

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P0977.24

WARD: South Hornchurch **Date Received:** 10th July 2024

ADDRESS: Fledgelings Day Nursery, Rainham Road
Rainham

PROPOSAL: Installation of the Portacabin building to be used as nursery classroom

DRAWING NO(S): 01KT
02KT
03KT

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 located on the south-western side of Rainham Road and contains a single-storey detached building which is currently used for the Fledgelings Day Nursery. The site also has a side frontage to Nelson Road along its north-western elevation.

The property is not listed, nor is it within a conservation area.

DESCRIPTION OF PROPOSAL

The applicant is seeking planning consent for installation of the Portacabin building to be used as nursery classroom.

RELEVANT HISTORY

N/A

CONSULTATIONS/REPRESENTATIONS

Letters were sent to the immediate neighbouring properties. One objection received, summarised as:

- impact on outlook from neighbouring properties

This will be discussed in the amenity section of the report.

Highways - No response
Environmental Health - No response

RELEVANT POLICIES

National Planning Policy Framework

London Plan

- Policy D1 - London's form, character and capacity for growth
- Policy D4 - Delivering good design
- Policy T6 - Car parking

Havering Local Plan Adopted November 2021

- Policy 7 Residential Design and Amenity
- Policy 16 Social Infrastructure
- Policy 24 Parking provision and design
- Policy 26 Urban Design

Residential Extensions and Alterations Supplementary Planning Document Adopted 2011

Referred to throughout this report as REA SPD.

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 and the proposal.

A Biodiversity Net Gain (BNG) Assessment was submitted to support the application, however given the existing layout of the site and the location of the Portacabin being covered in artificial turf Officers would agree with the conclusion of the assessment that the development does not require any further action pertaining to BNG.

DESIGN/IMPACT ON STREET/GARDEN SCENE

The proposed Portacabin would be located along the south-western boundary of the subject site atop what is currently an area covered by artificial turf. In this position the Portacabin would be well obscured from view of the surrounding street scene along both Rainham Road and Nelson Road by

existing boundary treatments and other existing buildings on the site. It therefore would not impact upon the character of the immediate area.

Despite the additional footprint of the Portacabin it is not considered that the subject site would be too cluttered and the Portacabin would not be an overly dominate feature within the context of the site. More broadly it would relate well to the main building on the site with respect to its design, scale and mass.

Officers raise no concern from a design perspective.

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.

The site does not have any directly adjacent neighbouring dwellings instead it is bound by public highways, the South Hornchurch Library and a car park. Given the separation distance to dwellings beyond the immediate perimeter of the site it is not considered there would be any amenity impacts with respect to loss of light/overshadowing.

A neighbour did raise a concern that their outlook would be impacted by the proposal. This neighbour lies on the opposite side of Rainham Road. Between their dwelling and the Portacabin would be Rainham Road along with a boundary treatment. The Portacabin would be some 55m from this neighbour. Given the separation distance Officers do not consider their amenity would be materially impacted by the Portacabin.

There are no overlooking concerns, however, a condition will be added to prevent use of the Portacabin as a balcony.

There is no suggestion that patronage would be increased following the installation of the Portacabin and so there is unlikely to be a further increase in noise and disturbance to the immediate area.

Overall, the development is considered to fall within the guidelines in the Supplementary Planning Guidance (Adopted 2011) for householder extensions 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 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 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 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.

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 the flank wall(s) of the building(s) 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 SC48 (Balcony condition)

The roof area of the extension hereby permitted shall not be used as a balcony, roof garden or similar amenity area without the grant of further specific permission from the Local Planning Authority.

Reason:-

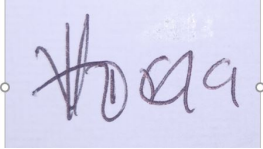
In the interests of the amenity of the occupiers of neighbouring dwelling.

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:

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

Victoria Collins

25th September 2024