

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P1307.24

WARD: Harold Wood **Date Received:** 30th September 2024

ADDRESS: 15 The Parade, Colchester Road
Romford

PROPOSAL: Erection of proposed storage outbuilding to rear and the creation of additional hardstanding for parking

DRAWING NO(S): 321-A-1000B
321-A-1001C
Location Plan

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 lies within a parade of shops on the south eastern side of Colchester Road, Romford. The premises was formerly occupied by Longwood Construction Ltd. Most recently, Google streetview images would suggest occupation by a company named "Turick", a construction company. The area to the rear of the building has hardstanding for a period of time and this has been corroborated by aerial photography.

DESCRIPTION OF PROPOSAL

The Council is in receipt of an application seeking consent for the erection of a proposed storage outbuilding to rear and the creation of additional hardstanding for parking

RELEVANT HISTORY

P0139.89 -Reconstruction to provide self contained flat at 1st floor & extend ground floor-Approved.
P1895.89 -Amendment to P0139.89 to enlarge store & kitchen - Approved.

P1308.24 Alterations to front elevation fenestration, refurbishment of existing office building and loft conversion to provide new 2nd floor office space
Awaiting Decision

P0971.24 Refurbishment to include trade counter, stock room, and office space, with hip to gable roof alteration, rear dormer, alterations to fenestration, and storage outbuilding to rear
Refuse 04-09-2024

P0584.24

Refurbishment of existing building with proposed hip-to-gable roof alteration and rear dormer, and rear outbuilding

Withdrawn - Invalid

17-06-2024

CONSULTATIONS/REPRESENTATIONS

Neighbouring properties were notified regarding the application and no representations were received.

TfL Spatial Planning has commented that TfL has no comments to make on this planning application regarding strategic transport issues. However, they expect the application to be determined in line with relevant London Plan policy and guidance plus that issued by TfL including the Mayor's Transport Strategy.

Historic England - Recommend No Archaeological Requirement.

RELEVANT POLICIES

Policies 7 (Residential design and amenity), 13 (Town centre development), 19 (Business growth), 23 (Transport connections), 24 (Parking provision and design), 26 (Urban Design), 28 (Heritage), 34 (Managing pollution) and 35 (On-site waste management) of the Havering Local Plan (2016-2031) as well as the Havering Community Infrastructure Levy Charging Schedule are relevant.

For ease of reference, the Residential Extensions and Alterations SPD will be referred as "SPD".

Policies D1 (London's form, character and capacity for growth), D4 (Delivering good design), D14 (Noise), E1 (Offices), Policy E9 (Retail, markets and hot food takeaways), HC1 (Heritage conservation and growth), SD6 (Town centres and high streets), SI 1 (Improving air quality), T4 (Assessing and mitigating transport impacts), T5 (Cycling), T6 (Car parking), T6.2 (Office parking), T7 (Deliveries, servicing and construction) and T9 (Funding transport infrastructure through planning) of the London Plan 2021 are relevant.

The National Planning Policy Framework is relevant.

LDF

SPD04 - Residential Extensions & Alterations SPD

MAYORAL CIL IMPLICATIONS

Contributions would be required under CIL regulations. The proposal includes alterations to the create additional office in the loft and the provision of a large outbuilding for storage to the rear of the site. CIL would not be chargeable as the additional floor area is less than 100 square metres at approximately 38.10 square metres.

STAFF COMMENTS

The main issues in this case are the impact on the streetscene, neighbouring amenity and any highway or parking issues.

In accordance with the current protocol for site visits, an in-person site visit was not undertaken. Site photos were provided by the agent in support of the application. In determining this planning application photos, Google StreetView TM, aerial view images and submitted drawings were used to assess the site constraints.

This application is a resubmission of a previously refused planning application P0971.24. The key issue in this case therefore is whether the revised proposal overcomes the previously stated concerns. The previous application was refused planning permission for the following reasons.

