

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P0801.24

WARD: Squirrels Heath **Date Received:** 5th June 2024

ADDRESS: Mastercool House, 220 Main Road
Romford

PROPOSAL: Erection of rear ground and first floor extension to create 1 x one-bedroom & 1 x two-bedroom self-contained flats and alterations to existing first floor flat including new fenestration with replacement garage, associated parking, boundary treatment and amenity space, following the demolition of existing detached garage.

DRAWING NO(S): Location Plan
MC 59400 Revision E1
MC 59401 Revision E1
MC 59402 Revision E1
MC 59403 Revision E
MC 59404 Revision E
OS Map - Scale 1:500

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

SITE AND SURROUNDINGS

The application site comprises of a two storey building with office facilities at ground floor and a flat above with single storey side/rear extensions. There is an access to Gidea Lodge on the south west side of the site. The site is on a prominent location on Main Road, Gidea Park within the Conservation Area. Parking to the front and rear of the site which seems to be non-allocated. The surrounding area is characterised by predominately two storey units which are of a commercial and residential use.

THE PROPOSAL

Planning permission is sought for the erection of rear ground and first floor extension to create 1 x one- bedroom & 1 x two-bedroom self-contained flats and alterations to existing first floor flat including new fenestration with replacement garage, associated parking, boundary treatment and amenity space, following the demolition of existing detached garage.

RELEVANT PLANNING HISTORY

L/HAV 662/67 - Bed sitting room extension - Approved.

P1622.23	Planning application for rear ground & first floor extension to create 2 No. two-bedroom flats and proposed enlargement of existing first floor flat at front & side. Withdrawn 28-05-2024
P0286.23	Outline planning application for a two storey rear and first floor side extension to create 2 x 2-bed flats Withdrawn - Invalid 29-03-2023
Q0006.09	Discharge of condition 2 of P2350.07 ALL DECISIONS ISSUED 30-03-2009
P0719.08	Ground floor front extension and change of use of residential property to a shop and a self-contained flat at first floor level. Relocation of garage Apprv with cons 23-12-2011
P2350.07	First floor rear extension and raising rear decking, ground floor front extension and change of use of residential property to a shop and a self-contained flat at first floor level. Relocation of garage Refuse 27-02-2008
P1757.07	First floor rear extension, ground floor front extension and change of use of residential property to a shop and a self to a shop and a self-contained flat at first floor level Withdrawn 06-11-2007
P1041.06	Various single/two storey extensions and alterations to convert single dwelling into 7 flats. Refuse 02-08-2006
P0947.05	Demolition of existing dwellings and erection of seven flats Withdrawn 27-06-2005
P1564.04	Conversion and redevelopment to form 12 No. new self-contained flats Withdrawn 25-10-2004
P0270.99	Single storey rear extension Apprv with cons 29-04-1999
P1079.98	First floor rear extension Apprv with cons 13-11-1998
P0565.98	Single storey rear extensions and detached single garage Apprv with cons 04-09-1998
P0140.94	Single storey rear extension & garage extension (revised plans received 07/06/94) Apprv with cons 05-08-1994

REPRESENTATION SUMMARY

Neighbouring occupiers were consulted through direct notification and no representations were received.

In addition the following comments were made by other stakeholders:

- Anglia Water has advised that the applicant should liaise with Anglian Water assets which cross or are within close proximity to the site before undertaking any work.

- Thames Water has advised that they have no comments to make at this time.

- LBH Street Name and Numbering - The new units will need to register new addresses.

- Fire Brigade - No additional fire hydrants are required and no further action.

- Fire Brigade (Fire Safety Regulation) no observations noted under Requirement B5 ADB Vol 1 Access and facilities for the fire service. Before a full Building Control Consultation is conducted, it should be highlighted that the Requirement B1 of ADB Vol 1 Means of warning and escape needs to be revisited. This is due to the current arrangement of all 3 flats, where the means of escape from the bedrooms pass through a higher risk rooms (the kitchen). LFB can provide a response on the consultation when additional information is received.

