

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P0584.23

WARD: Gooshays **Date Received:** 12th April 2023

ADDRESS: St Thomas Jacobite Syrian Orthodox Church, 2A Taunton Road
Romford

PROPOSAL: Revised application of P2266.21 (Demolishing existing Sunday school/Hall and rebuild) to include further additions including foyer area with ramp access to ground level and front and rear facing dormers to allow habitable use within the roof space.

DRAWING NO(S): TP-P-S2
205 (P1)
210 (P1)

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

SITE DESCRIPTION

The application site is located on the northern side of Taunton Road and contains a church and a second building which is used as a Sunday School. It is this second building which is located behind the church that is subject to the changes relevant to this scheme.

The character of the area is predominantly residential, with the site not located within a conservation area or the subject building being listed.

DESCRIPTION OF PROPOSAL

The application seeks planning permission for a ground floor additional area for foyer and ramp access to wheel chair attic floor convert to habitable room space.

RELEVANT HISTORY

P2266.21	Demolishing existing Sunday school/Hall and rebuild Apprv with cons	12-08-2022
P0815.21	Single storey side extension. Alterations to eastern elevation. Apprv with cons	07-07-2021
Q0307.20	P1122.19 - Condition 3 ALL DECISIONS	03-03-2021

ISSUED

P1843.20	Removal of Condition 3 of Planning Ref P1122.19 dated 06/10/2020
	Withdrawn - Invalid 12-01-2021
P1122.19	Retention of fence and gates with guarding.
	Apprv with cons 06-10-2020

CONSULTATIONS/REPRESENTATIONS

Neighbour notification letters have been sent to local addresses. No objections or comments were received.

LBH Highways - No response

RELEVANT POLICIES

NPPF (2021)

London Plan (2021)

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

Policy D3 - Optimising site capacity through the design-led approach.

Policy D4 - Delivering good design

Policy T6 - Car parking

Havering Local Plan (2016 - 2031)

Policy 7 Residential design and amenity

Policy 14 Social infrastructure

Policy 24 Parking provision and design

Policy 26 Urban design

Policy 27 Landscaping

STAFF COMMENTS

In accordance with the current criteria for site visits, an in-person site visit was not undertaken. Photos are provided by the applicant. For the purposes of assessing the proposed development, a combination of Google Street View, relevant aerial photography, planning history including submitted drawings were sufficient for the assessment of site constraints.

Planning approval was given for the re-construction of the old Sunday School under P2266.21. Works have not yet commenced in line with the approved plans. The applicant has instead submitted a new application proposing further additions to the building which will be assessed in this report. The changes include a new foyer/ramp to the ground level and a conversion of the roof space. Only the additional elements will be assessed in this report as the originally revised Sunday School building still has valid planning permission under P2266.21.

Officer's note the proposed conversion of the roof space would provide additional floor space to support uses which are ancillary to the main function of the Sunday School. The upper level would contain a Vicar's Room and two offices along with bathroom/shower facilities. It would not result in increase patronage of the Sunday school instead allowing

PRINCIPLE OF DEVELOPMENT

Policy 14 of the Local Plan states that, the Council will make sure that new and existing residents will have access to a range of social infrastructure facilities by:

- i. Supporting proposals for new and extended social infrastructure provided they:
 - a. Are accessible by public transport and active travel;
 - b. Are located within the community that they are intended to serve and incorporate an inclusive design;
 - c. Do not adversely impact on residential character and amenity;
 - d. Ensure highway safety, especially in regards to pedestrians and cyclists;
 - e. Explore the possibility to co-locate in multiuse buildings with complimentary services; and
 - f. Are provided in flexible, adaptable and 'healthy' buildings.

The policy further stated that social infrastructure covers a variety of health, community, cultural, sports and leisure facilities. It encompasses burial spaces, places of worship, health and education facilities, social care facilities, nurseries, theatres, sports pitches, swimming pools, and many other uses that provide a social function.

The changes that are proposed are to support the existing use on the property and to enhance the offering of the facilities to improve their overall contribution to the local community.

