

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P0353.24

WARD: Emerson Park **Date Received:** 11th March 2024

ADDRESS: Estate Office, Greenways Court, Butts Green Road
Hornchurch

PROPOSAL: Change of use of Estate Office B1 use to a single residential social rental apartment including conversion of the estate office

DRAWING NO(S): Drawing No.01A
Drawing No.2A

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

SITE DESCRIPTION

This application relates to an estate office located within Greenways Court, Hornchurch. The estate office is located at ground level, within a 3-storey apartment / social housing association complex. The site fronts Butts Green Road and Burntwood Avenue, and can be accessed via Burntwood Avenue. The wider area is predominantly residential.

Constraints

- TPO's - TPO event
- APZ
- Boundary South
- Emerson Park EM
- 2021 Em Pk Pol Area.

DESCRIPTION OF PROPOSAL

Consent is sought for a Change of Use from an Estate Office (B1) to a single residential social rental apartment (C3). Under the proposed scheme, 73.5m² of the Estate Office's existing 96m² of floor space would be converted into an independent residential apartment. The remainder, x2 existing WC's and kitchen / file store space would remain unaltered, and would remain accessible from a communal stairway, but would no longer be accessible from the proposed independent residential apartment. The only external alterations proposed would be, the replacement of the existing front door and a set of windows to the rear elevation. All of the materials proposed would be to match the existing.

- X2 bedrooms, 2 -3 persons;
- Ground level unit;

- 73.5m2 in area;
- External amenity space (existing).

RELEVANT HISTORY

No planning history or pre-application discussions are considered relevant to the proposal.

CONSULTATIONS/REPRESENTATIONS

Neighbouring occupiers were notified by way of letters. No objection were received.

Environmental Health
No response received.

Highway Authority
No response received.

Waste & Recycling

The business should have a suitable waste collection/contract to meet the requirements of the business. Please ensure there is sufficient numbers of refuse and recycling bins at this site, suitable storage areas, and that the collection crew access requirements are adhered to in particular with the distance to the bin store. Bins are not provided by Havering Council, nor is Havering Council liable for them. Bins need to be purchased and maintained privately.

RELEVANT POLICIES

The following planning policies are material considerations for the assessment of the application:

National Planning Policy Framework (2023)

The National Planning Policy Framework (NPPF) sets out Government planning policies for England and how these should be applied. Themes relevant to this proposal are:

- Chapter 5 - Delivering a sufficient supply of homes.
- Chapter 12 - Achieving well-designed places.

London Plan 2021

- D4 Delivering good design.
- D5 Inclusive design
- D6 Housing quality and standards
- T6 Car parking

Havering Local Plan 2016-2031

- 3 - Housing supply
- 4 - Affordable Housing
- 7 - Residential design and amenity
- 9 - Conversion and Subdivision

- 23 - Transport connections
- 24 - Parking provision and design
- 26 - Urban design

Havering Supplementary Planning Documents (SPDs)

Aspects of the following documents apply to the proposed development though need to be read in combination with newer mayoral guidance:

- Emerson Park Policy Area 2009.
- Residential Extensions and Alterations 2011.

MAYORAL CIL IMPLICATIONS

The proposal is not liable for Mayoral or Havering CIL.

STAFF COMMENTS

The main considerations relate to the principle of development, density/site layout, visual amenity, residential amenity, and highway safety.

PRINCIPLE OF DEVELOPMENT

Policy 3 states that "the Council will take a pro-active approach to increasing the amount housing within the borough and will encourage the effective and efficient use of land by reusing previously developed land". Given that the existing estate office is a unit within a large residential apartment complex, it is considered that the proposed Change of Use to a residential (C3) is acceptable, and would respect the context. Furthermore, Policy 4 states that "Havering residents should have access to high quality, affordable new homes and the Council will seek to maximise affordable housing provision from development proposals". The proposed development would serve to provide an affordable social housing unit within the locality. Thus, the proposal is deemed to be acceptable in principle, and would be in compliance with Policies 3 & 4 of the HLP 2016, and Chapter 5 of the NPPF.

DENSITY/SITE LAYOUT

The key consideration is the quality of the accommodation for future occupants.

Policy D6 states that "housing development should be of high-quality design and provide adequately sized rooms (see Table 3.1) with comfortable and functional layouts which are fit for purpose and meet the needs of Londoners without differentiating between tenures".

The London Plan outlines that the minimal internal space standards for a new single storey dwelling (new dwelling in this context includes new build, conversions and change of use) with 2B3P, is 61m². The proposed apartment would have cumulative internal floor area of 64m², and thus is

considered to be sufficient and adherence to the Policy D6.

DESIGN/IMPACT ON STREET/GARDEN SCENE

The proposed works would result in; the property's front door being replaced with a new door to match that of the neighbouring residential units within the apartment complex; a set of x3 existing windows to the rear elevation being replaced with x2 individual windows, which would be to match that of the neighbouring residential units in terms of design and materials.

The proposed external alterations would be minor, and as such, it is considered that the proposed development would not result in any notable adverse impact to the character and appearance of the site or wider locality. Thus, the proposed development is considered acceptable, and would be in accordance with Policy D4 of the London Plan, Policy 7 of the HLP 2016, and Chapter 12 of the NPPF.

IMPACT ON AMENITY

Policy 7 states that "residential development should be of a high design quality that is inclusive and provides an attractive, safe and accessible living environment for new residents whilst ensuring that the amenity and quality of life of existing and future residents is not adversely impacted".

The proposed works would predominantly involve the internal reconfiguration of the unit.

It is considered that the sole aspect of the proposed scheme that could prove detrimental to the amenity of neighbouring occupiers would be the replacement and repositioning of the existing windows to the rear elevation. However, it is considered that any adverse impact on the privacy of neighbouring occupiers from the proposed new windows, would be no greater than that of the existing windows.

Thus, overall, when assessed against the residential amenity of the adjoining neighbouring property's, it is considered that the proposed scheme would not result in any notable adverse impact to amenity, in terms of loss of outlook, loss of privacy, loss of daylight, noise, or disturbance.

HIGHWAY/PARKING

The application site has a public transport accessibility rating (PTAL) of 2. The London Plan outlines that a site located in Outer London with a PTAL rating between 2 - 3, can only benefit from a maximum of up to 0.75 spaces per dwelling, if rounded up, x1 on-site parking space.

The site would not benefit from any designated on-site parking.

Overall, given the nature of the proposal, and the fact that no objections were raised by the Highway Authority, it is considered that on balance the proposal would not result in any notable harm to the safety or convince of the local highway network, and as such is considered acceptable.

KEY ISSUES/CONCLUSIONS

As outlined in the assessment above it is considered that the proposal is acceptable, and is thus in compliance with relevant policies.

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 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.

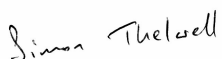
3 SC45B (Restriction of use) ENTER DETAILS

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, the premises shall only be used for the purposes specified in the application (Use Class C3) and for no other purpose of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) (or any provision equivalent to that Class in any Statutory Instrument revoking and/or re-enacting that Order).

Reason:-

This use only is permitted and other uses, either within the same Use Class, or permitted by the Town and Country Planning (General Permitted Development) (England) Order 2015 are not acceptable to the Local Planning Authority in this location because (SPECIFY REASON).

Authorising Officer:



Simon Thelwell

7th June 2024