

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P1579.23

WARD: Havering-atte-Bower

Date Received: 23rd October 2023

ADDRESS: West Park Lodge Farm
Broxhill Road
Havering -atte Bower
ROMFORD

PROPOSAL: External and internal alterations to existing ancillary outbuilding to include front and rear dormers and front and rear roof lights. New window to east facing elevations

DRAWING NO(S): WERM41QJ-DR1.3A
WERM41QJ-DR1.3B
WERM41QJ-DR1.3C
WERM41QJ-DR1.3D
WERM41QJ-DR1.3E
WERM41QJ-DR1.3F
WERM41QJ-DR1.3G
WERM41QJ-DR1.3H
WERM41QJ-DR1.3I
WERM41QJ-DR1-3J
WERM41QJ_SP2.0
WERM41QJ_BP2.0

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 relates to West Park Lodge Farm, Broxhill Road, Havering-atte-Bower. The land at West Park Lodge Farm is arranged with a residential dwelling to the front, an outbuilding, and an series of commercial storage and light industrial premises to the rear. The site is located within the Metropolitan Green Belt.

DESCRIPTION OF PROPOSAL

The application seeks planning permission for external and internal alterations to existing ancillary outbuilding to include front and rear dormers and front and rear roof lights and new window to east

facing elevations.

RELEVANT HISTORY

* P1214.88 - New house & residential (Approved)

* P2262.88 - Staff facilities & overnight accommodation (Approved)

* P1044.91 - Additional barn to serve existing stables (Refused)

* P0459.93 - Use of rear stables for general equestrian purposes (Approved)

P1578.23	Proposed first floor extension to house and new access into site Apprv with cons	24-01-2024
P0284.22	External and internal alterations to existing ancillary outbuilding to include 2x front roof lights Apprv with cons	29-04-2022
P2076.21	External and internal alterations to existing ancillary outbuilding to include 2x front roof lights Apprv with cons	02-02-2022
D0509.21	Certificate of Lawfulness for Use of existing ancillary outbuildings as a bedroom, bathroom, lounge and kitchen for purposes that are ancillary to the existing dwelling PP not required	08-10-2021
F0001.21	Application for Prior Notification of development for 1 steel frame portal barn Pr App Refused	10-03-2021
F0014.20	Application for Prior Notification of development for 2 steel frame portal barns Pr App Refused	13-01-2021
P1566.20	First floor side extension, new vehicular crossover and sliding gate to boundary wall. Apprv with cons	24-12-2020
P0624.20	Proposed first floor extension to house and new access into site. Refuse	07-08-2020
F0003.20	Application for Prior Notification of development for steel frame portal barn Pr App Refused	21-02-2020
P0777.18	Demolition of industrial buildings. Build new block providing 6 dwellings, amenity & parking Withdrawn - Invalid	13-10-2020
P1784.16	Demolition and conversion of existing industrial buildings to form 9no. residential dwellings. Refuse	24-07-2018

P1393.16	Demolition of existing industrial units and erection of 5 no. detached five-bedroom houses with integral garages. Withdrawn 21-10-2016
P1590.15	Demolition of existing industrial units and erection of 5 no. detached five-bedroom houses with integral garages. Withdrawn - Invalid 30-01-2017
P1589.03	Retention of use as a residential dwelling and ancillary outbuildings non compliance with conditions 4, 5 of P1214.88 and condition 3 of P2262.88 Apprv with cons 08-01-2004
P0633.03	Proposed amendments to approval No. P0897.02 for new single storey side extension and conversion of existing attached garage Apprv with cons 18-06-2003
P0897.02	Single storey side extension and conversion of existing attached garaage to form study/snug Apprv with cons 11-07-2002
P0358.94	Change of use of barn to Veter inary practice Apprv with cons 30-08-1994
P0459.93	Relaxation of condition No.1 o f P2032.87. restricting use of stables to the rearing and kee ping of horses for harness racing personal to Mr K F Nich olls, use of stables for the keeping and breeding of horses , including livery in accordance with applicants' le tter dated 7th July 1993. Apprv with cons 17-09-1993

CONSULTATIONS/REPRESENTATIONS

Notification letters were sent to neighbouring properties. In addition, a site notice was displayed adjacent to the site and the application was advertised in the local press. No responses were received.

RELEVANT POLICIES

* NPPF

* London Plan 2021

- Policy D1 - London's form, character and capacity for growth
- Policy D4 - Delivering good design
- Policy G2 - London's Green Belt

* Havering Council Local Plan (2016-31):

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

MAYORAL CIL IMPLICATIONS

This application is not CIL liable because the newly created floor space would not exceed 100 sqm.

STAFF COMMENTS

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

It is noted that 3D images of the scheme were submitted as part of the application, but the decision notice will only include scaled drawings.

GREEN BELT IMPLICATIONS

The site lies within the Green Belt. Provisions for proposals affecting the Green Belt are set out in paragraph 152 of the NPPF. Specifically, this paragraph states that "Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances".

Paragraph 154 goes on to state that "A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt". There are exceptions to this however. Regarding extensions, paragraph 154(c) states that exceptions include "the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building".

The planning history of the site indicates that there have been a number of additional developments to the original site since the 1980s, including a new dwelling which has undergone various extensions.

The proposals would increase the overall volume, bulk and amount of development on the site however the footprint of developments within the site would remain the same as a result of the proposed dormers.

This, coupled with the fact that the dormers would be contained well within the body of the roof set well back from the eaves and in from the sides means it is considered they would not constitute as disproportionate additions and therefore would not result in material harm to the openness of the Green Belt over and above existing conditions.

In the absence of any harm to the Green Belt, therefore, staff consider the proposal to be acceptable.

DESIGN/IMPACT ON STREET/GARDEN SCENE

It is considered that the proposed front and rear dormers would be contained well within the body of the roof of the outbuilding, set well back from the eaves and in from the sides.

In light of this, it is not considered they would have a harmful impact on the character and appearance of the surrounding area or existing outbuilding.

No objections are raised to the proposed roof lights or new window from a visual standpoint.

IMPACT ON AMENITY

Due to their position within the roof slope facing a large field, it is not envisaged that there would be any loss of privacy from the proposed front dormers.

There would be new views created by the proposed rear dormer into the rear garden environment of the adjacent detached dwelling but this is not considered to be any greater than the first floor window of the adjacent dwelling within the site.

The proposed roof lights and new window are not deemed to give rise to amenity concerns.

KEY ISSUES/CONCLUSIONS

The proposals would not cause harm to the character and appearance of the street scene, green belt or neighbouring amenity. Accordingly, it is recommended that planning permission be 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 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 Section 10 of the application form 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 SC20 (Ancillary use) ENTER DETAILS

The outbuilding to which the works hereby permitted, shall be used only for activities ancillary to the main dwelling of the site and not be used as an independent dwelling.

Reason:-

To restrict the use of the premises to one compatible with the surrounding area and to enable the Local Planning Authority to exercise control over any future use not forming part of this application.

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:



Neil Goate

28th June 2024