

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P1132.24

WARD: Emerson Park **Date Received:** 16th August 2024

ADDRESS: Cherico, 22 Woodlands Avenue
Hornchurch

PROPOSAL: Enclosure of existing outside swimming pool to include provision of a jacuzzi, massage, changing room and plant area, and extend and refurbish the existing poolside building at the rear of the site.

DRAWING NO(S): 1910-P2-04-A
1910-P2-05-A
1910-P2-06-A
1910-P2-02-A
1910-P2-03-B

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 is a detached two storey dwelling located on a residential street. A driveway provides off street parking. The surrounding area predominantly consists detached two storey detached dwellings. The property is finished in brickwork and render. The application site is located within sector 6 of the Emerson Park Policy area.

DESCRIPTION OF PROPOSAL

The application seeks planning permission for the enclosure of existing outside swimming pool to include provision of a jacuzzi, massage, changing room and plant area, and extend and refurbish the existing poolside building at the rear of the site.

RELEVANT HISTORY

P0921.23	First floor rear extension including Juliet Balcony, two double storey front extensions including gable end to front elevation, conversion of roof space to habitable use including rear facing roof lights, alterations to structure of existing roof and replacement of hipped roof to existing rear extension to a flat roof and raise eaves
	Apprv with cons 19-09-2023

T0127.16	Option 1 -Willow -Fell tree due to excessive shading and nothing else can grow in the area, Pigeons are roosting in the tree and they are leaving bird droppings over the path which is a health hazard and the family pet keeps eating . Replant with 2 or 3 x 20ft Silver Birch. Option 2 -Willow take 20ft off the top of the tree and reshape and then review the area The tree surgeon stated that the tree has not been maintained over the years and branches have snapped off and there are round bore holes in the trunk and some sections look rotten Tree Work App + Cond 21-10-2016
P0430.16	Retrospective planning application to Regularise alterations made to planning approval Ref.No. APP/B5480/D/15/3003499 Alterations to Porch fenestration. Installation of 2 velux windows to first floor rear extension roofs. Alterations to fenestration to first floor rear extension windows. Alterations to ground floor rear extension fenestration, substituting patio doors for French windows and side lights. and removal of chimney stack from front elevation roof. Apprv with cons 08-06-2016
P1042.15	Retrospective application for raising the side hipped roof to eliminate a flat roof. Apprv with cons 09-09-2015
P0621.15	Retrospective application for Raising the side Hipped roof to eliminate a flat roof area. Withdrawn 25-06-2015
P0138.15	PROPOSED ENCLOSING THE EXISTING PORCH, ALTERATIONS TO FRONT ELEVATIONS FENESTRATION AND GROUND FLOOR REAR EXTENSION Apprv with cons 31-03-2015
P0139.15	ENCLOSING THE EXISTING PORCH, ALTERATIONS TO FRONT ELEVATION FENESTRATION, GROUND FLOOR REAR EXTENSION AND FIRST FLOOR SIDE & REAR EXTENSION Refuse 02-04-2015
P0140.15	ENCLOSING THE EXISTING PORCH, ALTERATIONS TO FRONT ELEVATION FENESTRATION AND GROUND FLOOR SIDE/REAR EXTENSION TO FORM A NEW GYMNASIUM & SINGLE STOREY REAR EXTENSION Refuse 02-04-2015
P1376.14	Enclosing the existing porch, alterations to front elevation fenestration, ground floor rear extensions and first floor rear extension Refuse 08-01-2015
P0895.14	Two storey and single storey rear extensions

	Withdrawn	22-09-2014
T0103.10	received application for work to Willow tree covered by Tree Preservation Order 25/72	
	Approve no cons	06-10-2010
P2158.05	Two storey side extension & front porch	
	Apprv with cons	19-01-2006
P1563.05	Single and two storey side extension - front porch and new entrance (wall & railings).	
	Refuse	14-10-2005
P2306.04	Two storey side extension, front porch and new entrance	
	Refuse	14-02-2005
P1387.03	Single storey side extension	
	Apprv with cons	10-09-2003

CONSULTATIONS/REPRESENTATIONS

A consultation was carried with neighbouring sites in the area. One comment were received.

