

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P1572.24

WARD: Elm Park **Date Received:** 26th November 2024

ADDRESS: 9 Bretons Cottages, Rainham Road
Rainham

PROPOSAL: Erection of 1 5xbed detached dwelling with parking and amenities following demolition of existing dwelling

DRAWING NO(S): Location Plan
Existing Site Location Plan & Block Plan, Drawing No.24186-WA-001
Proposed Floor Plans and Typical Section, Drawing No.24186-WA-005, Revision A
Proposed Elevations, Drawing No.24186-WA-006
Existing and Proposed Street Elevations, Drawing No.24186-WA-007
Proposed Site Plan, Drawing No.24186-WA-004

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

SITE DESCRIPTION

The site relates to a plot measuring 354sq.m, comprising a moderately sized two-storey hipped-roof detached dwelling with part single, part-two storey extension extending to the northwestern rear. Located in the suburb of Elm Park, the area is residential in character with a mixture of detached, semi-detached and terraced two-storey dwellings comprising hipped and gable roof forms with a variation of design and materiality.

The internal floor space of the existing dwelling measures 97sq.m, consisting of a living room, dining room, kitchen, utility and washroom to the ground floor and 3no. bedrooms and a bathroom to the first floor, with no on-site parking.

The plot consists of two grassed garden areas to the front and rear elevation, separated by a high fence. The front garden extends right up to the eastern boundary, lying largely visible to the roadside with a low dilapidated picket fence lining the footpath. It is noted that the existing dwelling is not centrally located within the plot, built right up to the northern side boundary and in close proximity with the adjacent semi-detached dwelling of no.10 Bretons Cottages, with a gap of open garden land measuring an excess of 6m between the main bulk of the dwelling and the southern boundary.

DESCRIPTION OF PROPOSAL

The application seeks planning permission for the demolition of the existing dwelling and the erection of a 5-bedroom two-storey detached dwelling, measuring 158sq.m. The dwelling would be centrally sited within the plot, set back slightly from the adjacent semi-detached dwellings to the north and south, with the introduction of permeable concrete hardstanding to the frontage facilitating the on-site car parking of 3no. vehicles.

The proposed dwelling would incorporate a gable roof with two symmetrical forward facing gable features with bay windows to the ground and first-floor, projecting 0.5m beyond the principal front elevation. A flat roof porch canopy is proposed to infill the central gap, providing cover to the front entrance. To the rear, two gable roofs are proposed to the two-storey element, running perpendicular to the main. A single storey flat roof rear structure is also proposed to the ground floor.

Internally, the ground floor would comprise a lounge, study, washroom, utility and open plan kitchen and dining room, while the first-floor would comprise 5no.bedrooms, a bathroom and an en-suite bathroom.

Boundary treatments are also proposed to the north and south side boundaries of the front parking area, consisting of 1m high timber fencing. To the remaining boundaries enclosing the dwelling and rear garden, 2m high timber fencing is proposed with gates to match.

RELEVANT HISTORY

It is noted that no relevant planning history exists for the application site however the below recent two planning permissions are considered relevant as they relate to the adjacent southern development comprising the land between no.8 and no.9 Bretons Cottages:

P0721.18 - Construction of four residential houses with off-street parking and private amenity space. Approved with conditions 23/09/19.

P1647.21 - 2 x two-storey 4-bed, and 2 x two-storey 3-bed semi-detached dwellings with habitable roof space, associated parking, and amenity space. Approved with conditions 09/11/21.

CONSULTATIONS/REPRESENTATIONS

8 neighbouring properties were notified of the proposal at the application and no.2 letters of concern was received - concerns raised include security concerns with the request that any new development involves the installation of a high, secure fence following a previous incident, noise disturbance during demolition and construction and the potential impact on neighbouring amenity.

Comment: While security concerns would be a matter of the metropolitan police, it is noted that the current application proposes high fencing to the northern, western and southern boundaries. In addition to this, disturbance during demolition and construction is not a material planning consideration, however a condition has been imposed to restrict the hours of demolition works and vehicle movements to/from the site.

