

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P1293.24

WARD: Harold Wood **Date Received:** 25th September 2024

ADDRESS: Suttons Farm, Tomkyns Lane
Upminster

PROPOSAL: Replacement roof and raising of ridge height including minor roof extensions and roof lights with the installation of solar panels on the southern roof slope

DRAWING NO(S): 22.0141-A-PL-DR-XX-001
22.0141-A-PL-DR-XX-002
22.0141-A-PL-DR-XX-003
22.0141-A-PL-DR-XX-004
22.0141-A-PL-DR-XX-005 A
22.0141-A-PL-DR-XX-200 B
22.0141-A-PL-DR-XX-201 B
22.0141-A-PL-DR-XX-202 C

RECOMMENDATION: It is recommended that **planning permission be REFUSED** for the reason(s) given at the end of the report

SITE DESCRIPTION

The application site features a detached two storey dwelling located within Suttons Farm, Upminster. The dwelling benefits from two storey extensions to the side and rear as well as a small rear dormer at roof level. There are also a number of outbuildings contained within the site. The site is located within the Metropolitan Green Belt, is not listed nor is located within a conservation area.

DESCRIPTION OF PROPOSAL

Planning permission is sought for a replacement roof involving the raising of ridge height including minor roof extensions and roof lights with the installation of solar panels on the southern roof slope.

RELEVANT HISTORY

ES/HOR 598/56'P' - Small Holding and Bungalow (Refused, Appeal Refused)

ES/HOR 854/56'P' - House and Small Holding (Refused)

ES/HOR 117/58'P' - Bungalow (Refused, Appeal Allowed)

ES/HOR 1130/58 - Bungalow (Approved)

ES/HOR 601/59 - Extensions (Approved)

ES/HOR 662/60 - Extensions to House (Approved)

L/HAV 938/65 - Guest House (Change of Use) (Refused)

518/74 - Extension to Dwelling House (Approved)

38/78 - Extension to Farm House (Approved)

P0773.24 The demolition of the existing structure and outbuilding and the erection of four new dwellings, and all associated works including parking and landscaping

Awaiting Decision

ENF/552/22 Installation of solar equipment on outbuildings

E0024.16 Certificate of Lawfulness for the existing extensions/works carried out 2005/2006

PP not required 03-01-2017

Q0237.13 Discharge of Condition 1 of Enforcement Reference ENF/110/09/HW for 1) Three Stepped Levels, 2) Hard Surfacing Patio Area, 3) Sunken Garden, 4) Boundary Walls, Pillars, Gates, Fences etc.

DOC NO Discharge 14-02-2014

P0194.12 New pillars walls and gates

Withdrawn - Invalid 11-12-2012

E0004.12 Certificate of Lawfulness for an existing single storey extension/pool house to the side/rear

Withdrawn 03-01-2017

D0106.11 Certificate of Lawfulness for the existing use of

Withdrawn 29-05-2012

E0013.11 Certificate of Lawfulness for the existing use of

Withdrawn - Invalid 29-05-2012

P0928.11 Proposed new pillars and walls/gates as entrance to property also new front fence and new sunken garden/patio at front of existing dwelling

Withdrawn 04-08-2011

P2304.04 Single and two storey rear extension 2 storey and single storey front extension and new roof

Withdrawn 01-02-2005

E0011.02 Application for Certificate of Lawfulness for Use as Class B8 - storage & distribution (Buildings A & B)

Withdrawn 30-01-2004

E0012.02	Application for Certificate of Lawfulness to establish Building C as a residential annex to main dwelling, not as a separate residential unit Finally disposed 18-08-2022
P1474.00	Proposed glazed swimming pool enclosure together with site enhancements Refuse 11-04-2001
P1311.99	Cover over swimming pool Refuse 12-06-2000
P0414.99	Revised footprints and garage positions Apprv with cons 14-05-1999
P0374.98	Cover to existing swimming pool Refuse 19-06-1998
P0916.97	Change of use from Agriculture to residential stationing of one mobile home and touring caravan (personal permission) Refuse 14-11-1997
P0814.96	Revised housetype Plot 7 Upney Close Apprv with cons 28-08-1996
P0337.96	To remove from the approved plan, public footpath access from Spingate Close through to Swanbourne Drive adjacent to plot 30 Spingate Close and plots 1-17 Hilary Close Apprv with cons 21-06-1996
P1213.94	House type revisions and amend amendments to existing approved plan (ref. P0651.89) Apprv with cons 24-11-1994
P1354.93	Alterations to elevations & ho use types from previously approved scheme Apprv with cons 08-03-1994
P0828.93	House type substitution plots 11 - 13 incl. & house type substitution plots 19 - 21 inc l. (Revised plans received 20/07/93) Apprv with cons 04-10-1993
P0229.93	Ground floor bay to Plot 1 and first floor bays to Plots 7, 9, 15 and 17. Apprv with cons 22-04-1993
P0768.91	Conversion of outbuilding to g ames room (revised plans received 05/08/91) App legal agree 04-08-1992
P0759.91	Conversion of existing barn in to a games room Withdrawn 06-01-1992
P0277.90	Conversion of existing outbuil ding (upper part) into a one bed flat for elderly parents Withdrawn 02-08-1990

CONSULTATIONS/REPRESENTATIONS

Notification letters were sent to surrounding neighbours. In addition, a site notice was displayed adjacent to the site and the application was advertised in the local press. No responses were received.