- Historic England has commented that the planning application lies in an area of archaeological interest (Archaeological Priority Area) identified in the Local Plan: Gravel Sand Deposits (Geology). The site is in a significant historic location of the medieval settlement around the junction of Main Road (formerly Hare Street) and Balgores Street. The site is built up on the 1777 Chapman and Andre mapping, between Hare Hall and Gidea Hall. Several Elizabethan listed buildings on the main road nearby. Gidea Park Estate (Georgian Landscape Park & Fishpond). The APA also has potential for prehistoric remains in natural gravels. The proposed scheme is of a small scale and should not overly impact on the archaeological significance. No further assessment or conditions are therefore necessary. This response relates solely to archaeological considerations. If necessary, Historic England's Development Advice Team should be consulted separately regarding statutory matters.

- Place Service Heritage Advisor has been provided comments which will be discussed under the Conservation Section of the report. No response was provided to revisions received.

- Gidea Park Civic Society considers that many of its concerns about previous application P1622.23 apply equally to the present revised application. The fundamental objection to the current application (which applied equally to the withdrawn application) is that it is a significant overdevelopment of the site. The proposed extensions as now submitted would amount to an increase of about 70% to the footprint of the property which seems excessive. The proposed development would be more manageable if either one 2 bedroom flat were to be added or if the proposed two flats were to be of smaller size.

Also, it is considered that the proposed development would detract from the traditional village street feel of this part of Main Road and would not enhance or preserve the character or appearance of the Conservation Area. The proposed development may well be unneighbourly for the residents of Gidea Lodge although we leave that issue to be determined by your own assessment. We also

leave to your assessment the adequacy of the parking which would be provided for the proposed three flats.

- LBH Waste/Recycling (Streetcare) - The site needs to ensure there is sufficient numbers of refuse and recycling bins at this site, suitable storage areas, and that the collection crew access requirements are adhered to in particular with the distance to the bin store. Bins are not provided by Havering Council, nor is Havering Council liable for them. Bins need to be purchased and maintained privately.

- LBH Highway Authority - The Highways Authority commented they are satisfied with the documents submitted with the application and confirm that it provides sufficient information to address highway-related matters.

- LBH Public Protection were consulted and commented the application is very similar to that submitted last year (P1622.23), and there are no significant changes to the application to adjust my comments regarding that application when considering this application. Public Protection comments are as follows:

No contaminated land concerns, however, standard conditions regarding Air Quality for Low Nox Boilers and EVC imposed, to ensure that air quality neutral requirements are met.

Regarding noise, there are no issues with the proposed developments to the "rear" of the development, as these would not be unduly impacted by the noise from Main Road, due to the shielding/barrier effect of the building. However, with the remodelling of the 1st floor flat to the front of the site, there is an increase in exposure to the noise from Main Road from 1 bedroom, to 1 bedroom and a lounge and therefore there are concerns about the reduction in amenity these residents will experience.

It is unclear, however, if this can be recommended for refusal in terms of this part of the application in planning terms, but if refusal is an option, it is suggested that it is refused, unless a noise survey and appropriate mitigation is employed. A noise condition can be provided if necessary.

OFFICER COMMENTS: Public Protection has confirmed that they have no issues in relation to noise for the proposed developments to the "rear" of the development, as these would not be unduly impacted by the noise from Main Road, due to the shielding/barrier effect of the building. It is considered that it would be too onerous to refuse the proposal remodelling of the 1st floor flat to the front of the site. Revised plans have been received during the course of the application with no alteration proposed apart for a new flank window facing 224 Main Road at first floor level.

A condition has been provided in relation to noise between the commercial unit at ground floor and the proposed flats.

.

PLANNING POLICIES

Havering Local Plan 2016-2031 Policies

Policy 7 - Residential Design and Amenity
Policy 10 - Garden and Backland Development
Policy 23 - Transport Connections
Policy 24 - Parking Provision and Design
Policy 26 - Urban Design
Policy 28 - Heritage assets
Policy 34 - Managing pollution

London Plan 2021

Policy D1 - London's form, character and capacity for growth
Policy D4 - Delivering good design
Policy D6 - Housing Quality and Standards
Policy H1 - Increasing housing supply
Policy HC1 - Heritage conservation and growth
Policy T3 - Transport Capacity, connectivity and safeguarding
Policy T6 - Car parking

Gidea Park Conservation Area Appraisal.