1. The cumulative impact of the hip to gable roof alteration and rear dormer window would have a top heavy appearance and give rise to development which is disproportionately large and which would unbalance the appearance of this pair of semi-detached properties and appear as an unacceptably dominant and visually intrusive feature in the street scene and rear garden harmful to the appearance of the surrounding area, contrary to Policy 26 of the Havering Local Plan, D4 of the London Plan and the Residential Extensions and Alterations Supplementary Planning Document.
2. The proposed large ancillary stock/store room would, by reason of its excessive size, scale, height, bulk and mass give rise to an intrusive and overbearing form of development in relation to the neighbouring residential rear gardens, and would introduce an incongruous built form which would be unsympathetic and visually intrusive and harmful to neighbouring residential amenity and therefore would be contrary to Policies 26 and 7 of the Havering Local Plan, D4 of the London Plan, the Havering's Residential Extensions and Alterations SPD and the guidance contained in the National Planning Policy Framework.
3. The proposal, by reason of noise and disturbance caused by customers entering and leaving the premises, vehicles parking and manoeuvring, would be unacceptably detrimental to the amenities of occupiers of adjacent properties, contrary to Policy 7 of the Havering Local Plan.

This application differs from the previously refused schemes in the following key areas:

1. This application does not include the alteration to the existing building as part of this application for the hip to gable roof alteration and rear dormer which have been removed from the proposal. Therefore the first reason for refusal would not be considered as part of this application.
2. The width of the storage building was initially reduced from 7.785m to 6.165m
3. The depth of the storage building was initially reduced from 14.5m to 12.2m
4. The overall height was initially reduced from 4.05m to between 3.43m and approximately 3.76m.
5. The eaves height was initially reduced from approximately 3m to 2.55m and approx. 2.82m

6. The variation in height of the eaves and overall heights is due to variation of the levels within site.

Concerns were raised following a review of the application and revised plans were received:

- The width of the storage building was reduced from 7.785m to 6.165m and then to 5.045m.

- The depth of the storage building was reduced from 14.5m to 12.2m and then to 10.06m. A further reduction in depth was requested and the revised plans show a depth of 8.61m.

- The overall height was initially reduced from 4.05m to between 3.43m and approximately 3.76m and then to between 3.345m to approximately 2.83m to rear. Concerns were raised that pitch roof would have an impact on adjacent neighbours and the agent revised design from a pitch to flat roof with a height of 2.7m facing the building and approximately 2.84m adjacent to the rear boundary of the site.

The matter regarding the side access gate and fencing to the side of their property adjacent to the access of No.15 have been clarified by the agent within the supporting statement.

The effect of these changes will be assessed in the context of the following:

DESIGN/IMPACT ON STREET/GARDEN SCENE

The site is located within a Local Centre known as The Parade, Romford (Harold Park) as indicated within the Havering Local Plan (HLP).

There is a separate application P1308.24, which is for alterations to the building, including the provision of additional office space at second floor level. This has been approved subject to conditions which, inter alia, govern the use of the main building and the hours of operation.

The proposal is seeking consent for a proposed storage outbuilding to rear and the creation of additional hardstanding for parking.

The size of the outbuilding has been reduced since the previous application with the width of the storage building being reduced from 7.785m to 5.045m and the overall depth from 14.5m to 8.61m.

In addition, the overall height has been reduced from 4.05m to between 2.7m to the front and approximately 2.84m to the rear with a flat roof and removing the pitched roof design from the proposal.

The variation in height of the flat roof is due to the variation of the ground level within site as the ground level slopes downhill from the rear of the building adjacent to The Parade to the boundary of the properties on Homeway.

Although not a residential site, the site is surrounded by residential units and consideration should therefore be given to the appropriateness of the scale, bulk and mass of the building in relation to neighbouring residential rear gardens. The reduction in width of the proposed building enables it to be set in from the boundaries of the site.

The flank walls of the store room would only be set in 1.56m from the inside of the boundary fence on either side as indicated on the drawing. The impact of the building has been lessened by

removing the pitch roof and by reducing the scale, bulk and mass by reducing the overall width, depth and height of the proposal. It is noted that the proposal would not out of character, per se, given other commercial units within The Parade, which have substantial outbuildings.

It is considered that the changes undertaken since the previous refused scheme P0971.24 and the changes undertaken during the course of the application would bring the proposal within the realms of acceptability.

