

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P1007.24

WARD: Upminster **Date Received:** 15th July 2024

ADDRESS: 1 Greyhound Grove
Upminster

PROPOSAL: Outbuilding garden room for storage.

DRAWING NO(S): 1894_01
1894_02
1894_03 Rev A
1894_04
1894_05

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 site houses a semi-detached single-storey residential dwelling. The property is not listed, nor is it within a Conservation Area but is located in the Metropolitan Green Belt. No trees will be affected as a result of this proposal.

DESCRIPTION OF PROPOSAL

The applicant is seeking planning consent for a single storey outbuilding to the rear of the garden for use as a garden room and storage.

RELEVANT HISTORY

P0528.20 Demolition of an existing building, conversion, part demolition and part extension of existing kennels and associated outbuildings into 14 dwellings with associated parking, garages, private amenity space and landscaping of communal open space.
Apprv with Agreement 27-05-2021

CONSULTATIONS/REPRESENTATIONS

Letters were sent to the immediate neighbouring properties and no objections have been received.

RELEVANT POLICIES

Havering Local Plan Adopted November 2021

- Policy 7 Residential Design and Amenity
- Policy 24 Parking provision and design
- Policy 26 Urban Design

Residential Extensions and Alterations Supplementary Planning Document Adopted 2011

- Section 9 Annexes, Outbuildings and Garages

MAYORAL CIL IMPLICATIONS

This application is not CIL liable because the floor space created does not exceed 100 square metres.

STAFF COMMENTS

An in-person site visit was not undertaken. In determining this planning application, photos, Google street view, aerial view images and submitted drawings / photos were used to assess the site constraints.

GREEN BELT IMPLICATIONS

Section 13 of the National Planning Policy Framework (NPPF/the Framework) attaches great importance to the Green Belt, the essential characteristics of which are its openness and permanence. The Framework states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. When considering any planning application, local planning authorities are required to ensure that substantial weight is given to any harm to the Green Belt. Very special circumstances will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.

Para 154 of the NPPF states that a Local Planning Authority should regard the construction of new buildings as inappropriate development in the Green Belt however details a number of exceptions which include "the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport and outdoor recreation as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it" at Para 154(a). Furthermore at Para 154(c) the Framework allows for 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.

Notwithstanding the above the creation of ancillary buildings, as is suggested here, within residential curtilage has long been regarded as being acceptable in principle; indeed permitted development rights will generally allow for such development. In this instance through Condition 11

of planning permission P0528.20, which allowed the conversion of buildings into residential use, permitted development rights were removed so planning permission is required. Elsewhere in the borough outbuildings have been approved within residential curtilage within the Green Belt on the basis that the host dwelling has not been extended disproportionately and that the provision of an outbuilding has not contributed unacceptably to this perception.

Whilst the outbuilding would occupy a part of the site which is open, it has the appearance of a rear garden used in association with the dwelling. The provision of an outbuilding in principle is not unacceptable. Mindful of the size of the plot, the existing dwelling and site more generally, it is considered that the outbuilding would be proportionate. Whilst there would be some spatial and visual impacts on the character and openness of the Green Belt the land to which the outbuilding would be located, whilst open presently, is nevertheless within defined residential curtilage. Accordingly it could have residential paraphernalia such as washing lines, barbecues etc which would be capable of changing its character visually.

The proposed outbuilding would be of a moderate scale and, as such, it is not deemed it would be harmful to the openness of the Green Belt.

DESIGN/IMPACT ON STREET/GARDEN SCENE

The outbuilding would be located to the rear of the back garden with a length of 7m, a width of 4m and a sloped roof with a height of 2.5m to 2.7m.

Section 9.5 of the Residential Extensions and Alterations Supplementary Planning Document states that; 'the outbuilding should be subordinate in scale to the existing dwelling and to the plot. In assessing proposals, the Council will consider factors such as the scale, height, proximity to boundaries, roof design, finishing materials and prominence in the street scene or rear garden environment. As with all extensions, outbuildings should not detract from the character of the area and should be unobtrusively located to the side and rear of the existing dwelling'.

The footprint and design of the outbuilding would not look out of place in the immediate garden scene as the height and scale would be modest so would not unacceptably impact on the character of the immediate vicinity. The plans state that the materials used will be black cladding, roof with black trims and grey doors and windows to match the main dwelling.

It is considered that the proposal is acceptably designed, would integrate well with the existing dwelling and will not unduly impact upon the street scene.

IMPACT ON AMENITY

Consideration has been given to the impact of the proposal on the neighbouring properties, primarily in respect of overshadowing, loss of light and loss of privacy. Section 9.5 of the Residential Extensions and Alterations Supplementary Planning Document states that; 'outbuildings should not cause undue loss of light to neighbouring properties or adversely affect the living conditions of neighbouring properties'.

It is considered that the outbuilding would not unacceptably impact on the amenity of the adjacent

residents as it is appropriate in terms of its size and scale and the low height is very near to what can generally be built under permitted development. The doors facing back towards the main dwelling would be over 12m away and the flank window would be over 7m from the shared boundary with no.2 so overlooking would be minimal

The outbuilding is shown on the plans to be a garden room with storage for the applicant to enjoy, which is classed as an incidental use to the main house. A condition should ensure that the outbuilding would only be used for purposes incidental to the enjoyment of the main house and not be used as a separate unit of accommodation.

Overall, the development is considered to fall within the guidelines in the Supplementary Planning Guidance (Adopted 2011) and the proposal is not deemed to be unneighbourly.

HIGHWAY/PARKING

The proposal will not impact on the parking within the site and therefore no highway or parking issues would arise.

KEY ISSUES/CONCLUSIONS

The proposal is considered to be in accordance with the above mentioned policies and guidance and approval is recommended.

RECOMMENDATION:

It is recommended that **planning permission be GRANTED** subject to the following condition(s)

1 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.

2 SC10 (Matching materials)

All new external finishes shall be carried out in materials to match those of the existing building(s) to the satisfaction of the Local Planning Authority.

Reason:-

To safeguard the appearance of the premises and the character of the immediate area.

3 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).

4 SC46 (Standard flank window condition)

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, no window or other opening (other than those shown on the submitted and approved plan,) shall be formed in any wall of the building hereby permitted, unless specific permission under the provisions of the Town and Country Planning Act 1990 has first been sought and obtained in writing from the Local Planning Authority.

Reason:-

In order to ensure a satisfactory development that will not result in any loss of privacy or damage to the environment of neighbouring properties which exist or may be proposed in the future.

5 SC33 (Incidental Use)

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 the outbuilding hereby permitted shall be used only for purposes incidental to the enjoyment of the dwelling house and not for any trade or business nor as living accommodation.

Reason:-

To restrict the use to one compatible with a residential area.

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:



Raphael Adenegan

9th September 2024