LDF

SPD04 - Residential Extensions & Alterations SPD

NPPF - National Planning Policy Framework

MAYORAL CIL IMPLICATIONS

Contributions would be required under CIL regulations. The proposal includes alterations to the first floor flat of the existing two storey building and extensions. As the proposal is for a new dwelling, the floor area of the extensions would be CIL chargeable.

The existing footprint of the unit is 242.9 square metres including the detached garage to be demolished. Once the existing unit has been altered and extended, the cumulative floor area would be 383.26 square metres. The difference equates to 140.36 square metres which is rounded up to 141 square metres.

This would translate to a Mayoral CIL (MCIL2) contribution of £3,525 /(141 x £25 per sqm).

Havering adopted its on community infrastructure levy (HCIL) which has a chargeable rate of £125 per sqm in this location. This translates to a contribution of £17,625 (141 x £125 per sqm).

Each contribution would be subject to indexation. The total CIL liability to be paid is £21,150.

OFFICER APPRAISAL

The material planning considerations are 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.

In accordance with the current criteria 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.

It should be noted that no pre-application advice was sought prior to the submission of the application.

During course of this current application P0801.24, the agent outlined within his e-mail:

"regarding revisions and the rationale for not seeking amendment in the context of testing a proposal through the appeal process. I personally think that a matter for joint consideration and discussion between a case officer and the applicant, the final decision being for the applicant".

The previous application P1622.23 was withdrawn following concerns being raised and therefore no formal decision was made. It was suggested that the applicant/agent engage with the Heritage Advisor and Gidea Park Civic Society prior to the submission of a further application.

As part of the appeal APP/J0405/W/22/3304555, the appellant stated that the council had failed to work positively and proactively with them. The Planning Inspector's response, in essence, was that the appellant had not used the pre-application service and there is no legal duty under the 1990 Act or any national policy requirement for the council to work proactively to resolve problems in a 'live' application that might otherwise result in a refusal of planning permission.

The duty imposed on local planning authorities by NPPF paragraph 38 to "work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area" does not, the inspector clarified, oblige them to engage in discussions during a 'live' planning application in all circumstances. Circumstances listed by the inspector included where, as in this appeal case, the submission of additional or amended information would not address all reasons for refusal and would not make any difference to the overall outcome, and where no pre-application enquiry had been submitted. In his view, the duty to work proactively is discharged in most circumstances during a collaborative pre-application process.

The Planning Inspector commented: "if local planning authorities were required to work proactively with applicants during a 'live' application to address all matters in dispute, this would then negate the need for any pre-application discussions to take place at all and enable applicants to avoid paying the appropriate fee where a charging regime is in place. It would also enable applicants to evolve schemes without paying an additional fee during the application process, at additional cost to the Council and taxpayer (the Council having received only one application fee to determine the submission). This is not what the Framework and PPG advocates."

It is considered that the changes required for this application P0801.24 to try and bring the proposal within the realms of acceptability would not be minor and therefore no negotiations were undertaken during the course of this application.

PRINCIPLE OF DEVELOPMENT

The National Planning Policy Framework 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 Havering Local Plan 2016-2031 which at Policy 3 is supportive of housing provision in sustainable locations. In addition the London Plan 2021 notes the pressing need for housing and the general requirement to improve housing choice, affordability and quality at Policy H1 whilst also acknowledging that development should optimise housing output subject to local context and character at Policy D1.

The acceptability of any submission is reliant on other policy considerations including Policy 10 of the Havering Local Plan 2016-2031 which requires consideration of the following:

Proposals for residential development on garden and backland sites in Havering will be supported when they:

- i. Ensure good access and, where possible, retain existing through routes;
- ii. Retain and provide adequate amenity space for existing and new dwellings;
- iii. Do not have a significant adverse impact on the amenity of existing and new occupants;
- iv. Do not prejudice the future development of neighbouring sites;
- v. Do not result in significant adverse impacts on green infrastructure and biodiversity that cannot be effectively mitigated.