IMPACT ON AMENITY

Consideration has been given to the impact on neighbouring dwellings in terms of loss of light and loss of privacy.

The Havering Local Plan, Policy 7 (Residential design and amenity) notes that:

To protect the amenity of existing and future residents the Council will support developments that do not result in:

- i. Unacceptable overlooking or loss of privacy or outlook;
- ii. Unacceptable loss of daylight and sunlight; and
- iii. Unacceptable levels of noise, vibration and disturbance

The SPD reinforces these requirements by stating that new development should be sited and designed such that there is no detriment to existing residential amenity through overlooking and/or privacy loss and dominance or overshadowing.

The proposed outbuilding would be located at the bottom of the site, well away from the dwellings on The Parade, however, it would be located adjacent to their rear gardens.

As mentioned, the changes undertaken since the previous refused scheme P0971.24 and the changes undertaken during the course of the application would bring the proposal within the realms of acceptability. The resulting outbuilding would be 5.045m wide, 8.61m deep with a flat roof that would have a height of 2.7m to the front and approximately 2.84m to the rear.

The proposed outbuilding would be set in 1m from the rear boundary and 1.56m from the side boundaries. The outbuilding will be used in conjunction with the applicant's business and is indicated to be required for the purposes of an ancillary stock/store room.

It is considered that the reduction in size of the outbuilding during the course of the application would bring proposed ancillary stock/store room within the realms of acceptability and minimise the impact on the adjacent neighbours due to the reduction in size of the outbuilding. It is not significantly greater in scale than the type of building that could be constructed under permitted development and judged not unreasonably intrusive or overbearing in relation to the neighbouring rear garden.

To safeguard the privacy of the adjoining neighbours, two conditions have been imposed to ensure that no openings will be added to side of the proposed extensions or that the flat roof of the rear extension would not be used as a balcony, roof garden or similar amenity area, unless specific permission is obtained in writing from the Local Planning Authority.

There were concerns regarding the operation/use of the building as apart of the previous application. Little information is available regarding the former and proposed use. However, it appears that the property was formerly occupied as by a construction company, appearing largely to be as an office base, albeit with a yard area behind. Aerial images do not indicate significant use of the yard area other than for some sporadic parking.

The proposed outbuilding will be used for ancillary stock/storm room in conjunction with the business within 15 The Parade. The building will be used for storage of items and equipment which are in daily use by the applicant's business. The agent advised in an e-mail to the Officer for P1308.24 on the 6th December 2024 that :

" the office space is intended for the running of the applicant's business which carries out installation, servicing and monitoring of fire alarms and fire safety systems. There are currently 4 or 5 employees with the ambition to grow the business and the workforce by 2 people soon, and then further still in the future as the business continues to grow, hence the desire to enlarge the office space.

All office space in this building will belong to and be used by the applicant's business, there is no desire or ambition to sub-let any space to any other party".

A condition would be imposed to minimise the impact of the use of the building by restricting the use of the building only while the offices are open and only used for the storage of stock in connection with the building and a condition to prevent it being used for providing sales direct to members of public or visiting by the public etc. It is considered that such conditions would ensure that the outbuilding remains used for its stated purpose of stock storage, ancillary to the host building and that neighbouring residents would not be subject to unreasonable levels of noise and disturbance at unsociable hours of the day.

It is considered that it would be difficult to demonstrate the impact of the movement of vehicular traffic and customers parking to the rear of No.15 The Parade. The previously intended use as a trade counter is no longer proposed . The ancillary use as an office and stock/store room in conjunction with the applicant's installation, servicing and monitoring of fire alarms and fire safety systems, it is considered would not be intensively used as a trade counter. As mentioned, site was previously used for offices for a construction firm.

Aerial photography indicates a long standing yard area to rear with scope for vehicle parking. It is not therefore considered that the laying out of this site more formally with 4 parking spaces and a turning/loading area would result in materially greater impact than the former situation.

The site is surrounded by residential units. Staff consider that the safeguarding conditions being proposed above would help to mitigate the amount of vehicle and pedestrian movement throughout the day given the nature of the use compared to a trade counter which would be more intensive and create more noise and disturbance compared to offices and ancillary storage.

