resizing an existing window.

Along the boundary, a trellis is proposed to limit any impact upon neighbouring amenity. Enhancement to the garden area is proposed to ensure high-quality amenity space is provided for the occupiers of the main house and the annex.

A planning condition is suggested as an appropriate mechanism to control the ancillary nature of the building to the main dwelling. The following condition is suggested.

“The annexe building hereby permitted shall be used only for living accommodation ancillary to the existing dwelling known as 6 Ascension Road, Romford and shall not be used as a separate unit of residential accommodation at any time.”

We understand similar conditions have been used elsewhere in the borough, however, the applicant would also be willing to provide a unilateral undertaking if considered more appropriate.

5 Policy Context

The London Plan (2021)

- Policy D1 - London's form, character and capacity for growth
- Policy D4 - Delivering good design
- Policy T6 - Car parking

Local Plan

- Policy 7 (Residential design and amenity)
- Policy 24 (Parking provision and design)
- Policy 26 (Urban Design)

Supplementary guidance:

- Residential Extensions and Alterations Supplementary Planning Document (SPD)

6 Planning Assessment

The key planning issues relate to ‘design’ and ‘impact on neighbouring amenity’

Design

Policy DC61 seeks to ensure that new development is of the highest standards of design which respects, and where possible maintains, enhances or improves the character and appearance of the local area. In particular the form, scale, massing, height of the surrounding neighbouring buildings, public amenity and detailed design.

The proposals involve minor alterations to the existing outbuilding, including, the insertion of two sets of sliding doors to the front elevation and full-height windows to the rear.

The proposals would not change the external envelope of the building, therefore height, scale and massing and footprint remain as existing.

Impact on amenity

Policy DC61 requires that the relationship between existing and proposed development would be harmonious.

The single-storey building is existing and has no impact on neighbouring properties. The reason for refusal indicates that the granny annexe would result in an unacceptable impact upon the amenity of no. 2 Ascension Road. Specifically, it states:

“a loss of privacy, sense of enclosure and overlooking into the rear garden environment of this neighbour, something which would have a serious and adverse effect on the living conditions of these adjoining occupiers”

We understand that site visits are not typically undertaken by officers. We have therefore provided additional photos of the building in the context of its boundary in the supporting Design and Access Statement (DAS). These photos demonstrate that the high-level timber fencing would prevent any overlooking whatsoever. However, the applicant has proposed a trellis to further limit any potential for overlooking between the sites.

Regarding the alleged sense of enclosure from the granny annex, we note that the building is an existing structure and neither its height or footprint is changing. We, therefore, do not consider the sense of enclosure point to be relevant. Notwithstanding this, as a single-story building set in from its boundaries, the existing structure does not represent any material sense of enclosure with neighbouring properties whatsoever.

The new windows to the rear would not result in any loss of privacy to neighbouring properties or gardens.

Concerning the outlook from the annex, the officer notes that their assessment is based on satellite images. As such we refer to the photos of the boundaries in the DAS. As can be seen from the photos and plans, there is a 2m buffer between the rear windows and the boundary. This is considered more than sufficient outlook for the use as an annex, especially given it is not the sole aspect for the occupier. This revised proposal has also provided landscaping/patio areas to the rear planting to enhance this area.

Both the kitchen area and sitting area outlook from the front windows are considered entirely satisfactory given they look out on to the rear part of the garden. It is also proposed that the garden area would also be enhanced to improve visual amenity from these rooms.

For the reasons identified above, the proposal is considered to achieve good levels of amenity and fully comply with policy.

8 Conclusion

This revised application seeks permission for use of an existing outbuilding at the rear of 6 Ascension Road as a habitable granny annexe for relatives connected to the main dwelling house. Relatives would share facilities such as amenity areas and parking consequently mitigating over-intensive use of the site.

The scale of the living accommodation is modest and would be incidental to the enjoyment of the dwelling. The structure is considered appropriate in terms of amenity impacts and a planning condition has been suggested to ensure the building is maintained as ancillary to the main dwelling and should not be subdivided from the main property at any point in the future.

It is therefore considered the application proposals pass the Section 38(6) Test of the Planning and Compulsory Purchase Act 2004 and that Planning Permission should be granted accordingly.