On the 12th December 2024, the Government published the Housing Delivery Test result for 2023. The Housing Delivery Test Result for 2023 is 61%. In accordance with the NPPF the "Presumption" due to housing delivery therefore applies. Furthermore Havering cannot currently demonstrate a five year supply of deliverable housing sites.

The Havering Local Plan was found sound and adopted in 2021 in the absence of a five year land supply and the Council is committed to an immediate update of the Local Plan. This is set out in the Council's Local Development Scheme. An update to the trajectory is being prepared but there is no firm date for the work to be completed. Therefore, in the meantime whilst the position with regard to housing supply is uncertain, the "Presumption" due to housing supply is applied.

The Presumption refers to the tilted balance set out in Paragraph 11(d) of the NPPF as if the presumption in favour of sustainable development outlined in paragraph 11(d) of the National Planning Policy Framework (NPPF) has been engaged.

Para 11(d) states that where the policies which are most important for determining the proposal are out of date, permission should be granted unless (i) the application of policies in the Framework that protect areas or assets of particular importance provide a clear reason for refusing the development, or (ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the Framework taken as a whole.

Fundamentally this means that planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the NPPF taken as a whole.

The proposed development would offer a modest contribution to housing supply and delivery and this would weigh in favour of the development.

Whilst the NPPF maintains the primacy of the local development plan the proposed dwelling within the curtilage of residential properties including former garden land must still be assessed on its own merits in the context of development plan policies and material considerations.

An assessment of the design merits of the proposal, neighbouring residential amenity and the provision of amenity space is detailed further in this report.

The proposed development would offer a modest contribution to housing supply and delivery and this would weigh in favour of the development. The NPPF require high quality design, consideration of character and a high standard of amenity for existing and future users. For the reasons outlined within this report the proposed development is acceptable. The proposal benefits from the presumption in favour of sustainable development set out in paragraph 11(d) of the NPPF

Officers will consider the relevant areas of Policy 10 within this report, as well as other policy considerations.

CONSERVATION AREA

The Heritage Advisor has commented that the application is for a rear ground & first floor extension to create 2 No. two-bedroom flats and proposed enlargement of existing first floor flat at front & side. 220 Main Road is located on the south side of Main Road.

It is one of the earlier buildings on the street. It is within the Gidea Park Conservation Area and has been identified as making a positive contribution to the area's character and appearance. Nos. 198-200 Main Road is Grade II listed as The Coffee Pot (List Entry Number: 1358534). An outline application of a similar proposal submitted in November 2023, which the Heritage Officer commented on, was subsequently withdrawn. There is not an in-principle objection to rear extension to the building. The current proposal addresses the main concerns raised previously by ensuring the form of the existing building is not adversely altered.

The proposed two-storey rear element would have a slight setback from the west flank with its own traditional cross hip-roof that would not be out of keeping with the area. A lower ridge height, as proposed, is considered appropriate to ensure subservience. However, the proposed first-floor extensions projecting to the east side of the building with successive roofs of variable heights overshadowing the sky-gap and silhouettes of both the site and 224 Main Road is still an issue.

While the presence of a much larger building to the rear of the site is acknowledged, the proposed rear extensions would appear as an overdevelopment of the site, detract from the spacious character of the Conservation Area and diminish the positive contribution of the site. It therefore remains that the proposal would not preserve or enhance the character or appearance of Gidea Park Conservation Area and cause a very low level of less than substantial harm to its significance.

Therefore, Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Paragraph 208 of the NPPF are relevant. Without prejudice to the above, should the application be approved, the Heritage Officer would recommend the following conditions: - Samples/ a schedule illustrating the types and colour of the materials to be used in the external finishes shall be submitted to and approved in writing by the local planning authority prior to their first use on site.

The development shall be implemented in accordance with the approved details. - Prior to their installation on-site, additional drawings that show details of proposed new windows, doors, fascia and sills to be used, in section and elevation at scales between 1:20 and 1:1 as appropriate, shall be submitted to and approved in writing by the local planning authority. Works shall be implemented in accordance with the approved details and shall be permanently maintained as such. - Details of all new surfacing, hard and soft landscaping and boundary treatments shall be submitted to and approved in writing by the local planning authority prior to their first installation on site.