Below is also a summary of the responses provided by the following stakeholders:

- * Built Heritage Consultant - Proposal would cause harm to the significance of Suttons Farm

RELEVANT POLICIES

- * NPPF

- * London Plan (2021)

- Policy D1 - London's form, character and capacity for growth
- Policy D4 - Delivering good design
- Policy G2 - London's Green Belt

- * Havering Council Local Plan (2016-31)

- Policy 7 (Residential design and amenity)
- Policy 24 (Parking Provision and Design)
- Policy 26 (Urban Design)

- * Residential Extensions and Alterations Supplementary Planning Document

MAYORAL CIL IMPLICATIONS

Not CIL Liable

STAFF COMMENTS

An in-person site visit was undertaken to the application site during the application process. Site photographs were also provided by the agent in support of this application. In determining this planning application, photographs, Google Street View, aerial view images and submitted drawings were used to assess the site's constraints.

The site is currently the subject of an enforcement investigation (reference: ENF/552/22). The investigation relates to the installation of solar equipment on outbuildings within the site.

GREEN BELT IMPLICATIONS

The application site lies within the Metropolitan Green Belt.

Provisions for proposals affecting the Green Belt are set out in paragraph 153 of the NPPF. Specifically, this paragraph states that "Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations."

Paragraph 154 goes on to state that "Development in the Green Belt is inappropriate unless one of the following exceptions applies".

Paragraph 154(c) states that one exception is "the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building".

The site's planning history indicates that the dwelling has undergone a number of extensions. The property began life as an approximately 8.5m deep dwelling with a hipped roof and has since been extended to the side and rear at both ground and first floor level. The two storey rear extension of the dwelling projects about 6.5m deep and the dwelling also benefits from a small rear dormer too.

The volume of the original dwelling has been calculated by the LPA to be about 559 cubic metres.

The volume of the main dwelling as a result of the extensions proposed (including its previous extensions and excluding the attached outbuilding) has been calculated to be about 1280 cubic metres.

The extensions to the dwelling (existing and proposed) would therefore increase its volume from original by 129%.

Furthermore, it is noted that the site also contains an outbuilding attached to the main dwelling on its southern side, something which would increase its volume even further.

The proposal would increase the overall volume, bulk and amount of development on the site and the NPPF leaves it to the decision maker to determine whether development is disproportionate.

In this instance, mindful of the existing extensions to the dwelling, it is considered that the cumulation of extensions to the original building including the extension currently proposed would result in a very significant increase in volume over that of the original building.

The proposed extension is therefore considered to result in a disproportionate addition to the building and would therefore cause harm to the openness of the Green Belt. No very special circumstances exist in this case to justify a deviation from policy.

DESIGN/IMPACT ON STREET/GARDEN SCENE

The roof alterations proposed would increase the overall height of the subject dwelling from 9m to about 9.4m.

The dwelling would benefit from a crown roof as a result of the proposed alterations. The roof would

benefit from solar panels on its southern elevation and roof lights on its western, northern and eastern elevation.

In terms of the character of this part of Suttons Farm, there are a mixture of detached dwellings of different styles and designs, ranging from properties with hipped roofs or pitched roofs with gabled ends. Aerial images of the site also show that there is a two-storey detached dwelling (Chalkfields) to the north-west of the site which benefits from a crown roof.

In this context, it is not considered that the replacement crown roof would be so harmful to the character and appearance of the locality so as to warrant a refusal.

IMPACT ON AMENITY

It is not considered the proposed roof alterations would result in harm to neighbouring amenity.

HIGHWAY/PARKING

No highway or parking issues are therefore considered to arise from this proposal.

OTHER ISSUES

It is noted that the subject building is situated about 300m to the north of the Grade II listed Great Tomkyns and the barn at Great Tomkyns. However, due to the significant separation distance between the subject property and these two buildings, it is not considered the proposal would be harmful to the significance of these listed buildings.

The application site itself is not a designated heritage asset and is not considered that the proposed development would harm the significance of the application site itself.

KEY ISSUES/CONCLUSIONS

The extension is considered to be contrary to the above-mentioned policies and therefore a REFUSAL is therefore recommended.

RECOMMENDATION:

It is recommended that **planning permission be REFUSED** for the following reason(s)

1 Refusal non standard

The proposed replacement roof, by reason of its bulk and volume, would together with the previous extensions to the dwelling result in a disproportionate addition to the original building over and above its original form and would therefore materially harm the character and openness of the Metropolitan Green Belt. No very special circumstances to justify such harm have been submitted with the application. The proposal is therefore considered to be contrary to the provisions of the National Planning Policy Framework and Policy G2 of the London Plan.

INFORMATIVES

1 Refusal - No negotiation

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 by e-mail on 17/02/2025.

Authorising Officer:



Raphael Adenegan

17th February 2025