Highways - no comment.

Environmental Health - no objection subject to the imposition of two conditions to ensure that the residents are adequately protected from noise from the A125 outside the property and from the proposed air source heat pump.

Waste & Recycling - waste and recycling sacks will need to be presented by 7am on the boundary of the property facing Rainham Road on the scheduled collection day.

Ecology - objects due to insufficient ecological information of European Protected Species (bats),

Street Naming and Numbering - The application will require to be street named and numbered.

London Fire Brigade - no additional fire hydrants nor further action is required.

Historic England - no comments.

Anglian Water Authority - outside of boundary therefore no comment.

RELEVANT POLICIES

Havering Local Plan 2016-2031 (HLP) - Policies 7, 10, 23, 24, 26 and 34

London Plan 2021 (LP) - Policies H1, D1, D3, D6, T6 and G6

National Planning Policy Framework (NPPF)

MAYORAL CIL IMPLICATIONS

The proposal is liable for the Mayor of London Community Infrastructure Levy (CIL). The Mayoral CIL levy rate for Havering is £25/sqm and is chargeable for each additional square metre of residential gross internal (GIA). Based upon the information supplied with the application, £1525 would be payable, due to an additional GIA of 61sq. m.

In addition, as of September 1st 2019, Havering adopted its on community infrastructure levy (HCIL) which has a chargeable rate of £125 per sqm in this location. Based upon the information supplied with the application, £7625 (subject to indexation) would be payable.

The charges outlined above are levied under s.206 of the Planning Act 2008. CIL is payable within 60 days of commencement of development.

STAFF COMMENTS

An in-person site visit was not undertaken. A planning appraisal was provided by the agent in support of the application. In determining this planning application, photos, Google Street view,

aerial view imagery and submitted drawings were used to assess the site constraints.

The material planning considerations include the principle of the development, density and site layout, design and impact on the character and appearance of the surrounding area, impact on amenity, highways and parking and planning obligations.

PRINCIPLE OF DEVELOPMENT

The NPPF states that housing applications should be considered in the context of the presumption in favour of sustainable development. The London Plan notes the pressing need for housing and the general requirement to improve housing choice, affordability and quality accommodation. The provision of additional accommodation is consistent with the NPPF and the objectives of the Policy 3 of the Havering Local Plan which is supportive of housing provision in sustainable locations.

In addition, Policy H1 of the London Plan notes the pressing need for housing and the general requirement to improve housing choice, affordability and quality, whilst Policy D1 also acknowledges that development should optimise housing output subject to local context and character.

Given the site currently has a residential land use and is located within a residential suburb, there is no objection in principle to the proposed development on the site, providing that the proposal is acceptable in all other material respects.

DENSITY/SITE LAYOUT

INTERNAL SPACE STANDARDS

Policy D6 (Housing Quality and Standards) of the London Plan 2021 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.

In addition to this, Policy 7 the Havering Local Plan 2016-2033 should be read in conjunction with Policy D6, relating to sufficient privacy and amenity space for existing and new properties. Policy 7 (Residential Design and Amenity) states that: "To ensure a high quality living environment for residents of new developments, the Council will support residential developments that: iv. Meet the National Space Standards and the London Plan requirement for floor to ceiling heights."

The indicative first floor proposed plan shows the proposed dwelling to facilitate 7 bedspaces. Table 3.1 of Policy D6 outlines that a two-storey 5b6p dwelling should benefit from an internal total floor area of 110sq.m. The proposed dwelling is considered suitable in this regard, with the internal floor

space area measuring 158sq.m.

Criteria 2 of Policy D6 stipulates that a dwelling with two or more bedspaces must have at least one double (or twin) bedroom that is at least 2.75m wide, while every other additional double (or twin) bedroom must be at least 2.55m wide. The proposed dwelling would contain 3no. double/twin bedrooms, with each measuring at least 4m in width.

In addition to this, Criteria 4 of Policy D6 stipulates that a two bedspace double (or twin) bedroom must have a floor area of at least 11.5 sq.m. The proposed two double bedrooms measure an excess of 11.5sq.m, and so are compliant with Criteria 4 of Policy D6.

