

LONDON BOROUGH OF HAVERING**TOWN AND COUNTRY PLANNING ACT 1990****AGENT**

Mr Tony Allen
The Old Fire Station EC
Salt Lane
SALISBURY
SP1 1DU

APPLICANT

Mr D Fry
c/o Allen Planning Ltd
The Old Fire Station EC
Salt Lane
Salisbury
SP1 1DU

APPLICATION NO: P0952.24

In pursuance of their powers as Local Planning Authority, the Council have considered your application and have decided to **REFUSE PLANNING PERMISSION** for the following development :

Proposal: Erection of six terraced houses 4x 2bed, 1x 1bed and 1x 3bed with parking and amenities following demolition of existing warehouse buildings

Location: 3-11 Mint House, Grenfell Avenue
Hornchurch

The above decision is based on the details in drawing(s):

0184-KLA-00-GF-DR-19-001 Rev P01

0184-KLA-00-01-DR-19 001 Rev P01

0184-KLA-00-RF-DR-19 001 Rev P01

0184-KLA-00-RF-DR-19 001 Rev P01

0184-KLA-00-RF-DR-19 002 Rev P01

0184-KLA-00-30-DR-19 001 Rev P01

0184-KLA-00-GF-DR-10 001 Rev P01

0184-KLA-00-GF-DR-10 002 Rev P01

0184-KLA-00-GF-DR-10 003 Rev P01

0184-KLA-00-GF-DR-10 004 Rev P01

0184-KLA-00-GF-DR-10 005 Rev P01

for the following reason(s):

- 1 The proposed development through the arrangement of built form and massing, relationship to shared boundaries and layout would present as visually cramped. This would be exacerbated by the massing of the dwellings and in doing so the proposals would neither reflect existing local character and patterns of development, nor introduce positive new character. The proposals would therefore be contrary to Policies 7, 10 and 26 of the Havering Local Plan 2016-2031 and also Paragraph 135 of the NPPF which amongst other considerations requires fundamentally that development add to the overall quality of the area whilst also establishing or maintaining a strong sense of place.
- 2 The proposals through shallow plot depth and limited separation from shared boundaries would provide confined and enclosed private amenity areas within which outlook from internal and external spaces would be poor in particular for those dwellings not at either end of the terrace. These factors contribute to the development resulting in substandard residential accommodation to the detriment of the amenity of future occupiers and therefore contrary to the objectives of Havering Local Plan 2016-2031 Policy 7 and London Plan Policy D6. There would also be conflict with Paragraph 135 of the National Planning Policy Framework which seeks to ensure a high standard of amenity for existing and future occupiers.
- 3 The proposed terraced row would present as visually dominant and overbearing from adjoining sites. Through limited plot depth, the scale bulk and mass of the dwellings proposed would form visually intrusive and overbearing features from adjoining sites, in particular 15 Grenfell Avenue and those dwellings fronting Upper Rainham Road. The proposed development would be harmful to amenity and enjoyment of these properties. The proposals are therefore contrary to Havering Local Plan 2016-2031 Policies 7, 26 and 34. There would also be conflict with Paragraph 135 of the National Planning Policy Framework which seeks to ensure a high standard of amenity for existing and future occupiers.

INFORMATIVE(S)

- 1 Statement Required by Article 35 (2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015: Consideration was given to seeking amendments, but given conflict with adopted planning policy, notification of intended refusal and the reason(s) for it was given to the agent in writing 02-09-2024

Date: 2nd September 2024



Helen Oakerbee
Director of Planning

London Borough of Havering
Town Hall, Main Road
Romford RM1 3BB

IMPORTANT - attention is drawn to the notes overleaf

NOTES IN CONNECTION WITH APPROVAL OF APPLICATIONS SUBJECT TO CONDITIONS OR REFUSAL OF APPLICATIONS FOR PLANNING PERMISSION

1. If the applicant is aggrieved by the decision of the local planning authority to refuse permission or to grant permission or approval subject to conditions, an appeal may be made to the First Secretary of State at the Department for Communities and Local Government in accordance with Section 78 of the Town and Country Planning Act 1990 within six months of the date of this notice. However, if an enforcement notice is subsequently served relating to the same or substantially similar land and development and you want to appeal you must do so within 28 days of the service of the enforcement notice, or within 6 months of the date of this notice, whichever period expires earlier.

Appeals must be made on a form which is obtainable from the Planning Inspectorate, Customer Support Unit, Temple Quay House. 2 The Square. Temple Quay. Bristol BS1 6PN or from the Planning Inspectorate's web site,

www.planning.inspectorate.gov.uk

2. When submitting the completed appeal form to the Planning Inspectorate, a copy should be sent to Planning, London Borough of Havering, Town Hall, Main Road Romford, RM1 3BB. The First Secretary of State has power to allow a longer period for the giving of a notice of appeal but will not normally be prepared to exercise these powers unless there are special circumstances which excuse the delay in giving notice of appeal. The First Secretary of State is not required to entertain an appeal if it appears that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements to the provisions of the development order, and to any directions given under the order. Where the decision of the local planning authority is based upon a direction from the First Secretary; it is not the practise to refuse to accept appeals solely because of this direction.
3. If permission to develop land is refused or granted subject to conditions, whether by the local planning authority or by the First Secretary of State and the owner of the land claims that the land has become incapable of reasonable beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, a purchase notice may be served on the London Borough of Havering requiring the council to purchase the land in accordance with the provision of Part VI of the Town and Country Planning Act 1990.
4. In certain circumstances, a claim may be made against the local planning authority for compensation where there has been an appeal or where an application has been referred to the First Secretary, and where planning permission is refused or granted subject to conditions. The circumstances in which such compensation is payable are set out in section 114 of the Town and Country Planning Act 1990.
5. The statutory requirements are those set out in section 79(6) of the Town and Country Planning Act 1990, namely Sections 70, 71 and 72(1) of the Act.

You are reminded that Building Regulations approval may also be required for these works. You must contact the Building Control Manager or Building Inspector to confirm if permission is required.

Note: Following a change in government legislation a fee is now required for the request for Submission of details pursuant to discharge of conditions in order to comply with the Town and Country Planning (Fees for Applications and Deemed Applications) (Amendment) (England) Regulations, which came into force from 06/04/2008. A fee of £116 per request (or £34 where the related permission was for extending or altering a dwellinghouse) will be required.