

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P0474.24

WARD: Squirrels Heath **Date Received:** 2nd April 2024

ADDRESS: Land Rear of 210 Main Road
Gidea Park
Romford

PROPOSAL: Construction of apartment block comprising 2 flats, alongside associated development

DRAWING NO(S): Drawing No 22/09/LP1
Drawing No 24/03/PL/05
Drawing No 24/02/PL/02
Drawing No 24/03/PL/03.
Design Access Statement
Transport Statement
Heritage Statement
Drawing No TPP-01

RECOMMENDATION: It is recommended that **planning permission be GRANTED** subject to the condition(s) given at the end of the report

SITE DESCRIPTION

The subject site is a backcourt car parking area to the rear of residential and retail units fronting Main Road. The backcourt serves two residential properties, 208A & 210A Main road, and two retail units, 210 (a car audio outlet) & 208 (a hair salon). The backcourt has an established vehicular access on to the public highway (Main Road) to the North.

Commercial units are located to the North of the site, with residential accommodation to the upper floors.

To the South of the site is a place of worship, Friends Meeting House, with its associated grounds, and beyond that, residential dwellings fronting Balgores Crescent.

To the South-east of the site is Gidea Lodge, a retirement housing complex.

There are two Listed Buildings within the site's vicinity. The Coffee Pot (Grade II), positioned to the North-west, and The Ship Public House, positioned to the North-east.

The site has a number of mature trees to its Southern Boundary, three of which are covered under a

Tree Protection Order TPO 8-83.

The site is situated within the Gidea Park Conservation Area. There are a number of listed buildings in the surrounding area.

Constraints Summary

- 001 Advert Required.
- 009 Art 4.
- 023 TPO's - TPO event.
- 028 APZ.
- 037 Boundary North.
- 069 Squirrels Heath SQ.
- 100 2021 Conservation Areas.

DESCRIPTION OF PROPOSAL

Planning permission is sought to erect a two apartments, which would entail the construction of a two storey apartment complex. The proposed apartments would be self-contained, with independent external entrances, and would benefit from two bedrooms.

Amenity areas would be provided to side and rear with a single parking space for each apartment to the front. The apartments would each benefit from private gardens to the rear.

A covered cycle store would be established under the proposed scheme, providing cycle storage for a minimum of four bicycles.

The proposed apartment building would be constructed in facing red brickwork with black timber cladding under a plain tile pitched roof.

Refuse storage would be to the front of the building.

Officers note that a similar development proposal, planning application P0975.14, was approved with agreement on 30/01/15 for apartment building containing two self-contained two bedroom apartments with garden space to the side and rear, and car parking to the front.

RELEVANT HISTORY

- W0215.22 - Full planning application for the construction of 4 flats. (Pre-App).
- P0975.14 - 2No 2 bedroom flats with garden space. (Approved with agreement).

CONSULTATIONS/REPRESENTATIONS

Neighbouring occupiers were invited to comment through direct notification. One representation has been received which raise the following comments:

·Concerns were raised with regard to how the proposed development would impact on parking, access, and storage to the rear of the existing two residential and two retail units fronting Main Road. Moreover, concerns were raised regarding the noise pollution and mess that the associated construction works would induce.

In addition to the above, the following comments have been made by consultees:

·Waste and Recycling - Waste and recycling sacks will need to be presented by 7am on the boundary of the property facing Main Road on the scheduled collection day. Please refer to the planning guidance document attached.

·Street Naming and Numbering - This application will require to be Street Named and Numbered, therefore please advise the applicant to go to: Apply for street names and numbering | Search for local land charges | The London Borough Of Havering.

·Arboriculture Officer - Given the existing site conditions, the development is unlikely to significantly impact the trees on site. The report outlines all the tree protection measures that will be taken on site. The applicant outlines a number of steps to ensure that these measures are understood by the site team, which should aid implementation throughout the duration of the construction. Providing that all measures outlined in the supplied arboriculture method statement and tree protection plan are implemented, there is no arboriculture objection to this application.

·London Fire Brigade - no additional fire hydrants required.

·LFBWT Hydrant Officer - No additional action or hydrants required on site, we are happy for the proposed works to proceed.

·Highway - No comments or objections received.