Taking the above into consideration, it is considered that the proposed storage outbuilding to rear and the creation of additional hardstanding for parking would not unacceptably impact on the surrounding area.

HIGHWAY/PARKING

TfL Spatial Planning has no strategic comments to make on this planning application but has these specific observations: The development should comply with the transport policies set out in The London Plan 2021. In particular the car and cycle parking standards in tables 10.2 - 10.6 (inclusive). Cycle parking should comply with the London Cycling Design Standards (<https://tfl.gov.uk/corporate/publications-and-reports/streets-toolkit>) including the provision of at least 5 % wider bike space.

If the development is permitted, the developer is reminded of the following: Colchester Road supports numerous bus routes. In the event that implementation of the development impacts users of those services such as alighting or accessing bus stops or requires the temporary re-routing of bus services or other such arrangements, these must be agreed with TfL before the work.

The site is an existing office and yard area. The access to the site is via The Parade, which is set slightly behind Colchester Road, so not directly accessed from Colchester Road. Given the existing nature of the site, access arrangements and the relatively small scale of the site, it is not considered that the proposal would be likely to give rise to significant highway impacts that would be sufficient to justify refusal.

ARCHAEOLOGY

The application site is within Archaeology Priority Zone as the site is on the London to Colchester Roman Road. A desktop Archaeology Report was submitted with the application.

The proposal is for proposed storage outbuilding to rear and the creation of additional hardstanding for parking. Historic England were consulted and commented it "is unlikely to have a significant effect on heritage assets of archaeological interest owing to the scale and nature of the proposals. No further assessment or conditions are therefore necessary."

KEY ISSUES/CONCLUSIONS

The proposal has sufficiently revised from the earlier refused scheme to bring the proposal within the realms of acceptability. The application is now considered to be in accordance with the above-mentioned policies and guidance and approval is recommended

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 Use of Building

The outbuilding hereby permitted shall be used solely for the purposes of a stock room ancillary to the operation of the business within the building known as No. 15 The Parade, Colchester Road, Romford and shall not be used as a separate unit at any other time, including provision of sales direct to members of public or visiting by the public and shall not be open to the public at any time.

Reason:-

The use of the building should be restricted to ancillary stock room connected with the building at no.15 The Parade to accord with the terms of the application and to ensure that use of this building does not give rise to undue noise and disturbance to occupiers of neighbouring residential property.

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 SC27 (Hours of use)

The proposed storage outbuilding shall be used during the operational hours of the premises at No.15 The Parade, Colchester Road, Romford as described on application form for P1308.24 and restricted by condition 4 of planning permission P1308.24 to be between the hours of 0900h and 1700h on Mondays to Fridays and not at all on Saturdays, Sundays, Bank or Public holidays without the prior consent in writing of the Local Planning Authority. There shall be no deliveries to the storage outbuilding or visiting by members of the public outside of these approved hours.

Reason:-

To enable the Local Planning Authority to retain control in the interests of amenity.

5 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.

6 SC46 (Standard flank window condition)

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, no window or other opening (other than those shown on the submitted and approved plan,) shall be formed in the flank wall(s) of the building(s) hereby permitted, unless specific permission under the provisions of the Town and Country Planning Act 1990 has first been sought and obtained in writing from the Local Planning Authority.

Reason:-

In order to ensure a satisfactory development that will not result in any loss of privacy or damage to the environment of neighbouring properties which exist or may be proposed in the future.

7 SC48 (Balcony condition)

The roof area of the extension hereby permitted shall not be used as a balcony, roof garden or similar amenity area without the grant of further specific permission from the Local Planning Authority.

Reason:-

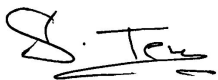
In the interests of the amenity of the occupiers of neighbouring dwelling.

INFORMATIVES

1 Approval following revision

Statement Required by Article 35 (2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015: In accordance with paragraph 38 of the National Planning Policy Framework, improvements required to make the proposal acceptable were negotiated with Mr W Newland (Agent) by phone and e-mail. The revisions involved reducing the size of proposed storage outbuilding. The amendments were subsequently submitted on 12/12/24, 19/02/25 & 24/02/25.

Authorising Officer:



Suzanne Terry

25th February 2025