

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P0122.24

WARD: Marshalls & Rise Pk **Date Received:** 25th January 2024

ADDRESS: 49 Heath Drive
Romford

PROPOSAL: Redesign and landscaping of front garden

DRAWING NO(S): Site Location Plan
JS-17012024

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 contains a 1911 Competition 2-storey detached house at the corner of Heath Drive and Reed Pond Walk. The site is located within the Gidea Park Conservation Area which in this locality predominantly comprises residential properties, although there is a Golf Course opposite the site. The site is covered by the Article 4 (Direction relating to Gidea Park Conservation Area 2015 which has withdrawn a variety of development which would otherwise be permitted.

No. 36 Reed Pond Walk directly adjacent to the rear of the application site is a Listed Building (as is No.38).

DESCRIPTION OF PROPOSAL

Planning permission is sought for the redesigning and landscaping of front garden to allow forecourt parking.

The front would be divided into three parts:

The shrubbery for trees and hedging; grass lawn area with pathway connecting the gate to the front door, which would be constructed from reused York stone flag and gravel driveway.

RELEVANT HISTORY

ENF/309/22: Without planning permission, the formation of a hard surface in the front and side garden of the property - ENF Notice issued 22 July 2022 against Hard Surface in front garden (Gidea Park Conservation Area).

ENF Appeal ref: APP/B5480/C/22/3305882 - appeal dismissed and enforcement upheld on 12/09/2023. Enforcement notice complied with on 07/12/2023 as confirmed by officer who visited the site.

P1402.22 Construct a dropped Kerb - refused 21-11-22.

CONSULTATIONS/REPRESENTATIONS

Neighbouring properties have been notified and a site notice has been posted and a press notice published. One representation was received in support from Cllr Robby Misir.

Others

Heritage Officer - No objection (details under the conservation section)

RELEVANT POLICIES

Gidea Park Conservation Area Article 4 Direction 2015.

Heritage Supplementary Planning Document (adopted 2011)

Chapters 12, 13, 15 and 16 of the National Planning Policy Framework (NPPF) (revised 2023).

LONDON PLAN 2021:

Policy D3

Policy D4

Policy HC1

Havering Council Local Plan (2016-31)

Policies 7 (Residential design and amenity), 26 (Urban Design), 27 (Landscaping) and 28 (Heritage Assets) of the Havering Local Plan (2016-2031) are relevant.

STAFF COMMENTS

By way of background, it should be noted that the unauthorised hardstanding to the forecourt/side of the site has now been removed following the dismissal of the enforcement appeal made to retain the forecourt under appeal ref: APP/B5480/C/22/3305882.

The main issues in this case are the impact of the proposal on the Green Belt, the streetscene including the Gidea Park Conservation Area, the impact on neighbouring amenity and any highway and parking issues

In accordance with the current criteria for site visits, an in-person site visit was not undertaken by the planning officer. Site photos were received from the LBH Highways officer under the previous planning ref: P1402.22. In determining this planning application photos, Google StreetView TM, aerial view images and submitted drawings were used to assess the site constraints.

GREEN BELT IMPLICATIONS

The property itself is not located within the Green Belt but the footway is on the edge of the boundary. The aerial photograph dated 2020 shows a fully soft landscaped green front and side garden area. The proposals would retain the semi-circle part located to the front as shrubbery for trees and hedges; retain all the boundary hedges; propose lawn to the side of the house adjoining Reed Road Walk and hard standing to the front of the house leading to the front door.

The amended layout based on the area of greenery to be retained/reinstated, would not be considered to be an inappropriate development in the Green Belt area and would not be harmful to the Green Belt, would comply with paragraphs 152 - 153 of the NPPF 2023, therefore would be considered acceptable.

CONSERVATION AREA

The application site is located within Gidea Park Conservation Area and is one of the Class I houses constructed as part of the 1910/11 Gidea Park Exhibition. Designed by architect William Stewart to accord with the predominant Revival of Arts and Craft architectural character, No. 49 Heath Drive represents a practical suburban tenement. As an Exhibition House, it makes a significant positive contribution to the character and appearance of the Conservation Area. It also demonstrates considerable historic interest deriving from its influence as an original Exhibition House as show home for further development within the estate. With regard to the NPPF, it is considered to be Non-designated Heritage Asset owing to its historic and architectural interests.

Guidance for the Gidea Park Conservation Area indicates that mature gardens, trees and boundary hedges form an integral part of the area's character. It further states the importance of maintain these important features.

The Residential Extensions and Alterations SPD states that boundary treatment should be retained, as this is an important character of the streetscape.

The statutory duty applied to Local 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 is reflected in the Local Plan Policy 28 which states that planning permission for development within a Conservation Area will only be granted where it preserves or enhances the character of the area.

The Council has a long standing guideline within Gidea Park whereby only applications that amount to 50% or less of the front garden being hard surfaced are permitted. The heritage statement submitted with the application states that the arrangement of the proposals as amended would have approximately 55% soft landscaping, which would comply with the guideline.

In addition, taking the existing context into consideration, the proposals would not be considered to be out of character with the other front garden layout in immediate surrounding area. The proposals would not be considered to be harmful visually to the character of the area and would not represent an erosion of the characteristics which typify it.

Following consultation, the Council's heritage advisor has raised no objection to the proposed layout, and officers would consider the proposals as amended an improvement to the fully paved over front which has now been removed.

Although, the proposals would not enhance the special character and appearance the Gidea Park Conservation Area, however, it would not be considered to materially harm it either, therefore the character and appearance would still be preserved with as currently proposed. The proposals would therefore be considered to comply with the guideline, policy 27 and the NPPF 2023.

It is therefore considered that the proposal would not preserve the and the host property.

LISTED BUILDING

Nos. 38 (adjoining) and 36 Reed Pond Walk are two of the five Listed Buildings in the Conservation Area. As a neighbouring property, the application site clearly forms part of the setting of the Listed Buildings.

The proposed hard standing part would not be visible from the Listed Buildings, therefore would not be considered to have adverse impact on the setting of the Listed Buildings.

IMPACT ON AMENITY

There would be no harm to the neighbouring amenity from the proposed development.

HIGHWAY/PARKING

The proposal would not give rise to any highway/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 Time limit

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 detailed under the material section of the application form and as detailed on the plans 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.

4 Hard Surface Porus/Run-off - dwelling

All hard surfaces hereby approved (including any sub-base) shall be made of porous materials or provision shall be made to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the dwellinghouse.

Reason:-

In order to ensure no water run-off from the hard surface which would contribute to risk of flooding

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.

2 Highways Informatives

Drop kerb

- This planning approval does not constitute approval for the drop kerb. It is noted that the previous application for a drop kerb was refused under planning ref: P1402.22, therefore, the applicant would need an approval to drop the kerb before the driveway hereby approved can be used.

- Please note, it is illegal to drive over a pavement without a dropped kerb, and only the Council can build dropped kerbs.

Authorising Officer:

A handwritten signature in black ink, appearing to read 'Neil Goate', written in a cursive style.

Neil Goate

16th April 2024