·Environmental Health - No comments or objections received.

RELEVANT POLICIES

The following planning policies are material considerations for the assessment of the application:

National Planning Policy Framework (2023)

The National Planning Policy Framework (NPPF) sets out Government planning policies for England and how these should be applied. Themes relevant to this proposal are:

- Chapter 2 - Achieving sustainable development.
- Chapter 5 - Delivering a sufficient supply of homes.
- Chapter 12 - Achieving well-designed places.

London Plan 2021

- GG2 Making the best use of land
- GG4 Delivering the homes Londoners need

- D4 Delivering good design
- D5 Inclusive design
- D6 Housing quality and standards
- D7 Accessible Housing
- D12 Fire Safety
- D14 Noise
- HC1 Heritage conservation and growth
- G7 Trees and Woodland
- SI 1 Improving air quality
- SI 2 Minimising greenhouse gas emissions
- T5 Cycling
- T6 Car parking
- T6.1 Residential Parking

Havering Local Plan 2016-2031

- 3 - Housing supply
- 4 - Affordable housing
- 5 - Housing mix
- 7 - Residential design and amenity
- 10 - Garden and back land development
- 23 - Transport connections
- 24 - Parking provision and design
- 26 - Urban design
- 30 - Biodiversity and geodiversity
- 33 - Air quality
- 34 - Managing pollution
- 35 - Waste management

Havering Supplementary Planning Documents (SPDs)

Aspects of the following documents apply to the proposed development though need to be read in combination with newer mayoral guidance:

- Residential Design (2010);
- Sustainable Design and Construction (2009);

MAYORAL CIL IMPLICATIONS

The proposal would be liable for contributions under CIL Regulations for both MCIL and HCIL based on any net increase in floor area. Based on the information submitted this would equate to the following based on 146 square metres of new floor space.

MCIL (£25 per sqm) - £3650.

HCIL (£125 per sqm) - £18250.

STAFF COMMENTS

The main planning issues raised by the application relate to the principle of development, site layout / density, effect on the character and appearance of the area and on the amenity of surrounding properties/land uses, highway safety, tree protection, and archaeology.

PRINCIPLE OF DEVELOPMENT

Chapter 7 of the NPPF state that "the purpose of the planning system is to contribute to the achievement of sustainable development, including the provision of homes". Moreover, Chapter 11 outlines that planning "decisions should apply a presumption in favour of sustainable development".

Policy 3 of the Havering Local Plan 2016 outlines that "ensuring an adequate supply of high quality housing in Havering is essential in ensuring that the borough is a place where people want to live and where residents are able to stay and prosper". As such "the Council will take a pro-active approach to increasing the amount housing within the borough and will encourage the effective and efficient use of land by reusing previously developed land".

Officers considered that the proposed scheme would be a sustainable development, given that the subject site is surrounded and adjoined by residential properties, thus the proposed residential use is deemed acceptable in principle, and not to be an incongruous use given the context. Moreover, it must be noted that a similar development proposal, P0975.14, was approved on 30/01/2015, an apartment building containing two self-contained two bedroom apartments with garden space to the side and rear, and car parking to the front. The proposed scheme is therefore considered to be in accordance with the objectives of the NPPF, and Policy 3 of the Havering Local Plan 2016.

LISTED BUILDING

As previously outlined, two listed buildings are situated within close proximity of the application site:

- The Ship Inn.
- The Coffee Pot.

Given the proximity of the two buildings to the site there is the potential for the development to have an adverse impact on their setting.

Policy 28 of the Havering Local Plan outlines that "the Council recognises the significance and value of Havering's heritage assets and will support well designed and high quality development in a Conservation Area, or its setting, which preserves, enhances or better reveals the character and appearance of the area and its significance, and which contributes to local character and distinctiveness, taking into account the Conservation Area Appraisal or Management Plan.

With regard to The Ship Inn, officers consider that The Ship Inn is sited far enough away for there to be no notable impact on its setting. Whilst The Coffee Pot is located much closer to the site officers consider that the proposal would not result in any notable material affect. Thus, from a heritage perspective, the proposed scheme is considered acceptable.

