

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P0567.23

WARD: Emerson Park **Date Received:** 11th April 2023

ADDRESS: 1 Barleycorn Way
Hornchurch

PROPOSAL: Front boundary wall and railings

DRAWING NO(S): bc-1
BWEF 01

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

SITE DESCRIPTION

Residential, two storey detached dwelling located in Ferndown which is in Sector 4 of the Emerson Park Policy Area (EPPA). The application dwelling is finished in render with a garage. Parking within the garage and on the drive to the front and side of the application dwelling.

Barleycorn Way is characterised with detached dwellings on open and spacious properties without high fencing or walls to the frontages albeit for one example. There are some boundary fences and walls on properties close by in Ferndown. The surrounding area is characterised by single and two storey dwellings of various styles and designs.

DESCRIPTION OF PROPOSAL

Planning permission is sought for a front boundary wall and railings which would consist of a 2m high brick piers with an infill 0.9m high plinth wall and 0.9m high railings above.

RELEVANT HISTORY

ES/HOR 173/60 'P' - Construction of cul-de-sac - Refused.
ES/HOR 433/60 'P' - Residential development - Approved.
ES/HOR 433 / A / 60 - 27 detached houses, roads & sewers - Approved.
ES/HOR 433/60 'P' - Residential development - Approved.
ES/HOR 433 / B / 60 - 1 of 5 houses and 6 bungalows - Approved.
L/HAV 1463/81 - Detached 4 bed house - existing garage to remain - Approved.

P0500.20	Building boundary wall	
	Refuse	08-07-2020
P1613.16	Single storey rear extension to include roof lantern, and two storey side	

extension.

Apprv with cons 02-12-2016

P0109.97

Single storey front extension

Apprv with cons 14-03-1997

CONSULTATIONS/REPRESENTATIONS

Consultation was undertaken and no representations were received from neighbouring residents.

RELEVANT POLICIES

- For ease of reference, the Residential Extensions and Alterations SPD will be referred as "SPD" and the Emerson Park Policy Area SPD will be referred to as "EPPA SPD".

LONDON PLAN:

Policy D1 London's form, character and capacity for growth

Policy D4 Delivering good design

Policy T6 Car parking

Policies 7 (Residential design and amenity), 24 (Parking provision and design), 26 (Urban Design) of the Havering Local Plan (2016-2031) are relevant.

LDF

SPD04 - Residential Extensions & Alterations SPD

LDF

SPD05 - Emerson Park Policy Area SPD

NPPF - National Planning Policy Framework

MAYORAL CIL IMPLICATIONS

This application is not CIL liable because the newly created floor space does not exceed 100 square metres.

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 planning application photos, Google StreetView TM, aerial view images and submitted drawings were used to assess the site constraints.

This application is a resubmission of a previously refused planning application P0500.20. The key issue in this case therefore is whether the revised proposal overcomes the previously stated

concerns. The previous application was refused planning permission for the following reason.

1. It is considered that the proposed boundary treatment would by reason of its height and design appear as an incongruous and prominent feature in the street scene, adding visual clutter to the street scene, out of character with the prevailing pattern of development to the detriment of the visual amenity of the host property and locality contrary to policy DC61 of the London Borough of Havering Core Strategy and Development Control Policies DPD 2008, the Emerson Park Policy Area SPD 2009, the Residential Extensions and Alterations SPD 2011 and the Landscaping SPD 2011.

This application differs from the previously refused scheme in the following key areas:

1. The 0.9m high boundary wall to the front of the dwelling has been removed from the proposal.
2. The 2m high brick wall and piers and have been replaced with 2m high brick piers with an infill 0.9m high plinth wall with 0.9m high railings above.

The agent has confirmed via e-mail on 12th June 2023 that the client intends to use laurels at 600mm max spacings to allow to grow together and be maintained at the height of the wall.

The submitted plans denote that the face brickwork would match the house, however, the house has now been rendered. The submitted photos show the brickwork that has already been use on used.

The effect of these changes will be assessed in the context of the following:

DESIGN/IMPACT ON STREET/GARDEN SCENE

The application site is located within the designated Sector 4 of the Emerson Park Policy Area(EPPA) and the policies outline in the EPPA SPD would be relevant in assessing this case. This sector contains in the main medium sized family houses and there is little scope for any further infilling. Development must comprise detached single family, individually designed dwellings. All developments will be required to contain a generous level of landscaping in keeping with the character of Emerson Park.

The prevailing character of the streetscape in Barleycorn Way is open and spacious front gardens. Barleycorn Way has a very green, open and spacious character. The adjacent street along Ferndown is quite different and there are several examples of properties with fencing and walls along the front and side boundaries.

It is noted No.34 Barleycorn Way has a brick and railing boundary treatment combination and gate fronting the street. However, there seems to be no records of any planning application for these works.

The application site has an 'L' shaped garden which wraps round the side and rear of the application dwelling. Google streeview photos shows that there was hedging and a close boarded fence in situ in April 2018.

Boundary treatment was added without the relevant planning consent and Planning Enforcement

requested a planning application. Following this, part of the wall constructed was removed.

The representations on the previous application referred to Restricted Covenant in the Land Certificate prohibiting the construction of boundary walls and fences to the front of each property and the pavement in order to preserve the 'open plan' nature of the street. The Council would not have access to these details and in any event this would not be a material planning consideration but a civil matter.

As mentioned, the boundary wall to front of the dwelling is no longer part of the proposal. The revised scheme is to the side of the dwelling with a 2m high brick piers with an infill 0.9m high plinth wall with 0.9m high railings above. This design is being utilised to provide some transparency and to break up the visual bulk of the previously refused scheme which was all brickwork.

The agent has confirmed via e-mail on 12th June 2023 that the client intends to use laurels at 600mm max spacings to allow to grow together and be maintained at the height of the wall. A condition would be imposed for the laurel hedging to be provided and be retained to lessen the visual impact of the front boundary wall and railings.

Although, it is proposed that laurel trees would be located to the rear of the railings to provide some privacy for the occupiers of the garden from the street.

Taking the above factors into account, the development is not considered to appear unduly obtrusive or otherwise harmful the street. No objections are therefore raised to the development from the street scene point of view.

IMPACT ON AMENITY

The proposed boundary treatment would not have any significant amenity impacts to neighbouring dwellings regarding impact to overlooking, loss of access to sunlight/daylight, overshadowing or loss of privacy. It is considered that the revised scheme would not be as harmful as the previously refused scheme and therefore no objections are raised.

HIGHWAY/PARKING

The proposed brick wall to the boundary would not interfere with cars entering or exiting the garage and driveway on the site. There are no concerns regarding impacts to parking and highway safety.

KEY ISSUES/CONCLUSIONS

The proposal as revised, is considered to be in accordance with the above-mentioned policies and guidance and approval is recommended.

RECOMMENDATION:

It is recommended that **planning permission be GRANTED** subject to the following condition(s)

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 Non Standard Condition 33

In accordance with the agent's e-mail dated 12th June 2023, laurel hedging shall be planted along the perimeter of the brick wall and railings hereby approved with 600mm maximum spacings and shall be permanently maintained at the height of the wall and retained thereafter. All laurel hedging shall be carried out in the first planting season following completion of the development and any laurels which within a period of 5 years from completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local Planning Authority.

Reason:-

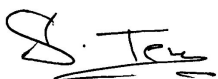
To ensure that the development achieves a satisfactory level of landscape quality and to lessen the visual impact of the front boundary wall and railings.

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:



Suzanne Terry

13th June 2023