



PLANNING STATEMENT

32 MCINTOSH ROAD, ROMFORD, RM1 4JJ

PLANNING STATEMENT

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1. Introduction

This statement has been prepared to assist with the understanding of the proposals for the above site which is currently submitted to London Borough of Havering for planning approval. The proposal comprises of the change of use of a residential dwelling and as a result of the development, the site will become a large HMO - Sui Generis. This document should be read in conjunction with the supporting drawings submitted for consideration of the application.

2. The Site and Context

The existing property is a semi-detached property on the south-west side of McIntosh Road in a prominently residential area. The building has a number of extension carried out over the years including two storey side extension, rear roof extension with front skylights, rear out-building. There is an existing drop kerb to allow driveway access from McIntosh Road, parking is available on the front forecourt and within integrated garage. The property is not a listed building and is not located in a conservation area.

3. Proposal

The applicant is seeking the following proposal

Change of use of the exiting C3-Residential dwelling to a large HMO-8 person Sui-Generis together with provision of cycle, refuse storage and car parking.

The proposed layout will ensure maximum natural light to all habitable space, no external works is relevant to the proposal. The rear out-building will be a communal space for the storage and gymnasium.

4. Relevant Policies:

East London HMO Guidance

Policies 7 (Residential design and amenity), 8 (Houses in Multiple Occupation), 23 (Transport connections), 24 (Parking provision and design), 26 (Urban Design) and 35 (On-site waste management) of the Havering Local Plan (2016-2031) as well as the Residential Extensions and Alteration Supplementary Planning Document and the Havering Community Infrastructure Levy Charging Schedule is relevant.

Policies 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 D5 (Inclusive design), D6 (Housing quality and standards), D11 (Safety, security and resilience to emergency), D14 (Noise), Policy G2 (London's Green Belt), H9 (Ensuring the best use of stock), T5 (Cycling), T6 (Car parking),

T6.1 (Residential parking), T9 (Funding transport infrastructure through planning) of the London Plan 2021 are relevant.

The National Planning Policy Framework 2023.

- Characterisation and Growth Strategy LPG
- Housing Design Standards LPG
- Optimising Site Capacity: A Design-led Approach LPG
- Residential Extensions and Alterations Supplementary Planning Document –HSPG

5. Principle of Development

Policy 8 of the Havering Local Plan 2021 is applicable. Within this policy and its justification, the Council recognises that Houses in Multiple Occupation (HMOs) can make a valuable contribution to the private rented sector by catering for the housing needs of specific groups. This needs to be balanced with the potential harm that can arise from such development if they are not subject to control. The Council will support applications for HMOs where it can be demonstrated that:

- i. The overall size of the original property to be converted is not less than 120sqm; (the habitable area of the application site is 183sqm and integrated garage of 15.2sqm)

ii. The proposal does not result in more than 10% of properties in one street becoming HMOs (including existing lawful HMOs) or more than two adjacent properties becoming HMOs, thereby undermining the principle of mixed communities; (a brief Planning Search of the nearby properties shows that no conversion of large HMO has been granted by the Planning Department)

iii. The proposal does not have an adverse impact on the surrounding area and will not be likely to give rise to significantly greater levels of noise and disturbance to occupiers of nearby residential properties than would a single family dwelling of equivalent size; (The existing layout of the property host 7-bedrooms sufficient for 9-persons. For a proposed development, the expected and acceptable noise and disturbance level will not be significantly greater than the existing dwelling enough for large number of occupant)

iv. The proposal meets Havering's parking requirements and it will not have an unacceptable impact on parking conditions and traffic congestion in the area;

The parking standard in PTAL 0-1 is for minimum of 0.5 spaces per 1 Bedroom unit. There are 6 bedrooms which equates to a minimum parking requirement of 3.0 spaces. The proposal recommends three car parking spaces along with secure cycle storage. In this regard the proposal would be contrary to Policies 8 and 24 of the Local Plan.

v. Adequate, secure and well screened refuse storage is provided within the curtilage of the site and is accessible by all residents;

The submitted drawings show the location of a concealed wheelie bin chest which would not look out of place on the front forecourt. The details and images are attached at the end of this statement.

vi. The property contains communal space, including either a dining or living area, large enough for all the dwelling's occupants to use simultaneously; and

The proposed ground floor plan would provide communal area including living room (38.2sqm) and a combined dinning/kitchen (20.6sqm). No bedrooms are proposed on the ground floor to safeguard against noise and disturbance. A communal working space is also proposed on the loft floor level which would double up as a Management Office.

vii. The proposal meets the requirements of the East London HMO guidance. The following would address the compliance with the East London HMO guidance.

6. Density and Layout

With regards to the quality of living environment for future occupants, this is a consideration through Policy 8 of the HLP. Policy 8 requires proposals meet with the East London HMO Guidance. For two

persons occupancy a room must be 13sqm (with cooking facilities elsewhere). The proposed development rooms are of a reasonable size and would have reasonable outlook/aspect and light. The total number of residents would be eight.

The guidance states that a landlord may provide a communal living room in addition to any space that is required for shared kitchen and dining facilities. The proposals would provide a communal living room at ground floor level. The East London guidance does require that where dining facilities are combined with the living room, the room should be at least 14sq m for three people, plus 1sqm for every additional person. The combined kitchen/living dining area would be in excess of this requirement. The proposed space for combined kitchen living space is 20.6sqm whereas the requirement would be 19sqm to comply. A large rear garden is also available and we consider that the communal facilities are acceptable and align with the objectives of the policy, Havering Local Plan 2016-2031 Policy 8(vi).

The proposed drawings show that there is a wash hand basin in each sleeping room which would comply with the East London HMO guidance.

7. Impact of amenity

Policy 8 (iii) requires consideration of neighbouring amenity by supporting development proposals only where they do not have an adverse impact on the surrounding area and will not be likely to give

rise to significantly greater levels of noise and disturbance to occupiers of nearby residential properties than would a single family dwelling of equivalent size.

Given the scale of the proposed HMO, it may be difficult to compare this to a dwelling within the same vicinity, however, the existing dwelling is a 7bedroom – 9person occupied by a large multi-generational family and with the current work environment where people have varied working hours and work-from-home is encouraged, it is our understanding that in terms of comings and goings, although increased would remain similar to that of a large family and would not impact on the immediate adjoining neighbours.

The immediate impact is limited to the adjoining sites. The access to the garden would be from within the dwelling and therefore no impact on the neighbouring properties would occur.

Regarding the proposal, the likely concerns is to the intensive use of the resultant building however with the use of modern noise cancelling panels, the noise levels can be reduced and can be made part of the conditions in order for this to be acceptable in the suburban context and beyond that of a typical family dwelling.

8. Highway/Parking

Policy 8 (iv) of the HLP requires that any proposed HMO use meets Havering's parking requirements and it will not have an unacceptable impact on parking conditions and traffic congestion in the area. The proposal recommends two car parking spaces for the residents. However sufficient secure cycle storage will be provided within the integrated garage for ease of access.

9. Conclusion

Upon full assessment of the submitted material supporting the application, taking into account all material considerations, it is considered the objectives of the development plan have been met, and planning permission should be granted.



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