Criteria 3 stipulates that a one bedspace single bedroom must have a floor area of at least 7.5 sq.m. and be at least 2.15m wide. The proposed dwelling would contain 3no. one bedspace single bedrooms, with each measuring an excess of the required internal floor area and width.

QUALITY OF INTERNAL SPACE STANDARDS

Criteria C of Policy D6 stipulates that housing development should maximise the provision of dual aspect dwellings to provide adequate passive ventilation, daylight and privacy, and avoid overheating.

It is considered that the proposed accommodation would offer suitable amounts of ventilation and outlook from the rooms of the proposed dwelling.

EXTERNAL AMENITY SPACE STANDARDS

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 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 5sqm. of private outdoor space should be provided for 1-2 person dwellings and an extra 1sqm. should be provided for each additional occupant, and it must achieve a minimum depth and width of 1.5m. These standards are reflected in Policy 7 of the Havering Local Plan, which requires compliance with the space standards.

Given that the proposed dwelling would have up to seven occupants, 10m² of private outdoor amenity space would be necessary. The rear garden area would exceed the minimum standard and would be consistent with other dwellings within the vicinity which are noted to vary. Thus, it is considered that the proposed dwelling would have access to adequately sized private gardens.

SUMMARY OF SPACE STANDARDS

Overall, the proposal would demonstrate an adequate internal and external living environment to future occupants, in accordance with the space standards outlined in Policy D6 of the London Plan 2021.

DESIGN/IMPACT ON STREET/GARDEN SCENE

The Council recognises that much of the borough is suburban, characterised by spaciouly set up neighbourhoods with large private gardens. Intensification of these areas by development on gardens or back-land may provide valuable sources for housing. Development of such sites can be difficult as there are often a number of constraints. They require sensitive development and high quality design to ensure that the character of the area and the quality of life of existing and future residents is maintained.

The NPPF states that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. It goes on to set out that good design is a key aspect of sustainable development, in so far as that it creates better places in which to live and work and helps make development acceptable to communities. However, an overarching consideration is the desirability of maintaining an area's prevailing character and setting (including residential gardens), of promoting regeneration and change; and the importance of securing well-designed, attractive and healthy places. The framework requires that permission is refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area.

Policy D3 of the London Plan 2021 relates to optimising site capacity through the design-led approach, whereby development is expected to respond to the existing character of a place by identifying the special and valued features and characteristics that are unique to the locality and respect, enhance and utilise the heritage assets and architectural features that contribute towards the local character.

The proposal involves the demolition of the existing 3-bedroom, two-storey detached dwelling measuring 97sq.m with a 5-bedroom two-storey detached dwelling, measuring 158sq.m. The proposed dwelling would be centrally sited within the plot, set back slightly from the adjacent semi-detached dwellings to the north and south, with the introduction of permeable concrete hardstanding to the frontage facilitating the on-site car parking of 3no. vehicles, facilitated by the removal of the low dilapidated picket fence lining the footpath.

The existing dwelling is not centrally located within the plot, built right up to the northern side boundary and in close proximity with the adjacent semi-detached dwelling of no.10 Bretons Cottages, leaving an irregular gap of open garden land measuring an excess of 6m between the main bulk of the dwelling and the southern boundary, which is uncharacteristic of the plots of the surrounding dwellings. Therefore, the proposed relocation of the dwelling and removal of the unsightly dilapidated fencing to the frontage to facilitate the hardstanding parking area is considered a visual improvement and would be more in keeping with the layout and separation distance to boundaries of the adjacent dwellings to the north and south.

Having regard to the design of the dwelling, the proposed would incorporate a gable roof measuring a maximum height of 7.9m, with two subordinate symmetrical forward facing gable features with bay windows to the ground and first-floor, projecting 0.5m beyond the principal front elevation. A flat roof

porch canopy is proposed to infill the central gap, providing cover to the front entrance. To the rear, two gable roofs are proposed to the two-storey element, running perpendicular to the main. A single storey flat roof rear structure is also proposed to the ground floor.

