

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P0446.25

WARD: St Andrew's **Date Received:** 28th March 2025

ADDRESS: 212 High Street
Hornchurch

PROPOSAL: Single storey front extension

DRAWING NO(S): Location Plan
HD/RM12 6QP/SITE
HD/RM12 6QP/EXT-ROOF
HD/RM12 6QP/EXT-GROUND
HD/RM12 6QP/EXT-ELEVATION
HD/RM12 6QP/SECTION
HD/RM12 6QP/PROP-ROOF
HD/RM12 6QP/PROP-GROUND
HD/RM12 6QP/PROP-ELEVATION

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 comprises of No.212 High Street, Hornchurch, which are units located within a parade of commercial units with retail and professional services. The application site is currently being used by a company known as Sunbed Heaven. There are residential flats above, adjacent and near to the application site. A service road separates the application site and the properties on Lodge Court.

DESCRIPTION OF PROPOSAL

Planning permission is sought for a single storey front extension.

RELEVANT HISTORY

ES/HOR 639/52 'P'- Contractors yard - Refused.
ES/HOR 1337/53 'P'- 1 of Shops & flats - Refused.
ES/HOR 244/54 - Office - Approved.
A/HOR 3 / 55 - Advert - Refused.
A/HOR 4 / 55 - Advert - Approved.

ES/HOR 104/55 - Cinema - No Recommendation.
ES/HOR 840/55 'P' - Showroom etc - Refused.
ES/HOR 543/56 - Shops & flats over - Approved.
ES/HOR 1184/56 'P' - Shops, offices & living accommodation over - Approved.
ES/HOR 588/57 'P' - Filling station / shops etc - Refused.
ES/HOR 481 / 58 - 1 of 16 shops & 16 maisonettes - Approved.
ES/HOR 1042/58 - Builders yard - Approved.
ES/HOR 361 / 60 'P' - Bungalow fronts to exciting shops - Refused.
A/HOR 9/62 - Illuminated fascia - Approved.
ES/HOR 73/62 'P' - New Shop Front - Approved.
A/HOR 73 / 62 - Illuminated projecting sign - Approved.
L/HOR 59/64 - Store - Refused.
L/HAV 1795/ 67- Rear of old brewery site Change of Use Storage of Non Fibrous Metals- Refused.

CONSULTATIONS/REPRESENTATIONS

Two representations were received following the neighbour notification with their comments summarised below:

- Overlooking & devaluation of property.
- Access & visibility issues for pedestrians & vehicles.
- Damage during construction & currently.
- Light Pollution from cameras, lighting and signage.
- Loss of light & view from the proposal.
- Residents have already lodged complaints and planning breaches for large light up signage.
- Signage on this property is clearly visible from neighbouring properties.
- The proposal would cause more noise, disturbance, loss of light & be unsightly.
- No provisions for additional customer parking, local permits operate.

Officer comments: The proposal is for a single storey front extension with no flank windows. The application under consideration is in respect of the extension described and may be considered separately from the use of the of the retail unit and the signage on site.

In response to the above application, damage during construction is not a planning consideration but a civil matter. Should residents be worried regarding impact on their properties then a Party Wall Surveyor should be consulted as this is a civil matter. On-going damage to neighbouring property is not a planning consideration but a civil matter.

If there is light pollution from the signage then this should be referred to Public Protection as anti-social nuisance. The re-location of the advert does not form part of this application.

The disruption from and stress caused by the building works, construction noise and the devaluation of neighbouring properties are neither material planning considerations and therefore cannot be taken into account in the assessment of the application.

Comments regarding the impact on the road network would be difficult to argue due to the amount of building work that has happened on other neighbouring properties and also parking within the site mindful of its location within a parade of shops.

There is currently an enforcement investigation open under reference ENF/67/25 in respect to alleged unauthorised display of illuminated signs.

The Council's Highway's Team has commented and this will be outlined under highways parking section of the report below.

RELEVANT POLICIES

Havering Local Plan (HLP) (2016-2031)
Policy 7 (Residential design and amenity).
Policy 13 (Town centre development)
Policy 19 (Business growth)
Policy 24 (Parking provision and design).
Policy 26 (Urban Design)

LONDON PLAN:

Policy D1 London's form, character and capacity for growth
Policy D4 Delivering good design
Policy T4 Assessing and mitigating transport impacts
Policy T6 Car parking
Policy SD 6 (Town centres and high streets),

LDF

SPD04 - Residential Extensions & Alterations SPD

NPPF - National Planning Policy Framework

MAYORAL CIL IMPLICATIONS

This application is not CIL liable because there is no newly created floor space.

STAFF COMMENTS

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

The main issues in this case are the principle of the change of use, the impact of the proposal on the streetscene and on residential amenity and any highway or parking issues.