In addition, the Gidea Park Civic Society (GPCS) has commented that 220 Main Road lies within the Gidea Park Conservation Area. Both it and the adjoining property at 224, Main Road are pleasantly well proportioned buildings of modest dimensions which make a positive contribution to the character and appearance of the Conservation Area. Together with the Ship public house opposite and a number of other two storey nearby premises on the south side of Main Road they still convey the sense of a village street in keeping with the garden suburb nature of the Conservation Area. This is in stark contrast to other more recent single storey commercial premises along this part of Main Road whose horizontal lines and overbearing bland frontages have more in common with an out of town retail park than the village core of a garden suburb.

The appraisal document for the Gidea Park Conservation Area states (at page 23 Rev 3/ July07 version) that " There are some good buildings surviving from the pre-exhibition period, notably the former Balgores House, now Gidea Park College, and more modestly Nos.220-224 Main Road which contribute to the character of the centre of the conservation area. "

The GPCS has noted that the Design & Access Statement submitted with application P0801.24 makes no reference to the Conservation Area or to the positive contribution that the existing building makes to the character and appearance of the Area.

An application for planning permission in respect of 220 Main Road was previously made under reference P1622.23. The Society objected to this application on the grounds set out in our letter dd. 5th. January 2024. The application was subsequently withdrawn.

The Design & Access Statement for the present application states that "The proposals now submitted, incorporate design changes which are intended to serve to mitigate some concerns expressed by Gidea Park and District Civic Society and the local authority's built heritage consultee Place Services."

The GPCS has commented that it "considers that many of its concerns about previous application P1622.23 apply equally to the present revised application. The fundamental objection to the current application (which applied equally to the withdrawn application) is that it is a significant overdevelopment of the site. The proposed extensions as now submitted would amount to an increase of about 70% to the footprint of the property which seems excessive".

The GPCS goes onto comment that "the proposed development would be more manageable if either one 2 bedroom flat were to be added or if the proposed two flats were to be of smaller size".

In addition to the above, the following more detailed comments in respect to this application has been made:

- The revised design for the side (western) elevation with its combination of materials, more sympathetic roof structure and line as well as the more generous and detailed fenestration is an improvement on the previous design.

- In contrast, the rear elevation as now proposed is very bulky and dominating and would have a more deleterious effect on the rear of the site and its neighbouring surrounds than the withdrawn equivalent. In this context it should be borne in mind that all proposed developments in the Conservation Area need to be looked at as a whole and by reference to all their elevations rather than being judged only by their impact on the street scene.

- The 'air gap' on the front elevation between 220 and 224 Main Road would be significantly eroded by the proposed development to a greater extent than would have been the case by the withdrawn design. The massing of roof structures at the rear of the property, but being quite visible from Main Road, would give the impression of the two properties being combined into one overly linear structure out of keeping with the 'village' feel of this part of the Conservation Area.

The GPCS consider that the proposed development would detract from the traditional village street feel of this part of Main Road and would not enhance or preserve the character or appearance of the Conservation Area. No comments have been provided in relation to impact on neighbouring amenity or parking as this will be a matter for the Council to consider.

Further to the comments above, the proposal was revised and it is considered that the changes undertaken would bring the proposal within the realms of acceptability.

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.

In terms of internal space standards set out within D6 of the London Plan, the Mayor has set these at 50m² for a 1-bed 2-person one storey dwelling. The proposed ground floor flat would have a gross internal floor space of 52m² which adheres to guidance. The proposal has been assessed with the layout shown on the drawing MC 59400 Revision E1.

The ground floor bedroom (no.1) for the proposed flat would have a width of approximately 2.88m and an area of approximately 12m² which would comply with Policy D6.