The proposed would be finished in red brick, grey concrete tiled roof, white uPVC windows and timber composite and uPVC double glazed doors, of similar materiality to other dwellings in the locality.

An indicative street plan elevation drawing has been submitted alongside the application which shows the dwelling to be slightly higher than the semi-detached pair to the north and slightly lower than the semi-detached pair to the south. The plan also demonstrates that the proposed dwelling would be of a similar width to the adjacent pairs of semi-detached dwellings, and so it is considered that the proposed is proportionate in height and width to the surrounding built development.

Moreover, while the immediate adjacent dwellings do not incorporate gable features, there are numerous examples of development in close proximity and located along Rainham Road which include these. The proposed design of the dwelling is therefore not considered out of character within the street scene.

Having regard to boundary treatments, 1m high timber fencing is proposed to the north and south side boundaries of the front parking area, while 2m high timber fencing is proposed with gates to match to the remaining boundaries enclosing the dwelling and rear garden. The proposed boundary treatments are also considered consistent with those used in the area.

Overall, the proposed dwelling is considered consistent with the size, setting and arrangement of properties in the locality and would respect the character of the surrounding area. The proposed development is there consistent with Policies 7, 10 and 26 of the Havering Local Plan 2016-2031, Policy D3 of the London Plan 2021 and the provisions of the NPPF.

IMPACT ON AMENITY

Policy 7 of the Havering Local Plan 2016-2031 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 read in conjunction with Policy 26; however, the objectives are reflected in Policy 34 also which 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.

In addition to this, Policy 10 of the Havering Local Plan, amongst other considerations, requires that development not have a significant adverse impact on the amenity of existing and new occupants.

It is noted that Environmental Health were consulted and advised they have no objections, subject to the imposition of two conditions to ensure that the residents are adequately protected from noise from the A125 outside the property and from the proposed air source heat pump.

The proposal involves the installation of one window to the first-floor southern elevation, which would serve a bathroom. To protect the amenity of future occupants and nearby residents, a

condition has been imposed to ensure that this window is obscurely glazed.

Overall, it is not considered that there would be any unacceptable loss of light, level of overshadowing or overlooking in planning terms. Thought has been given to ensuring there is screening to the terrace area, which would mitigate any sense of being overlooked.

Therefore, subject to the implementation of the conditions regarding noise and obscure glazing, it is considered that the proposal would not cause harm to the living conditions of any existing residential properties, nor give rise to significant adverse impacts on health and quality of life, including that of residential amenity and therefore would accord with the provisions of Policies 7, 10, 26 and 34 of the Havering Local Plan.

HIGHWAY/PARKING

The proposal involves the introduction of permeable concrete hardstanding to the frontage to allow the on-site car parking of 3no. vehicles, facilitated by the removal of the low dilapidated picket fence lining the footpath. It is noted that the Highways Officer was consulted but has not provided comment. A pragmatic approach has therefore been taken given the parking area is of a similar layout to those permitted under applications P0721.18 and P1647.21 for the recent erection of the semi-detached adjacent dwellings to the south.

The site has a low PTAL rating of 1b. Policy 24 of the Havering Local Plan 2016-2031 states that in areas of the borough that have low public transport access (PTAL 0-1) where no improvements are planned, the minimum residential parking standards set out in Table 11 will apply. For a dwelling of 3+ bedrooms, Table 11 requires 1.5 parking spaces per dwelling.

Given the proposal involves the creation of 3no. parking spaces with a similar parking layout to the immediate adjacent dwellings, it is considered that the development, in terms of parking and highways considerations, would comply with Havering Local Plan 2016-2031 Policies 10 and 24, as well as the London Plan 2021 Policy T6.

Policy T5 of the London Plan has a minimum cycle parking standard of 2 spaces for a dwelling similar to the proposed. The proposed site plan shows a bin and cycle store to the rear garden of the dwelling and so the proposed is considered acceptable against Policy T5.

OTHER ISSUES

ECOLOGY

Policy 10 of the Havering Local Plan 2016-2031 states that residential development will be supported that would not result in significant adverse impacts on green infrastructure and biodiversity that cannot be effectively mitigated.