PRINCIPLE OF DEVELOPMENT

The application site is located within the High Street, Hornchurch which is within the secondary

frontage of the Hornchurch District Centre.

This application seeks planning permission for a single storey front extension to the existing commercial unit.

It is considered that the proposal would contribute to the vitality and viability of the Hornchurch District Centre due the additional floor space being provided. It would provide at active frontage at ground floor level which would be in line with Policy 13 of the Havering Local Plan.

Procedural note - it is noted that certificate A has been completed on the application form and that the area where the proposed extension is going forms part of site and it within the red line shown on the submitted location plan. The agent has provided the land registry details and plan for the site. The Council's Planning Department has accepted the proposal in good faith with the information provided.

DESIGN/IMPACT ON STREET/GARDEN SCENE

The proposal is for a single storey front extension to square off the existing frontage of No.212 High Street. The depth of the projection would be 2.9m adjacent to the access road known as Kareena Close on the submitted plans.

The changes to existing shopfront changes would be an improvement and would maintain an active frontage in keeping with the centre setting. It is not markedly dissimilar to other commercial unit at the end of the parade.

The proposal would be visible from the front and side but not from the rear of the unit. It is important to recognise that the unit forms part of an existing commercial parade and that the squaring off of the ground floor frontage would continue the existing building line of the front elevation at ground floor level, so that the architectural rhythm of the street is maintained. It is noted that the first would be set back as it does not form part of the site.

The subject building is located within a commercial setting. The provision of the single storey front extension to the front of the parade of shops is not regarded as incongruous. Given that the materials used would match the existing commercial unit it is not considered that there would be any adverse effect on the surrounding environment.

IMPACT ON AMENITY

Whilst the change of use of the premises can be considered acceptable in principle having regard to the town centre designation, the proposals require further consideration in terms of neighbouring amenity given the close proximity of sensitive receptors.

The application site is located in an area which is characterised by commercial premises where a certain level of activity and associated noise is to be expected. It is noted that there is residential accommodation above, to the east in Lodge Court and to the north.

The application property lies within a row of terraced commercial premises which forms part of

this section of the High Street, Hornchurch. It is reasonable to assume, given the location of the application site that the ambient noise levels would remain reasonably high in the evenings and on Sundays and Bank/Public Holidays.

The High Street in Hornchurch is a busy thoroughfare and there are several other commercial premises, such as hot food takeaways within the parade that are open late into the evening but also being close to Hornchurch Town Centre primary frontage.

The proposal would have a depth of 2.9m and a height of approximately 3.35m and the proposal would square off the front elevation of the retail unit.

It is considered that the proposal would be sufficiently removed from the habitable room windows of the residential properties so not to impact on their amenity. The proposal would be separated from the properties in Lodge Court by the access road known as Kareena Close on the submitted plans.

No flank windows are proposed and therefore no loss of privacy would arise.

Given these circumstances and mindful of the general presumption in favour of development, it is considered that any impact upon the adjacent neighbours to be modest and within that envisaged as acceptable within guidelines.

In all, the development is considered to fall within the spirit of adopted guidelines for householder extensions and the proposal is not deemed to be unneighbourly.

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 front 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.

HIGHWAY/PARKING

The site has a PTAL of 5. It is noted that there are bus stops located close to the application site. There is on street and car parking facilities within walking distance of the site. It is considered that the proposal would not create any highway or parking issues.

The case officer contacted Highways following concerns regarding pedestrian and highways visibility within the representations. The Council's Highway's Team has commented that there is no real concerns from a highways perspective on this application. The 'squaring off' of the shop frontage is on private land and a considerable distance from the public footway and pedestrian desire line. As such, it is not expected to have any significant impact on the public highway.

KEY ISSUES/CONCLUSIONS

The main issues in this case are the impact on the surrounding area and on the adjacent neighbours. Subject to the safeguarding conditions, it is considered that the proposal is 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 SC10 (Matching materials)

All new external finishes shall be carried out in materials to match those of the existing building(s) to the satisfaction of the Local Planning Authority.

Reason:-

To safeguard the appearance of the premises and the character of the immediate area.

3 SC32 (Accordance with plans)

The development hereby permitted shall not be carried out otherwise than in complete accordance with the approved plans (as set out on page one of this decision notice).

Reason:-

For the avoidance of doubt and to ensure that the development is carried out as approved.

4 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.

5 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 Approved Proposal Informative
Approved Proposal Informative

This permission solely relates to the single storey front extension. Separate consents may be needed for the use and any advertisement to the front of the proposed unit.

2 Land Ownership Informative
Land Ownership Informative

The applicant is advised that this planning permission does not give consent for any part of the development including guttering and fascias to encroach onto any land not within the applicant's ownership.

3 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:



Neil Goate

23rd May 2025