

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

Miss Liz Schofield
Studio on the Green
Ballards Gore Golf Club
Gore Road
Canewdon (Stambridge)
SS4 2DA

APPLICANT

Mr F Nash
Magnolia House The Chase
Upminster
Havering
RM14 3YB

APPLICATION NO: P1092.24

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 a two bay cart lodge to front
Location: Magnolia House, The Chase
Upminster

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

24.156/01

24.156/02

24.156/03

for the following reason(s):

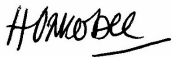
- 1 The proposed cart-lodge and associated hard-standing would through siting, overall height and visual bulk, form a prominent and intrusive feature out of character with the surrounding environment that would have a significant adverse impact to the detriment of the openness of the Green Belt. The development would fail to align fully with any of the exceptions given within the NPPF and no Very Special Circumstance case has been made which overcomes the in principle and other harm identified. The development would also be contrary to Policy G2 of the London Plan.
- 2 The proposed development by reason of its scale, bulk and mass and lack of subservience would appear as an unacceptably dominant and visually intrusive feature from the public

realm and adjoining site detrimental to the character of the Cranham Conservation Area and local area more generally. It would therefore be contrary to the objectives of the NPPF, specifically Para 135 which requires development add to the overall quality of the area, Policies 26 and 28 of the Havering Local Plan 2016-2031 and the Residential Extensions and Alterations SPD 2008.

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 30-09-2024.

Date: 30th 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

GENERAL DEVELOPMENT PROCEDURE ORDER 1995

PART 2

TOWN AND COUNTRY PLANNING ACT 1990

Appeals to the Secretary of State

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If you want to appeal against your local planning authority's decision then you must do so within 12 weeks 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 12 weeks of the date of this notice, whichever period expires earlier.

Appeals must be made using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or online at

www.planningportal.gov.uk/pcs.

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order. In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

Purchase Notices

If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

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.