DENSITY/SITE LAYOUT

Policy D6 (Housing Quality and Standards) of the London Plan advises that housing development should be of high-quality design and provide adequately sized rooms with comfortable and functional layouts which are fit for purpose and meet the needs of Londoners without differentiating between tenures. To that end the policy requires that new residential development conform to minimum internal space standards. There are set requirements for gross internal floor areas of new dwellings at a defined level of occupancy as well as floor areas and dimensions for key parts of the home, notably bedrooms, storage and minimum floor to ceiling heights. The minimum gross internal floor area requirements and room sizes takes into account commonly required furniture and the spaces needed for different activities and moving around.

New dwellings must also demonstrate an acceptable arrangement of private amenity space. The Adopted Residential Design SPD states that private amenity space should be provided in single, high quality, usable, enclosed blocks which benefit from both natural sunlight and shading. The Residential Design SPD does not prescribe fixed standards for private amenity space, which can be restrictive on small and awkward sites. The London Plan (2021) offers guidance on this matter in the sense that minimum standards are present in Policy D6. It states that where there are no higher local standards in the borough Development Plan Documents, a minimum of 5m² of private outdoor space should be provided for 1-2 person dwellings and an extra 1 sqm. should be provided for each additional occupant, and it must achieve a minimum depth and width of 1.5m.

These standards are reflected in the Havering Local Plan 2016-2031 at Policy 7 which requires compliance with the space standards referenced above.

Gross Internal Floor Space

Given that the proposed two flats would have a maximum of four occupants, both are required to have a minimum gross internal floor space of 70m². Officers deem the gross internal floor area of both flats to be acceptable, as both exceed minimum standards.

Bedrooms

Policy D6 outlines that a dwelling with two or more bedspaces must have at least one double (or twin) bedroom that is at least 2.75m wide, with a total area of 11.5m². All of the proposed double bedrooms exceed 2.75m in width, and would benefit from total floor areas greater than 11.5m.

In addition, Policy D6 states that a one bedspace single bedroom must have a floor area of at least 7.5m² and be at least 2.15m wide. The proposed single bedroom would have a floor area of 14.3m² and a width of 2.55m.

Quality of internal space

Officers considered that the proposed accommodation would offer suitable amounts of ventilation and outlook from the rooms of the proposed units.

Accessibility

Policy 7 requires compliance with M4(2) of the Building Regs. However, the first floor would not comply as there is no lift access. In this case, given the limited number of dwellings proposed, it would be impractical and excessive to require a lift, so M4(2) will be conditioned only in relation to the ground floor.

Private outside space

Minimum of 5m² of private outdoor space should be provided for 1-2 person dwellings and an extra 1m² should be provided for each additional occupant, and it must achieve a minimum depth and width of 1.5m. Thus, the proposed flats must have a minimum private outdoor space of 7m². Officers deem the proposed rear gardens acceptable as both would exceed the minimum standards.

Overall, the proposed development is deemed acceptable, as it would comply with Policy D6 of the London Plan 2021, Policy 7 of the Havering Local Plan 2016, and with the objectives of the objectives of the NPPF.

DESIGN/IMPACT ON STREET/GARDEN SCENE

Chapter 135 of the NPPF outlines that Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users⁵²; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

The role of the Local Planning Authority is not to stifle good design, but to ensure that development reflects and enhances local patterns of development. This is echoed by Paragraph 135 of the framework by advocating that development should still be sympathetic to local character and the surrounding built environment.

As outlined, the subject site lies within the Gidea Park Conservation Area. However, the site is situated behind the main street frontage, and the proposed apartment building would only be visible between existing buildings and would not be visually prominent in the street scene.

In terms of design, officers considered that the proposed building's pitched roof design and materials, red facing brickwork, black timber cladding, and plain roof tiles, would complement the character of the area, and as such there would be no material impact on the character and appearance of the Conservation Area.

Taking the above factors into account officers considered that the proposed development would

integrate satisfactorily with the character and appearance of the street scene and wider locality.

IMPACT ON AMENITY

Policy 7 of the Havering Local Plan 2016-2031 (HLP) states that planning permission will not be granted where the proposal results in unacceptable overshadowing, loss of sunlight/ daylight, overlooking or loss of privacy, noise, vibration and disturbance to existing and future residents. This policy is to be read in conjunction with Policy 26 however the objectives are reflected in Policy 34 which also states that development will not be permitted where it would unduly impact upon amenity, human health and safety and the natural environment by noise, dust, odour and light pollution, vibration and land contamination.

