

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P1455.23

WARD: Marshalls & Rise Pk **Date Received:** 22nd September 2023

ADDRESS: 7 Parkside Avenue
Romford

PROPOSAL: Remove existing hard standing drive. Flower beds to be replaced with hard standing block paving with drainage, soak away, and new boundary treatment following refusal of planning number P0955.23

DRAWING NO(S): Email from Lee Maynard dated 20.11.23 detailing brick type
238-600 P4
238 / 500 P4

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 property is a 2-storey end-of-terrace house with planning permission for a single-storey rear extension and modifications to the existing side garage with a new raised roof.

DESCRIPTION OF PROPOSAL

The applicant is seeking planning permission for the removal of the existing hard-standing drive and flower beds to be replaced with hard-standing block paving with drainage and soak away, and new boundary wall with a height of 1m. The plans were amended during the course of this planning application to reduce the height from 1.4m to 1m. This is a resubmission of a previous refused application (reference: P0955.23) with a wall with a height of 1.7 / 1.4m. It was refused for the following reason:

The proposed boundary wall would, by reason of its height, be harmful to the appearance and openness of the street scene contrary to Policy 7 and 26 of the Havering Local Plan and the Residential Extensions and Alterations Supplementary Planning Document.

It is noted that there is a front porch shown on the plans; this appears to meet Permitted Development guidelines. There are also changes on the plans to the side garage compared to the approved planning application P0909.22. A standard garage door has been changed to a windows and a door / small shutter door. This should be regularised by a new planning application.

RELEVANT HISTORY

P0955.23	Remove existing hard standing drive and flower beds to be replaced with hard standing block paving with drainage and soak away, and new boundary wall	Refuse	21-08-2023
P0909.22	Single storey rear extension, modifications to existing side garage with new raised roof.	Apprv with cons	23-09-2022
D0455.20	Certificate of Lawfulness for conversion of roof space to habitable use to include a rear dormer, 2 front roof lights, and conversion of roof from hip to gable end.	PP not required	27-01-2021

CONSULTATIONS/REPRESENTATIONS

Letters were sent to neighbouring properties and no objections were received.

Highways - no objections.

RELEVANT POLICIES

Havering Local Plan Adopted November 2021

- Policy 24 Parking provision and design
- Policy 27 Landscaping
- Policy 28 Heritage Assets

Residential Extensions and Alterations Supplementary Planning Document Adopted 2011

- Section 10 Front gardens, Car parking and Boundary Treatment

MAYORAL CIL IMPLICATIONS

Not CIL liable

STAFF COMMENTS

In determining this planning application, photos, Google street view, aerial view images and submitted drawings were used to assess the site constraints.

DESIGN/IMPACT ON STREET/GARDEN SCENE

Section 10.3 of the Havering Residential Extensions and Alterations Supplementary Planning Document states that:

'In cases where the Council would have control over such proposals (e.g. applications relating to flats or maisonettes), permission will generally only be granted where front gardens have a depth of not less than 4.8m and provided that approximately 40 percent or more of the front garden remains soft landscaped for visual amenity reasons and to minimise flooding. Proposals must also comply with highway requirements'.

However, there are many front gardens in the immediate area with hardstanding with little or no landscaping and it would be difficult to refuse this application on the basis of lack of landscaping alone.

Section 10.11 of the Havering Residential Extensions and Alterations Supplementary Planning Document states that: 'boundary treatments should reinforce the prevailing character of the streetscape'.

The plans show a brickwork wall on both side boundaries, 1m in height which is acceptable and meets permitted development requirements. There are no planning approvals for front walls higher than 1m in Parkside Avenue; if there are any front walls higher than 1m then they are unlawful. It is considered that the 1m high wall would not look out of place in the street scene.

IMPACT ON AMENITY

The proposal would not cause a material loss of amenity to neighbouring properties.

HIGHWAY/PARKING

No highway issues are noted; there would be no significant impact on the public highway.

It is noted that the applicant has also successfully applied for a vehicle crossover extension and that despite a new wall being proposed, a 7m opening will be retained for vehicle access. The road is also 20mph speed limit with a wide footway. It is believed that visibility splays will be sufficient,

KEY ISSUES/CONCLUSIONS

It is recommended that planning permission is approved.

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 as stated in an email from Lee Maynard to the Local Planning Authority on 20.11.23 (Wienerberger Tuscan Red Multi Wirecut Facing Brick) 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.

INFORMATIVES

1 Approval following revision ENTER DETAILS

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 Lee Maynard via email on 30.10.23. The revisions involved the reduction of the height of the wall to 1m. The amendments were subsequently submitted on 14.11.23.

Authorising Officer:



Neil Goate

21st November 2023