- West boundary line of no.22 showing in the plan in yellow colour is actually in No.20's land.
- Under the conveyance dated 10/05/1923 in land registry, west side of ground only can be used as a garden ground. Therefore, their pool area should be next to their east side boundary.
- Not not satisfied as no detailed measure to ensure that rain water will not going to no.20's property which currently caused damage to no. 20. green shrubs and existing swimming pool.

Arboriculrual officer was consulted and no objection received.

RELEVANT POLICIES

Havering Local Plan (2016)

- Policy 7 - Residential Design and Amenity
- Policy 26 - Urban Design

The London Plan (2021)

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

Havering Residential Extensions and Alterations SPD (2011)

MAYORAL CIL IMPLICATIONS

This proposal is CIL applicable as the gross internal area to be added is 240sqm.

STAFF COMMENTS

In accordance with the current criteria for site visits, an in-person site visit was not undertaken. Site photos, and block plans were provided by the applicant in the determination of the application as well as Google Street View, aerial view images and drawings were used to assess the site constraints.

DESIGN/IMPACT ON STREET/GARDEN SCENE

The Emerson Park Policy Area SPD sets out to make ensure the borough is an attractive place to live, as well as preserving and enhance sites, buildings, areas and landscapes of special architectural or historic importance. The application site is located in section 6 of the EPPA SPD which is predominately typified by medium and large dwellings in spacious large well landscaped gardens. The guidance states that any development would need to be in keeping with surrounding properties and anything which would result in increased density or harmful to the architectural character would not be permitted. The proposed enclosure would be located at the bottom of the garden, not considered to detract from the character of the area. As the pool area already exists, the density would not be considered to increase anymore than with the proposed enclosure.

The existing outbuilding would have small extension to the front along with the refurbishment, not considered to raise any design concerns and acceptable. The height of this building would remain 3 metres.

The pool enclosure would feature a flat roof with a height of 3.3 metres, maintaining a distance of 2.8 metres to the west boundary and 1.5 meters to the east boundary. Double glazed solar glass is proposed. The scale of the enclosure would be substantial, however given the site and its context, would not be considered to be an unacceptable development the locality.

There are no other design concerns related to the proposed works. The proposal respects the visual integrity of the area and its established scale, in line with policy 26 of the Havering Local Plan regarding high quality design.

IMPACT ON AMENITY

The proposed works and refurbishment to the existing outbuilding would not be considered to have any unduly impact to the either neighbouring properties No.20 & 24. The height of 3 metres is within guidance.

The proposed enclosure would be 3.3 metres in height, 0.3 meters outside of usual guidance, however given its location and positioning the small departure from guidance would not be considered to have a detrimental impact to neighbouring amenity. The 2.8 metre distance to the west boundary and 1.5 metre distance to the east boundary and separation to habitable rooms and visibility at garden level would ensure limited impact to neighbouring amenity.

There are no further concerns regarding amenity.

HIGHWAY/PARKING

No highway or parking issues would arise as a result of the proposal.

KEY ISSUES/CONCLUSIONS

It is considered that the proposed works would be acceptable in terms of its impact on the character and appearance of the area, the visual amenity in the street scene and an acceptable impact on residential amenity. It is therefore considered that the application would accord with policies and in line relevant SPD'S.

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.

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.

2 Approval and CIL (enter amount)

The proposal is liable for the Mayor of London Community Infrastructure Levy (CIL). The Mayoral CIL levy rate for Havering is £25/m² and is chargeable for each additional square metre of residential gross internal (GIA). Based upon the information supplied with the application, the CIL payable would be £6000 (this figure may go up or down, subject to indexation). CIL is payable within 60 days of commencement of development. These charges are levied under s.206 of the Planning Act 2008. CIL is payable within 60 days of commencement of development. A Liability Notice will be sent to the applicant (or anyone else who has assumed liability) shortly and you are required to notify the Council of the commencement of the development before works begin. Further details with regard to CIL are available from the Council's website. You are also advised to visit the planning portal website where you can download the appropriate document templates at <http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

Authorising Officer:



Neil Goate

15th October 2024