Policy G6 of the London Plan 2021 relates to biodiversity and supports the protection and conservation of priority species and habitats that sit outside the SINC network, and promote opportunities for enhancing them using Biodiversity Action Plans.

It is noted that the Place Services Ecology Team have been consulted and advised that they are not

satisfied that there is sufficient ecological information available for the determination of the application and recommend that details of bat survey results, mitigation and enhancement measures are submitted for any future applications, to make the proposal acceptable in ecological terms.

The Ecology Team noted that the building contains features that are associated with a risk to roosting bats during the work namely roof tiles, and these features are due to be lost through the demolition of the building. Therefore, the LPA cannot be certain of the risks to protected species for this development and a Preliminary Roost Assessment should be undertaken by a suitably licensed ecologist. This type of inspection can be undertaken at any time of the year and will inform the need for any further bat surveys and mitigation measures.

To this end, a pre-commencement condition has been imposed to secure a Preliminary Roost Assessment to be submitted to and approved in writing by the local planning authority in order to fully assess the ecological impacts of the proposal on European Protected Species, in particular for bats. This condition is applied in accordance with the council's duty under s40 NERC Act 2006 (as amended) and prevent wildlife crime under s17 Crime and Disorder Act 1998. alongside the provisions of the National Planning Policy Framework.

KEY ISSUES/CONCLUSIONS

Having regard to the above, and in doing so all relevant planning policy and material considerations, Refusal is recommended accordingly.

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 SC10C Materials as per application form

The proposed development hereby approved shall be constructed in accordance with the materials detailed under the application form 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.

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 SC34 (Obscure glazing) ENTER DETAILS

The proposed first-floor window to the southern elevation shall be permanently glazed with obscure glass not less than Level 3 on the standard scale of obscurity and shall thereafter be maintained.

Reason:-

In the interests of privacy.

5 Non Standard Condition 31

Prior to the commencement of any development an assessment shall be undertaken of the impact of noise emanating from (WHAT) upon the development.Ã??ç?™

Reference should be made to the "good" standard to be found in the World Health Organisation Guidelines for Community Noise 1999 and BS8233:2014 Guidance on Sound Insulation and Noise Reduction for Buildings. Reference should also be made to the Acoustics Ventilation & Overheating Residential Design Guide 2020.

Following this, a scheme detailing measures, which are to protect occupants from transport noise shall be submitted to and approved in writing by the Local Planning Authority. It shall be implemented and validated prior to occupation.

Reason:-

To protect residents against the impact of noise from the local environment.

6 Non Standard Condition 32

Before the hearby permitted air source heat pump is commissioned, a report under the provisions of the Microgeneration Installation Standard: MCS 020 shall be submitted to and approved in writing by the Local Planning Authority to determine if the equipment would be deemed permitted development, or a full planning application will be required.

Reason:-

To protect the amenity of noise sensitive premises from noise from mechanical plant.Ã??ç?™

7 Non Standard Condition 33

Prior to commencement of works, a "Preliminary Roost Assessment" shall be submitted to and approved in writing by the local planning authority. The strategy shall; Identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; so that it can be clearly

demonstrated that the development will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

Reason:-

Insufficient information was submitted to fully assess the ecological impacts of the proposal on European Protected Species, in particular for bats. This condition is applied in accordance with the council's duty under s40 NERC Act 2006 (as amended) and prevent wildlife crime under s17 Crime and Disorder Act 1998. alongside the provisions of the National Planning Policy Framework.

8 Hours of demolition works/vehicle movement

No demolition works or vehicle movements to and from the site (with exception to staff arrival and departure) shall take place other than between the hours of 08:00 to 18:00 hours Monday to Friday and 08:00 to 13:00 hours on Saturdays unless agreed in writing with the Local Planning Authority. No demolition works or vehicle movements shall take place on Sundays, Bank or Public Holidays unless otherwise agreed in writing by the Local Planning Authority.

Reason:

To protect residential amenity.

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

11th February 2025