

## OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

**APPLICATION NO:** P0675.23

**WARD:** Marshalls & Rise Pk **Date Received:** 2nd May 2023

**ADDRESS:** 15 Parkway  
Romford

**PROPOSAL:** Installation of a EV home charger to front elevation of existing garage

**DRAWING NO(S):** Image 2.0  
Image 3.0  
Drawing 1.1

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

---

### SITE DESCRIPTION

The site comprises of a detached two storey dwelling with a side garage and front parking. The site is located within the Gidea Park Conservation Area which is characterised by individually designed detached dwellings with mature landscaping and spacing.

### DESCRIPTION OF PROPOSAL

The applicant is seeking planning consent for the installation of an electric vehicle home charger on the front elevation of the existing garage.

### RELEVANT HISTORY

|          |                                                                                                                                                             |            |
|----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|
| P0340.16 | Application for temporary permission for two years to retain the existing fence.<br>Refuse                                                                  | 07-06-2016 |
| Q0282.11 | Discharge condition 2 of P0957.11<br>DOC Discharge PART                                                                                                     | 06-01-2012 |
| P0957.11 | Single and two storey extensions to side and rear of existing dwelling, alterations to front facade and replacement of roofing material.<br>Apprv with cons | 01-09-2011 |
| P1193.10 | Single and two storey extensions to side and rear of existing dwelling, alterations to front facade and replacement of roofing material.<br>Apprv with cons | 11-10-2010 |

|          |                                                                                                                                                                                   |            |
|----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|
| C0003.10 | Single and two storey extensions to side and rear of existing dwelling, alterations to front facade and replacement of roofing material.<br>Withdrawn                             | 23-08-2010 |
| P1234.09 | Single/two storey side and rear extensions and re-roofing of existing building<br>Apprv with cons                                                                                 | 05-11-2009 |
| P0570.09 | Single and two storey rear extension. Single and two storey side extensions. Alterations to front elevation including new front extensions and new raised pitched roof.<br>Refuse | 02-06-2009 |
| P0132.09 | Single and two storey rear extension with first floor roof terrace. Single and two storey side extensions. Alterations to front elevation and new raised pitched roof.<br>Refuse  | 20-03-2009 |
| T0062.08 | received emailed application for work to trees located within the Gidea Park conservation area and covered by Tree Preservation Order 27/72<br>Approve no cons                    | 12-06-2008 |
| P0104.07 | Single storey side/rear extension<br>Apprv with cons                                                                                                                              | 15-03-2007 |
| P1506.06 | Single storey side annex residential accommodation<br>Refuse                                                                                                                      | 28-09-2006 |
| P0549.06 | Single storey side/rear annexe extension to existing residential property and part garage conversion to habitable space. Single storey rear extension<br>Refuse                   | 15-05-2006 |
| P1026.90 | Single storey rear extension<br>Apprv with cons                                                                                                                                   | 08-08-1990 |

## CONSULTATIONS/REPRESENTATIONS

Letters were sent to the immediate neighbouring properties and a site notice placed. No objections received.

Built Heritage - no objection.

Gidea Park and District Civic Society - no comments received.

## RELEVANT POLICIES

Havering Local Plan Adopted November 2021

- Policy 7 Residential Design and Amenity
- Policy 26 Urban Design
- Policy 28 Heritage Assets

Heritage Supplementary Planning Document Adopted 2011

Gidea Park Conservation Area Character Appraisal and Management Proposals

Planning (Listed Building and Conservation Areas) Act 1990

## **MAYORAL CIL IMPLICATIONS**

This application is not CIL liable.

## **STAFF COMMENTS**

An in-person site visit was not undertaken. In determining this planning application, photos, Google street view, aerial view images and submitted drawings / photos were used to assess the site constraints.

## **DESIGN/IMPACT ON STREET/GARDEN SCENE**

The issues for consideration in this case are the impact of the proposal upon the special character and appearance of the Conservation Area. The statutory duty applied to planning authorities in the exercise of their planning functions in conservation areas is set out in section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990. This is that "special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area". This aim is reflected in Policy 28 of the Local Plan.

Policy 28 provides that the Council will support proposals which are well designed and high quality, which preserves, enhances or better reveal the character and appearance of the area and its significance and which contributes to local character and distinctiveness.

The application site is located in the Gidea Park Conservation Area and as such, the general consideration would be whether the new development would preserve or enhance the special character and appearance of the Conservation Area.

The Heritage SPD sets out specific design principles for conservation areas and states that extensions and alterations should be subordinate to the mass and height of the main building and complementary in terms of design, detailing and materials.

Place Services (Heritage Advice) were consulted and has no objections.

The electric vehicle charger would be located on the left hand side of the existing garage and would be untethered (no cables), it would be black to match the guttering and have a very small scale of 230mm by 140mm and 100mm in depth.

It is considered that the proposed electric vehicle charger would not unacceptably impact on the

character of the immediate vicinity. It is considered that the proposal is acceptably designed, would integrate well with the existing dwelling and will not unduly impact upon the street scene or the character of the Conservation Area.

## **IMPACT ON AMENITY**

The charger would have no impact on the amenity of nearby houses and the proposal is not deemed to be unneighbourly.

## **HIGHWAY/PARKING**

No highway issues.

## **KEY ISSUES/CONCLUSIONS**

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 SC10C Materials as per application form**

The proposed development hereby approved shall be constructed in accordance with the materials / specification detailed on the application form unless otherwise agreed in writing by the Local Planning Authority.

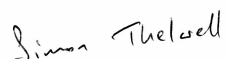
Reason: To ensure that the appearance of the proposed development will harmonise with the character of the surrounding area.

## 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:



Simon Thelwell

21st July 2023