DESIGN/IMPACT ON STREET/GARDEN SCENE

FOYER/RAMP AREA

The subject building was approved for a rebuild under P2266.21, of which the development would consist of a pitched roofed building with an additional projection to the northern elevation with a reduced pitched roof. This additional floor space was to be used as a toilet and a small kitchen. The proposed foyer area of this additional application would seek to mirror that of the toilet/kitchen area. The new addition would add additional symmetry to the building and not appear too bulky. It would not distract from the existing front facade and would be suitable proportionate to the existing building.

ROOF SPACE CONVERSION

The conversion of the roof would require the construction of three dormers. The two dormers to the southern elevation would be smaller pitched roof dormers with one larger flat roofed dormer to the rear elevation. The main concern was whether these additional roof elements would cause significant harm to the revised Sunday School building. There would be very limited impact to the street scene due to its positioning at the rear of the property. The Church Hall and the nearby outbuilding effectively obscure the Sunday School from view of the street scene.

The two pitched dormers are relatively modest measuring approximately 3.3m in width. Considering the long narrow alignment of the Sunday School building, the two dormers are well sited and would not appear too bulky. The pitched roof of the dormers would match that of the host building.

Officers have considered the impact of the larger flat roofed dormer that would be fitted to the rear elevation. It is generally not the Council's preference to allow large, bulky, flat roofed dormers which often poorly relate to the host building. In this instance, the larger dormer does not appear too large within the roof scene being well set in from the eaves and set down from the main ridge of the roof. The scale and depth of the building does assist in reducing the prominence of the rear dormer. The flat roof also helps to reduce the overall bulk of the dormer and ensures it is not as intrusive particularly from the perspective of the neighbour at No. 39a Aylsham Lane. It may have been preferable for the dormers on both sides to match to achieve symmetry. However, in the interests of protecting amenity the flat roofed dormer is considered to be acceptable in this instance. Given the orientation and location of the Sunday School building it is difficult to justify that the dormer would cause such a degree of harm to the character of the building so as to warrant a refusal.

As such, Officers raise no objection on grounds of design.

IMPACT ON AMENITY

By virtue of positioning the foyer addition to the building would not be seen to impact upon the amenity of neighbours. It is relatively modest and would not appear too overbearing.

The main concern would be the impact of the dormers on the neighbours. As discussed above, the rear dormer is well contained within the roof and would not appear too overbearing or intrusive from the perspective of the neighbour at No. 39a Aylsham Lane. There are also no windows to the rear dormer and therefore no threat of overlooking.

There are however windows to the dormers to the front elevation. These would have a view into the rear gardens of 4-6 Taunton Road. The Sunday School sits further towards the rear of the dwellings at No's 4 and 6 than the opposite row of terraces along Aylsham Lane. As such, the proposed scheme is likely to present a great risk of overlooking and harm to the amenity of neighbours specifically to No. 4. Given the Sunday School is not a dwelling and is not consistently inhabited Officers consider it reasonable to insert a condition for the dormer windows to be obscurely glazed to mitigate any potential risk to their amenity.

Overall, it is considered that the proposal would not result in significant harm to the amenity of nearby occupiers in terms of light and privacy, and no significant visual impact is envisaged.

HIGHWAY/PARKING

The proposal is not considered to impact upon the existing parking arrangement and would not create any further highway or parking issues.

KEY ISSUES/CONCLUSIONS

The proposal 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 SC10 (Matching materials)

All new external finishes shall be carried out in materials to match those of the existing building(s) to the satisfaction of the Local Planning Authority.

Reason:-

To safeguard the appearance of the premises and the character of the immediate area.

3 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.

4 SC34C (obscure/non-opening & 1.7m above ground level).

The windows inserted on the pitched roof dormers to the southern elevation of the Sunday School shall be obscure-glazed, and non-opening unless the parts of the window which can be opened are more than 1.7m above the floor of the room in which the window is installed.

Reason - In the interest of privacy and to protect the amenity of the adjacent neighbours

5 SC46 (Standard flank window condition)

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, no window or other opening (other than those shown on the submitted and approved plan,) shall be formed in the flank wall(s) of the building(s) hereby permitted, unless specific permission under the provisions of the Town and Country Planning Act 1990 has first been sought and obtained in writing from the Local Planning Authority.

Reason:-

In order to ensure a satisfactory development that will not result in any loss of privacy or damage to the environment of neighbouring properties which exist or may be proposed in the future.

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:



Habib Neshat

10th August 2023