D6 of the London Plan requires 60m² for a 2-bed 3-person one storey dwelling. The proposed first floor flat would have a gross internal floor space of approximately 62m² which adheres to guidance. Bedroom (no.1) for the proposed flat would have a width of between approximately 3.27m and an area of approximately 11.8m². The smaller second bedroom (no.2) would have a width of between

approximately 1.35m and 3.14m and an area of approximately 9.8m². The bedrooms would comply with Policy D6.

The existing first floor flat remains unaltered albeit for the first floor window on the rear elevation for the bedroom being relocated to the side elevation as shown on drawing MC 59401 Revision E. No cross section has been provided to show that the minimum floor to ceiling height of 2.5m would be provided for the new flats as prescribed by the London Plan Policy D6.

The applicant/agent has provided a cross section showing that the floor to ceiling height would be 2.43m high at ground floor and 2.45m at first floor. The floor to ceiling would be slightly less than 2.5m within Policy D6 but would be greater than the 2.3m outlines within "Technical housing standards - nationally described space standard". It is considered that it would be difficult to substantiate a refusal on appeal solely on this matter.

New dwellings must also demonstrate an acceptable arrangement of private amenity space. The London Plan (2021) sets minimum standards in Policy D6. It states that where there are no higher local standards in the borough Development Plan Documents, a minimum of 5 sqm. 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 where at Policy 7 it requires compliance with the space standards.

The Council seek to ensure that amenity space is provided in accordance with Policy D6 of the London Plan and that every home should have access to suitable private and/or communal amenity space in the form of private gardens, communal gardens, courtyards, patios, balconies or roof terraces. In designing high quality amenity space, consideration should be given to privacy, outlook, sunlight, trees and planting, materials (including paving), lighting and boundary treatment. All dwellings/flats should have access to amenity space that is not overlooked from the public realm and this space should provide adequate space for day to day uses. The standards for amenity space should focus on the quality and usability of amenity space within a development.

Private amenity space has been provided to the rear of the parking for the proposed flats with a defensible area around the rear elevation of the proposed ground floor flat.

DESIGN/IMPACT ON STREET/GARDEN SCENE

The Council recognises that much of the borough is suburban, characterised by spaciouly set out neighbourhoods with large private gardens. Intensification of these areas by development on gardens or backland 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.

Policy 10 of the Havering Local Plan 2016-2031 (HLP) is relevant as it states that the subdivision of plots and garden development will not be supported, unless it can be robustly demonstrated that the proposal would not have an adverse impact on the character of the area and that the proposed plot sizes are consistent with the size, setting and arrangement of properties in the surrounding area. Policy 10 would need to be taken in conjunction with Policies 7 and 26 of the HLP which require

fundamentally that residential development be of high quality design. Therefore compliance with the criteria of Policy 10 as set out in the preceding section of this report is not of itself justification for approval.

The Framework 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.

The existing garage to the rear would be demolished to make way for on-site parking with a new garage being located further to the rear. A two storey pitched roof "U" shaped extension is proposed which would be 7.06m deep and have a width of 10.21m which would be stepped in 0.215m from the flank wall of the original building adjacent to the access road into the rear of the site and Gidea Lodge.

The proposed development would be visible from the Main Road from the space created by the access road into Gidea Lodge and from the neighbouring buildings on either side and to the rear.

It is acknowledged that the depth of the first floor rear extension would be deeper than normally permissible. However, it is found that the revised design, size, siting and scale of the development are such that it would not result in any significant harm to the character and appearance of the site, the street scene nor the area more widely.

The replacement garage/outbuilding would be located to the rear of the dwelling. A condition would be imposed on the garage / outbuilding to only be used in conjunction for purposes incidental to the commercial use at No.220 Main Road, Romford and not for living accommodation.

The development is considered to be acceptable and compliant with the objectives of the relevant planning policy and guidance in these regards.

IMPACT ON AMENITY

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

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 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.

The existing garage would be demolished to make way for on-site parking. A two storey "U" shaped extension is proposed which would be 7.06m deep with a width of 10.21m which has been reduced since the initial submission.

The application site is surrounded by commercial units on either side and Gidea Lodge to the rear. It is considered that the proposed development would not unacceptably impact on the amenity of the neighbouring buildings on either side.

