

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P0982.24

WARD: Emerson Park **Date Received:** 10th July 2024

ADDRESS: 1 Banyards
Hornchurch

PROPOSAL: Proposed front and side boundary treatments

DRAWING NO(S): 9625 - P01
9625 - P02

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

CALL-IN

This applicaion has been called in by a Councillor for the reason that, "There are no other properties with boundary walls or fences to the front of the properties and we feel that this is possibly due to a restrictive covenant designed to maintain the open and pleasant aspect of the road."

SITE DESCRIPTION

The application site is a two-storey detached house finished in red face brick it also features a hipped roof and two attached garages on either side of the property.
The site is located within a residential area with other detached properties on the street scene.

The property is not located within a Conservation area and is not subject to any articles but is located within Sector 2 of the Emerson Park Policy Area (EPPA).

DESCRIPTION OF PROPOSAL

Proposed front and side boundary treatments

RELEVANT HISTORY

P0243.23	Single storey side/rear extension, front infill extension, and first floor side extension with front dormer Apprv with cons 19-04-2023
P1890.22	Single storey side/rear extension, front infill extension, and first floor side extension with front dormer

	Refuse	20-01-2023
P1801.21	Retrospective single storey side and rear extension	
	Apprv with cons	12-11-2021

CONSULTATIONS/REPRESENTATIONS

Letters of notification were sent out to neighbouring properties. No representations were received.

RELEVANT POLICIES

- * NPPF - National Planning Policy Framework

- * LONDON PLAN (adopted 2021):

 - Policy D1 - London's form, character and capacity for growth

 - Policy D4 - Delivering good design

 - Policy T6 - Car parking

- * HAVERING LOCAL PLAN (2021-31)

 - Policy 7 - Residential design and amenity

 - Policy 24 - Car Parking

 - Policy 26 - Urban design

- * Residential Extensions & Alterations SPD 2011

For ease of reference, the Residential Extensions and Alterations SPD will be referred as "SPD".

- * Emerson Park Policy Area SPD

STAFF COMMENTS

In accordance with the current criteria for sites visits, an in-person site visit was undertaken by the officer and updated site photos obtained. Site photos were sent in by the agent. In determining this planning application, photos, Google street view, aerial view images and submitted drawings were used to assess the site constraints.

DESIGN/IMPACT ON STREET/GARDEN SCENE

Havering's Residential Extensions and Alterations SPD requires developments to be in character with the area in which they are to be located, to be related to parking requirements and to raise no adverse or detrimental issues on neighbouring properties.

The front boundary would consist of a 14m wide, 1m high brick wall, two 3.4m wide 1.2m high sliding iron gates on both ends of the front boundary and 1.2m high railing on the side boundaries.

As stated in the Residential Extensions and Alterations SPD guidelines, "retention of boundary

treatment, such as low wall or fence is important in providing a buffer between the public and private realm". Furthermore stating that "boundary treatments should reinforce the prevailing character of the streetscape".

In terms of the proposed boundary treatment, the proposal is considered to be unacceptable in the street scene as the character of the area is open.

Whilst it is recognised that the proposed new boundary treatment would incorporate metal railings which creates a level of transparency there would also be a solid brick facing appearance throughout the majority of the front boundary. The proposed boundary wall and gates due to its design and taking into consideration the width of the frontage would be an out of character development for the front boundary of the area.

Banyards is characterised by a complete absence of front boundary enclosures. The front gardens of properties on this road have an open and pleasant character.

The host property fronts directly on to Banyards which in character with the road as a whole, have expansive, open front boundaries.

In this case, the proposed boundary treatment will be introducing an uncommon height with very long and unbroken brick boundary walls facing the highway.

It is acknowledged that there are front/side boundary treatments in surrounding area, however, the character of Banyards Close is an open feel character.

Therefore, the proposed boundary treatment would appear as an intrusive feature within the street scene, which disrupts the visual appearance of the street frontage.

IMPACT ON AMENITY

Consideration has been given to the impact on the neighbouring dwelling in terms of loss of light, outlook, sense of enclosure and loss of privacy.

Given the proposed gate and wall is to be located at the front and side of the property and would not be too close to neighbouring windows, its height is not considered to create any immediate overbearing impacts on residential amenity of adjoining properties to the site. However, for reasons set out above, the development is considered to be intrusive and visually harmful within Banyards and would, for this reason, be detrimental to the visual amenities of occupiers of nearby properties.

HIGHWAY/PARKING

The proposal would retain vehicular access to the site frontage/garage. It does not demonstrably result in any material parking or highway issues outside of the site that would justify refusal on this ground.

KEY ISSUES/CONCLUSIONS

The proposal is considered not to be in accordance with the above-mentioned policies and guidance and a refusal is recommended.

RECOMMENDATION:

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

1 REFUSAL - Non Standard

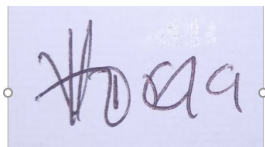
The proposed boundary treatment would, by reason of its height, length, design, materials appear incongruous and form an unacceptably dominant and visually intrusive feature within the street, harmful to the appearance of the street scene and detracting from the character of the surrounding area and the visual amenity of the locality. As such, the proposed front boundary treatment is considered to be contrary to Policy 26 of the Havering Local Plan 2021 and the Residential Extensions and Alterations SPD.

INFORMATIVES

1 Refusal - No negotiation ENTER DETAILS

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 via email.

Authorising Officer:

A handwritten signature in purple ink, appearing to read 'Victoria Collins', is enclosed in a light blue rectangular box. The signature is stylized and cursive.

Victoria Collins

4th September 2024