

LONDON BOROUGH OF HAVERING**TOWN AND COUNTRY PLANNING ACT 1990****AGENT**

Spaces Architecture Ltd
120a North Street
Hornchurch
RM111SU

APPLICANT

c/O Spaces Architecture
119 Front Lane
Upminster
Havering
RM14 1XN

APPLICATION NO: P0211.23

In pursuance of their powers as Local Planning Authority, the Council have considered your application and have decided to **REFUSE PLANNING PERMISSION** for the following development :

Proposal: proposed demolition of existing bungalow and replace with 2 x semi detached 3 bedroom chalets

Location: 119 Front Lane
Upminster

The above decision is based on the details in drawing(s):

2234-1A

2234-3

2234-8

2234-2

for the following reason(s):

- 1 The principle of sub-dividing the application site in order to create two dwellings is considered unacceptable because it would result in narrow plot widths and a cramped form of development that would appear as a visually intrusive feature within the streetscene, harmful to the established local pattern of development and visual amenity of Front Lane, contrary to Local Plan Policies 7 and 26.
- 2 The proposed dwellings would, by reason of their roof design, appear as a visually intrusive feature within the street and rear garden scene and would therefore be harmful to the

character and appearance of the surrounding area, contrary to Local Plan Policies 7 and 26.

- 3 The proposed dwellings would, by reason of their bulk, scale, mass and projection beyond the neighbouring property no. 121 Front Lane, appear as an unacceptably dominant and an intrusive unneighbourly development when viewed from this neighbouring property's rear garden environment and would therefore have an adverse impact on their amenity, contrary to Local Plan Policy 7.
- 4 The proposed dwellings would, by reason of their proximity to the boundaries of the neighbouring property no. 27 Marlborough Close, would give rise to an intrusive and unneighbourly form of development that would result in harm to the amenity of these neighbouring occupiers by way of overbearing impact, sense of enclosure, loss privacy and overlooking, contrary to the provisions of Local Plan Policy 7.

INFORMATIVE(S)

- 1 In the event that this application is allowed through the appeals process, the proposals would be liable for the following CIL contributions:

Mayoral CIL (MCIL2) contribution of £3,100 (x £25 per sqm).

Havering CIL (HCIL) contribution of £15,500 (x £125 per sqm)

Each contribution would be subject to indexation.

- 2 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 was given to the agent via email on 29/06/2023.

Date: 7th July 2023



Helen Oakerbee
Assistant Director Planning

London Borough of Havering
Town Hall, Main Road
Romford RM1 3BB

IMPORTANT - attention is drawn to the notes overleaf

NOTES IN CONNECTION WITH APPROVAL OF APPLICATIONS SUBJECT TO CONDITIONS OR REFUSAL OF APPLICATIONS FOR PLANNING PERMISSION

1. If the applicant is aggrieved by the decision of the local planning authority to refuse permission or to grant permission or approval subject to conditions, an appeal may be made to the First Secretary of State at the Department for Communities and Local Government in accordance with Section 78 of the Town and Country Planning Act 1990 within six months of the date of this notice. However, if an enforcement notice is subsequently served relating to the same or substantially similar land and development and you want to appeal you must do so within 28 days of the service of the enforcement notice, or within 6 months of the date of this notice, whichever period expires earlier.

Appeals must be made on a form which is obtainable from the Planning Inspectorate, Customer Support Unit, Temple Quay House. 2 The Square. Temple Quay. Bristol BS1 6PN or from the Planning Inspectorate's web site,

www.planning.inspectorate.gov.uk

2. When submitting the completed appeal form to the Planning Inspectorate, a copy should be sent to Planning, London Borough of Havering, Town Hall, Main Road Romford, RM1 3BB. The First Secretary of State has power to allow a longer period for the giving of a notice of appeal but will not normally be prepared to exercise these powers unless there are special circumstances which excuse the delay in giving notice of appeal. The First Secretary of State is not required to entertain an appeal if it appears that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements to the provisions of the development order, and to any directions given under the order. Where the decision of the local planning authority is based upon a direction from the First Secretary; it is not the practise to refuse to accept appeals solely because of this direction.
3. If permission to develop land is refused or granted subject to conditions, whether by the local planning authority or by the First Secretary of State and the owner of the land claims that the land has become incapable of reasonable beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, a purchase notice may be served on the London Borough of Havering requiring the council to purchase the land in accordance with the provision of Part VI of the Town and Country Planning Act 1990.
4. In certain circumstances, a claim may be made against the local planning authority for compensation where there has been an appeal or where an application has been referred to the First Secretary, and where planning permission is refused or granted subject to conditions. The circumstances in which such compensation is payable are set out in section 114 of the Town and Country Planning Act 1990.
5. The statutory requirements are those set out in section 79(6) of the Town and Country Planning Act 1990, namely Sections 70, 71 and 72(1) of the Act.

You are reminded that Building Regulations approval may also be required for these works. You must contact the Building Control Manager or Building Inspector to confirm if permission is required.

Note: Following a change in government legislation a fee is now required for the request for Submission of details pursuant to discharge of conditions in order to comply with the Town and Country Planning (Fees for Applications and Deemed Applications) (Amendment) (England) Regulations, which came into force from 06/04/2008. A fee of £116 per request (or £34 where the related permission was for extending or altering a dwellinghouse) will be required.