A Supplementary Planning Document (SPD) adopted in 2011 provides design guidance for residential extensions and alterations in Havering. Whilst this application is for a new dwellings, similarities can be drawn from the SPD which are comparable to the effect on surrounding properties from an extension to a property. As such it is considered to not be unreasonable to take the SPD into account when assessing the impact on the amenity of the surrounding properties.

208A & 210A

With regard to the residential properties sited to front of the proposed apartment building, No.208A & 210A, officers considered that the proposal would not result in any notable adverse impact to amenity, in terms of loss of privacy, loss of outlook, or loss of daylight.

206, 208, 210, 212, and 214

Regarding, the commercial properties sited to the front of the site, it is considered by officers that the proposal would not result in any notable adverse impact to the amenities of the subject commercial premises.

Gidea Lodge Retirement Complex

When assessed against Gidea Lodge, it is considered that the proposed development would not result in any notable loss of outlook or daylight. Moreover, the proposed first floor windows to the building's East facing elevation, would merely overlook Gidea Park's parking court, and thus any overlooking or loss of privacy induced by the proposal would be negligible.

Friends Meeting Hall

When assessed against Friends Meeting Hall, the proposed scheme would not result in noteworthy loss of privacy, loss of daylight, or loss of outlook.

Overall, there would be no materially adverse impacts on the amenities of existing or future residents or on other adjoining occupiers.

HIGHWAY/PARKING

Under the proposed scheme site access would remain as existing and no objections have been raised by the Highway Authority.

The site has a PTAL rating of 3. The site is considered to be located within a sustainable location

which is close to public transport links, including Gidea Park railway station.

Under the proposed scheme there would be two on-site car parking spaces, one for each apartment, which would accord with Policy T6.1 of the London Plan. For 2 bedroom properties in out London with a PTAL rating of 3, a maximum of 1 on site car parking space when rounded up is deemed acceptable.

Moreover, the proposed development would retain sufficient parking for the neighbouring shops and accommodation above, 208, 208A, 210, and 210A Main Road.

With regard to on site cycle storage, the proposal would comply with policy T5 of the London plan, as two cycle storage spaces would be provided for each apartment.

Overall, the proposed scheme is considered to in accordance with Policies T5 and T6.1 of the London Plan 2021, and the objectives of the NPPF. The proposal is therefore deemed acceptable from a highway perspective, and would not result in any notable adverse effects to the safety or convenience of the local highway network.

TREES

As outlined, the site has a number of mature trees to its Southern Boundary, three of which are covered under a Tree Protection Order TPO 8-83.

The arboriculture officer has stated that given the subject site already consists of a large amount of hardstanding, which will have likely affected the morphology of the roots present, and that the new building would be sited within the current hardstanding, the proposal is unlikely to have significant impact on the trees.

G4 is a row of Sycamore trees on the boundary of the site. A desktop assessment has shown that these trees are already in close proximity to existing buildings. Their retention with the proposal is not feasible given the direct conflict between the trees and the new building. Not only would construction of the new building be very difficult, but there would also be future conflict with the new property as a result of encroachment of the canopies. As they are category C trees, their removal is not a material consideration and therefore no objection is raised.

There is one small holly, T8 that is also to be removed. As this is also a category C, it will not have significant impact on the visual amenity of the site.

The remainder of the trees on site are to be retained. The arboriculture report outlines the enhancement of rooting opportunity with the removal of the hardstanding and the installation of new porous material. In addition, the individual trees are subject to routine maintenance, which if continued, will reduce the future conflict between the new building and the trees.

Overall, given the existing site conditions, the development is unlikely to significantly impact the trees on site. The report outlines all the tree protection measures that will be taken on site. The applicant outlines a number of steps to ensure that these measures are understood by the site team, which should aid implementation throughout the duration of the construction. Providing that all measures outlined in the supplied arboriculture method statement and tree protection plan are

implemented, there is no arboriculture objection to this application.

KEY ISSUES/CONCLUSIONS

Having regard to the above and in doing so all relevant planning policy and material considerations APPROVAL is recommended accordingly subject to conditions.

