

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P1155.23

WARD: Rush Grn & Crowlands **Date Received:** 24th July 2023

ADDRESS: 20 WEALD WAY
ROMFORD

PROPOSAL: Demolition of existing outbuilding and erection of an outbuilding/gym in the rear garden

DRAWING NO(S): Site Location Plan
BP/RM79PD/001
PP/RM79PD/001

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

SITE DESCRIPTION

The host property is located on the northern side of Weald Way and contains a double storey end-terraced dwelling. The property benefits from an existing outbuilding which is to be demolished.

The property is not a listed building nor in a conservation area.

DESCRIPTION OF PROPOSAL

Planning permission is sought for demolition of the existing outbuilding and erection of an outbuilding/gym in the rear garden.

RELEVANT HISTORY

P1561.11	Retention of a newly erected front and side boundary wall and a new cross over to the rear along Stanford Close Apprv with cons 09-12-2011
P0975.11	Retention of a newly erected front and side boundary wall and a new cross over to the rear Refuse 22-08-2011
P0563.09	Single/two storey side extension and loft conversion providing 1No dormer window to the rear Apprv with cons 15-06-2009

P2093.08	Part front ground floor extension and first floor side extension	
	Apprv with cons	17-02-2009
P0260.05	First floor side extension and single storey rear extension	
	Refuse	11-04-2005
P0591.04	First floor side extension. Two storey side and rear extension	
	Refuse	25-05-2004

CONSULTATIONS/REPRESENTATIONS

Letters were sent to the neighbouring properties. No comments were received.

RELEVANT POLICIES

LONDON PLAN (adopted 2021):

- Policy D1 - London's form, character and capacity for growth
- Policy D4 - Delivering good design
- Policy T6 - Car parking

Havering Council Local Plan (2016-31):

- Policy 7 (Residential design and amenity)
- Policy 24 (Parking provision and design)
- Policy 26 (Urban Design)

Residential Extensions and Alterations SPD

- Chapter 9 (Annexes, Outbuildings and Garages)

MAYORAL CIL IMPLICATIONS

This application is not CIL liable because the newly created floor space would be less than 100 square metres.

STAFF COMMENTS

In accordance with the Council's current criteria for site visits, an in-person site visit was not considered necessary. Site photos were provided by the agent in support of this application. In determining this planning application, photos, Google Street View, aerial view images and submitted drawings were used to assess the site's constraints.

DESIGN/IMPACT ON STREET/GARDEN SCENE

The proposed outbuilding would be constructed to the rear of the property and measures 4.8-5.4m (d) x 10.9m (w) x 3m (h) with roof 2 lanterns.

The proposed outbuilding would not cause any impact on the street scene as it is very similar to the existing outbuilding in scale and mass. Given the subject plot is relatively large, the outbuilding would be well sited to the rear garden whilst retaining ample space for private amenity for the host property.

The 3m high flat roof ensures the outbuilding would not appear too bulky or visually intrusive within the rear garden environment. It would appear to be consistent with the established character of the area particularly within the rear garden environment of the immediate neighbours. While larger, the outbuilding would not appear unacceptably dominate in comparison to other outbuildings in the immediate area.

Notations on the plans confirm that complimentary materials and finishes would be used. It is therefore not considered that the proposed outbuilding would cause undue harm to the existing character of the dwelling or the surrounding garden scene of neighbours.

The plans denote the outbuilding would be used as a gym and gym storage. These uses are considered incidental to the main dwelling and are acceptable. This will be secured by condition.

On balance, it is considered that the design and visual impact of the proposal is not to a degree that is deemed to be unacceptable.

IMPACT ON AMENITY

Consideration has been given to the impact of the proposal on the neighbouring properties, primarily in respect of overshadowing, loss of light and loss of privacy.

With respect to outbuildings the SPD does not provide specific requirements instead notes that when assessing schemes involving outbuildings the Council will consider factors such as the scale, height, proximity to boundaries, roof design, finishing materials and prominence in the street scene or rear garden environment.

The proposal is not considered materially harmful to the amenity in terms of overshadowing/loss of light of either of the adjacent attached and unattached neighbours due to the degree of separation with the outbuilding located to the rear of the large rear garden. The proposed 3m roof height is reasonable in this instance and would allow the applicant to utilise for the proposed uses whilst protecting neighbouring amenity.

It is noted that adjacent neighbours at No 2. Stanford Close and No. 18 Weald Way would be in close proximity to the outbuilding particularly if residents were in their rear gardens. The 3m roof height ensures that the outbuilding would not appear as an intrusive element within the rear garden environment of neighbouring properties. While the outbuilding is large, it is scaled appropriately for the size of the subject dwelling's rear garden reducing the sense that the outbuilding would appear oppressive along the common boundary to the neighbours.

Furthermore, by virtue of the outbuilding being single storey and there been existing boundary

fencing it is not anticipated that any loss of privacy through overlooking would be a likely consequence as a result of this scheme being given planning permission. As such there is not deemed to be any loss of amenity for neighbouring residents.

Overall, the development is considered to fall within the guidelines in the Supplementary Planning Guidance (Adopted 2011) for householder extensions and the proposal is not deemed to be unneighbourly.

HIGHWAY/PARKING

The proposal will not alter the existing provision of parking and therefore there is no impact expected to the public highway.

KEY ISSUES/CONCLUSIONS

The proposed development would not cause a detrimental impact upon the residential amenities of the neighbouring properties, or harm the visual amenities of the surrounding area.

It is therefore recommended that planning permission is granted.

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 SC33 (Incidental Use)

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 the proposed outbuilding to be used for a gym and gym storage hereby permitted shall be used only for purposes incidental to the enjoyment of the dwelling house and not for any trade or business nor as living accommodation.

Reason:-

To restrict the use to one compatible with a residential area.

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:-

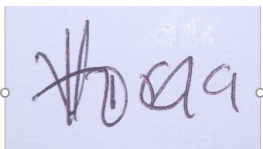
In order to ensure a satisfactory development that will not result in any loss of privacy or damage to the environment of neighbouring properties which exist or may be proposed in the future.

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:



Victoria Collins

4th October 2023