

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P0797.24

WARD: Elm Park **Date Received:** 5th June 2024

ADDRESS: W R Bird, 1 Station Parade
Hornchurch

PROPOSAL: Conversion of Barber shop to Cafe E(b) and erection of new glazed conservatory to front with a retractable awning.

DRAWING NO(S): 1SP 01 100P Rev.B
1SP 01 200P Rev.B
1SP 01 1001-Rev.2
1SP 01 100-Rev.1

RECOMMENDATION: It is recommended that **planning permission be REFUSED** for the reason(s) given at the end of the report

SITE DESCRIPTION

The application relates to the ground floor unit at no.1 Station Parade, Elm Park, Hornchurch. This is a three storey end terrace building with a commercial unit at ground floor level and residential accommodation above. There is a large area to the front of the dwelling which is part of the adopted highway (footway).

DESCRIPTION OF PROPOSAL

This application seeks permission for the conversion of the existing Barber Shop to a Cafe Class E(b) and the erection of a new glazed conservatory to the front with a retractable awning to provide additional seating for the cafe.

It should be noted that a barbers shop and a cafe both fall within Class E, therefore planning permission is only required for the conservatory structure to the front.

The glazed conservatory extends to the front of the property. It would extend 6m in depth and 6.6m in width. The conservatory receives fully glazed elevations and a lean-to roof with a retractable outdoor shading system with a height of 3.3m.

RELEVANT HISTORY

- A0051.17; 1x non-illuminated fascia sign
- P156.17; Planning Application for New Shopfront for Barber

- P0587.13; New Shopfront
- P1180.94; Relaxation of condition 3 of planning permission P0537.94 - re Sunday Opening
- P0537.94; Proposed change of use from retail shop to Licensed Turf Accountant with proposed new shopfront
- P0173.94; Change of use from retail outlet to licenced turf accountants and new shopfront
- P0018.93; 1 Station Parade, Elm Park; Change of use to hot food take-away
- Ref; P0493.92; Replacement of existing shopfront; Approve with conditions

A0017.24	1 x internally illuminated projecting sign 1 x internally illuminated fascia sign Awaiting Decision	
A0051.17	1 x non-illuminated fascia sign. Apprv with cons	09-11-2017
P1456.17	Planning Application for New Shopfront for Barber Apprv with cons	30-10-2017

CONSULTATIONS/REPRESENTATIONS

Neighbouring occupiers were invited to comment through direct notification. 1 comment was received. The issues raised are summarised below:

- Noise
- Lack of car parking
- Would result in anti-social behavior
- The development would be unsightly
- The area already has too many caf  s.

In addition to the above, the following comments have been made by consultees:

Environmental Health

Refusal - have raised concern regarding regarding noise from the use of the proposed conservatory.

Highways

Object due to proposal being a permanent structure on a public highway.

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:

Havering Local Plan 2016-2031

Policy 7 - Residential design and amenity

Policy 12 - Health Communities

Policy 13 - Town Centre Development
Policy 14 - Eating and Drinking
Policy 26 - Urban Design

London Plan 2021
Policy D4 - Delivering good design
Policy D8 - Public Realm
Policy T2 - Healthy streets

STAFF COMMENTS

In accordance with the current criteria for site visits, an in-person site visit was not undertaken. In determining this application, photos, Google Street View, aerial view images and submitted drawings were used.

The main planning issues raised by the subject application relate to the principle of development, site layout, visual amenity and residential amenity.

PRINCIPLE OF DEVELOPMENT

Havering Local Plan 2016 - 2013 Policies 13 and Policies 14 are relevant as they relate to both urban design and eating establishments. The primary considerations are whether or not development respects and complements the distinctive qualities, identity, character and geographical features of the site and local area as well as integrating with neighbouring developments existing path and circulation networks and patterns of activity particularly to accommodate active travel.

Consideration must be given firstly to the visual impact of the proposed development upon the character of the street-scene and wider area. With this in mind, the current proposal is for a glazed conservatory to the front of the premises. The footway in this location is wide and spacious. However, the conservatory, due to its proposed 6m projection, take up the whole of the frontage area and force pedestrians to the part of the footway nearer the road where there is a tree and planter therefore reducing the convenience for pedestrians.

In principle, as this proposal consists of a permanent structure, it is deemed unacceptable and contrary to Policies 13 and 14 of the Havering Local Plan, The London Plan Policies D4 and D8 and the objectives of the NPPF.

DESIGN/IMPACT ON STREET/GARDEN SCENE

By virtue of the proposed front extension being a permanent glazed conservatory structure, the works would significantly alter the appearance of the front elevation of the building and negatively impact the street scene. As there are no permanent front extensions along Station Parade, this proposal would be out of keeping with the character of the area and deemed unacceptable.

As such, the proposal is contrary to Policy 26 of the Havering Local Plan and would warrant a refusal.

IMPACT ON AMENITY

There are dwellings on the other side of the street with flats located at upper levels parade and surrounds. The proposed conservatory would lead to an increase in noise from its use, particularly if in use in the evening and with no effective noise insulation given the retractable roof. In this respect the proposal is contrary to Policy 7 of the Local Plan.

HIGHWAY/PARKING

The highways consultee has indicated that the proposal would prompt a refusal due to the permanent nature of the structure on the permanent highway. The consultee has noted that further consideration would be given if the proposal is amended to a temporary structure. As such, the proposal is deemed unacceptable and would warrant a refusal.

KEY ISSUES/CONCLUSIONS

Upon full review and assessment of the submitted material supporting the application, taking into account all material considerations, officers considered that the objectives of the development plan have been met, and thus planning permission should be refused.

RECOMMENDATION:

It is recommended that **planning permission be REFUSED** for the following reason(s)

1 Reason for refusal - Streetscene

The proposed extension by virtue of its permanent siting, design, form, depth and location would represent a wholly incongruous form of development that would fail to harmonise with its surroundings and would result in significant harm to the character and appearance of the street scene, contrary to Policy 26 of the Havering Local Plan.

2 REFA3 (Late night noise and disturbance)

In the absence of evidence to demonstrate otherwise, due to its open nature, the forecourt seating area would result in an unacceptable impact on the living conditions of neighbouring residential occupiers in respect of noise, especially in the evening, contrary to Policy 7 of the Havering Local Plan.

3 Refusal - Highway

The proposed development would result in permanent blocking of the adopted highway, resulting in obstruction to pedestrians and preventing the ongoing maintenance of the public footway. In this respect the proposal is contrary to Policies 23 and 26 of the Havering Local Plan.

Authorising Officer:

Simon Thelwell

Simon Thelwell

2nd August 2024