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 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.

3 SC45A (Removal of permitted development rights)

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, no extension or enlargement (including additions to roofs) shall be made to the dwellinghouse(s) hereby permitted, or any detached building erected, without the express permission in writing of the Local Planning Authority.

Reason:-

In the interests of amenity and to enable the Local Planning Authority to retain control over future development.

4 SC62 (Hours of construction)

All building operations in connection with the construction of external walls, roof, and foundations; site excavation or other external site works; works involving the use of plant or machinery; the erection of scaffolding; the delivery of materials; the removal of materials and spoil from the site, and the playing of amplified music shall only take place between the hours of 8.00am and 6.00pm Monday to Friday, and between 8.00am and 1.00pm on Saturdays and not at all on Sundays and Bank Holidays/Public Holidays.

Reason:-

To protect residential amenity.

5 Building Emissions

Any boilers installed in the dwelling(s) hereby approved shall be Ultra-Low NOx boilers with maximum NOx Emissions less than 40 mg/kWh. Where any installations do not meet this emissions standard it should not be operated without the fitting of suitable NOx abatement equipment or technology as determined by a specialist to ensure comparable emissions. The installation of the boilers shall be carried out in strict accordance with these details and shall thereafter be permanently retained.

Reason: To minimise the impact of building emissions on local air quality.

6 Electric Vehicle Parking Active Provision (all spaces)

Prior to the first occupation of the development hereby approved, the residential parking space(s) shall be provided with active vehicle charging facilities for electric or Ultra-Low Emission vehicles.

Reason: Provision prior to first occupation of the proposed dwellings hereby permitted will ensure that the development adequately incorporates measures to allow the use of electric vehicles by future occupiers in accordance with Policy T6.1 of the London Plan.

7 SC59 (Cycle Storage)

No building shall be occupied or use commenced until cycle storage is provided in accordance with the details shown on the approved plans. The cycle storage shall be permanently retained thereafter.

Reason:-

Insufficient information has been supplied with the application to demonstrate what facilities will be available for cycle parking. Submission of this detail prior to occupation in the case of new building works or prior to the use commencing in the case of changes of use is in the interests of providing a wide range of facilities for non-motor car residents and sustainability.

8 SC58 (Refuse and recycling)

No building shall be occupied or use commenced until refuse and recycling facilities are provided in accordance with details which shall previously have been submitted to and approved in writing by the Local Planning Authority. The refuse and recycling facilities shall be permanently retained thereafter.

Reason:-

Insufficient information has been supplied with the application to judge how refuse and recycling will be managed on site. Submission of this detail prior to occupation in the case of new building works or prior to the use commencing in the case of changes of use will protect the amenity of occupiers of the development and also the locality generally.

9 SC10C Materials as per application form

The proposed development hereby approved shall be constructed in accordance with the materials detailed in the application form and approved plans unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the appearance of the proposed development will harmonise with the character of the surrounding area.

10 SC86 Minor Space Standards

The ground floor apartment hereby approved shall be constructed to comply with Part M4(2) of the Building Regulations - Accessible and Adaptable Dwellings.

Reason: In order to comply with national optional technical standards as required by Policy D7 of the London Plan.

11 SC87 Water Efficiency

All dwellings hereby approved shall comply with Regulation 36 (2)(b) and Part G2 of the Building Regulations - Water Efficiency.

Reason: In order to comply with national optional technical standards as required by Policy SI5 of the London Plan.

12 Hard Surface Porus/Run-off - application site

All hard surfaces hereby approved as part of the development (including any sub-base) shall be made of porous materials or provision shall be made to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the application site.

Reason:-

In order to ensure no water run-off from the hard surface which would contribute to risk of flooding.

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.

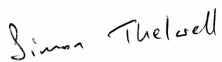
2 Approval and CIL (enter amount)

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, £3,650 would be payable due to result in a new residential property with 146m² of GIA, however this may be adjusted subject to indexation.

The proposal is also liable for Havering Council's CIL. Havering's CIL charging rate for residential is £125m² (Zone A) for each additional square metre of GIA. Based upon the information supplied with the application, £18,250 would be payable, subject to indexation.

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:



Simon Thelwell

1st November 2024