

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

Mrs Agne Liskauskaite
54 Heritage Road
Kingsnorth
Ashford
Kent
TN25 7LF

APPLICANT

Mr Dimitrij Panins
28 Stanley Road North
Rainham
Havering
RM13 8AX

APPLICATION NO: P0835.23

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

Proposal: Single storey front and rear extensions, hip to-pitched roof loft conversion to create first floor and increase of the roof eaves and ridge height with roof lights and additional fenestration.
Revised Plans received 15.08.23

Location: 28 Stanley Road North
Rainham

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

01012022_28ST_1

01012022_28ST_2

01012022_28ST_3

01012022_28ST_4

01012022_28ST_5

01012022_28ST_6

01012022_28ST_8_5 REV AUG 2023

01012022_28ST_9_5 REV AUG 2023

01012022_28ST_10_5 AUG REV 2023

01012022_28ST_11_5 REV AUG 2023

01012022_28ST_12_05 REV AUG 2023

01012022_28ST_13_5 REV AUG 2023

01012022_28ST_14_5 REV AUG 2023

01012022_28ST_16_5 REV AUG 2023

01012022_28ST_17_5 REV AUG 2023

01012022_28ST_18_5 REV AUG 2023

01012022_28ST_19_5 REV AUG 2023

01012022_28ST_20_5 REV AUG 2023

01012022_28ST_21_5 REV AUG 2023

OS Map - Scale 1:500

OS Map - Scale 1:250

subject to compliance with the following condition(s):

Note to Applicants:

Please take the time to read the conditions stated below carefully. Some may require you to seek the Council's approval prior to works beginning on site. The approval process can take a further 8 weeks from the date of submission and you are advised to incorporate this into your timetable.

*Please also check the informatives below to verify whether the scheme is liable for the Mayoral Community Infrastructure Levy. If the scheme is liable, **you are required to give notice of commencement in advance** so that a Demand Notice can be sent to you or any other person(s) that has/have assumed liability. The Levy is payable within 60 days of commencement. **If you are intending to claim self-build, social housing or charitable exemption, you must do this before development commences otherwise any exemption request will be disqualified.***

- 1 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 The proposed development hereby approved shall be constructed in accordance with the materials detailed under materials section of 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.

- 3 The slatted design fence which would be fully solid without gaps shall be provided on either side in accordance with drawing numbers 01012022_28ST_9_5 REV AUG 2023 & 01012022_28ST_11_5 REV AUG 2023 within the rear garden. The fencing shall be

permanently retained and maintained thereafter.

Reason:-

To protect the visual amenities of the development and prevent undue overlooking of adjoining property.

- 4 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.

- 5 The proposed ground floor flank windows as shown on drawings 01012022_28ST_9_5 REV AUG 2023 and 01012022_28ST_11_5 REV AUG 2023 shall be permanently glazed with obscure glass not less than level 4 on the standard scale of obscurity and shall thereafter be maintained and permanently fixed shut and thereafter maintained, with the exception of any top hung fanlight(s). Any open-able part of these windows shall be 1.7m above the finished floor level in the room which they are installed, as indicated on the proposed plans.

Reason:-

In the interests of privacy.

- 6 The roof lights/windows adjacent to No.30 Stanley Road North, Rainham as show on drawings 01012022_28ST_9_5 REV AUG 2023, 01012022_28ST_12_05 REV AUG 2023, 01012022_28ST_13_05 REV AUG 2023, 01012022_28ST_14_05 REV AUG 2023 & 01012022_28ST_17_05 REV AUG 2023 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

- 7 a. Prior to the commencement of any groundworks or development of the site, details shall be submitted to and agreed in writing by the Local Planning Authority setting out suitable gas protection measures to be employed on site including, but not necessarily limited to, the installation of a suitable gas resistant membrane, in compliance with BS 8485:2015. The gas protection measures shall be carried out in strict accordance with the agreed details.
- b. Upon completion of installation, a 'Verification Report' must be submitted demonstrating that the works have been carried out.

Reason:

Insufficient information has been supplied with the application to judge the risk arising from landfill gases (methane and carbon dioxide). Submission of an assessment prior to commencement will protect people on or close to the site from the risks associated with

migrating landfill gas, and will ensure that the development accords with the Havering Local Plan.

- 8 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.

- 9 The roof area of the extension hereby permitted shall not be used as a balcony, roof garden or similar amenity area without the grant of further specific permission from the Local Planning Authority.

Reason:-

In the interests of the amenity of the occupiers of neighbouring dwelling.

INFORMATIVE(S)

- 1 The proposal is liable for the Mayor of London Community Infrastructure Levy (CIL). The Mayoral CIL levy rate for Havering is £25/m² and is chargeable for each additional square metre of residential gross internal (GIA). Based upon the information supplied with the application, £3,650 would be payable due to result in a new residential property with 146m² of GIA, however this may be adjusted subject to indexation.

The proposal is also liable for Havering Council's CIL. Havering's CIL charging rate for residential is £125m² (Zone A) for each additional square metre of GIA. Based upon the information supplied with the application, £18,250 would be payable, subject to indexation.

These charges are levied under s.206 of the Planning Act 2008. CIL is payable within 60 days of commencement of development. A Liability Notice will be sent to the applicant (or anyone else who has assumed liability) shortly and you are required to notify the Council of the commencement of the development before works begin. Further details with regard to CIL are available from the Council's website. You are also advised to visit the planning portal website where you can download the appropriate document templates at <http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

- 2 Statement Required by Article 35 (2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015: In accordance with paragraph 38 of the National Planning Policy Framework, improvements required to make the proposal acceptable were negotiated with Mrs Liskauskaite (Agent) by e-mail. The revisions involved reducing the eaves height from 4.185m to 3.886m so not to impact on habitable room windows of No.30

Stanley Road North Rainham. The amendments were subsequently submitted on 15-08-23.

Date: 19th September
2023

A handwritten signature in black ink, appearing to read 'H Oakerbee', with a horizontal line underneath.

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
OF APPLICATIONS FOR PLANNING PERMISSION**

DEVELOPMENT MANAGEMENT PROCEDURE (England) ORDER 2010
TOWN AND COUNTRY PLANNING ACT 1990

Appeals to the Secretary of State

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If you want to appeal against your local planning authority's decision then you must do so within 12 weeks 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 12 weeks of the date of this notice, whichever period expires earlier.

Appeals must be made using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or online at

www.planningportal.gov.uk/pcs.

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order. In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

Purchase Notices

If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

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.