In respect to Gidea Lodge, the proposal would lie to the north/north east of this building. Orientation is particularly important and extensions and new development may be acceptable where they are proposed to the north of the adjoining property which is the case in this instance and no loss of sunlight would arise.

The proposal would be approximately 10m from the two storey projection of Gidea Lodge to the proposed first floor flat. It is considered that the proposal would not result significant levels of overlooking or loss of privacy.

The Residential Extensions and Alterations SPD states that parking spaces for flats are unlikely to be acceptable outside main habitable room windows of ground floor accommodation because of potential adverse effects on residential amenity. The proposal was revised to remove the parking spaces in front of the proposed ground floor flat with the bedroom no.1 and the lounge having the windows with a defensible area being provided around the rear windows of the flat with a depth of approximately 2.9m.

Following, the revised design the number of bedrooms were reduced with the sole bedroom would face onto the rear of the site and not the access road. The kitchen dining living area would be dual aspect with a window facing the rear and onto the access road.

The defensible space for the ground floor flat would creating a gap between the first floor flat and the proposed parking. The window for the first floor bedroom would be relocated to the side elevation as with the changes undertaken to the existing first floor flat.

HIGHWAY/PARKING

Parking provision and matters of highway consideration are represented in Policies 23 and 24 of the Havering Local Plan 2016-2031 and the London Plan Policies T4 and T6.1. The PTAL rating for the site is 3 and therefore the London Plan parking standard apply in this instance.

Highways raised some concerns about the plans initially submitted application. Firstly, that the whole land of the site indicated, actually belongs to the applicant as there is two access doors from the rear of No.224 which is onto the parking area.

As per the London Plan Policy T6.1, for a 2 bedroom unit, the site is required to provide a maximum 0.75 parking space per residential unit and therefore the maximum required parking for 3 flats would be 2.25 parking spaces. The revised scheme has provided two parking spaces as demarcated for the upstairs flats as shown on drawing MC 59400 Revision E1. Parking is provided to the front of the property for the commercial unit.

The existing plan shows a garage and parking to the rear which is not allocated. The proposed plan MC 59400 Revision E1 shows that the garage will be demolished with 2 parking spaces being provided with the garage/outbuilding being re-built to the other side of the amenity space.

Further to the comments from Highways, a revised design was provided clearly denoting the parking in line with Policy T6.1 of the London Plan. As a result, no highway or parking issues would arise.

CONCLUSION

Having regard to the above and in doing so all relevant planning policy and material considerations, APPROVAL 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 SC06 (Parking provision)

Before the building(s) hereby permitted is first occupied, the area set aside for car parking as shown on drawing nos. MC 59400 Revision E1, MC 59401 Revision E1 & MC 59402 Revision E1 shall be laid out and surfaced to the satisfaction of the Local Planning Authority and retained permanently thereafter for the accommodation of vehicles visiting the site and shall not be used for any other purpose.

Reason:-

To ensure that car parking accommodation is made permanently available to the standards adopted by the Local Planning Authority in the interest of highway safety.

3 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.

4 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.

5 SC33 (Incidental Use)

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 the garage / outbuilding hereby permitted shall be used only for purposes incidental to the commercial use at No.220 Main Road, Romford and not for living accommodation.

Reason:-

To restrict the use to one compatible with a residential area.

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 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.

8 SC63 (Construction Methodology) (Pre Commencement)

No works shall take place in relation to any of the development hereby approved until a Construction Method Statement to control the adverse impact of the development on the amenity of the public and nearby occupiers is submitted to and approved in writing by the Local Planning Authority. The Construction Method statement shall include details of:

- a) parking of vehicles of site personnel and visitors;
- b) storage of plant and materials;
- c) dust management controls;
- d) measures for minimising the impact of noise and ,if appropriate, vibration arising from construction activities;
- e) predicted noise and, if appropriate, vibration levels for construction using methodologies and at points agreed with the Local Planning Authority;
- f) scheme for monitoring noise and if appropriate, vibration levels using methodologies and at points agreed with the Local Planning Authorities;
- g) siting and design of temporary buildings;
- h) scheme for security fencing/hoardings, depicting a readily visible 24-hour contact number for queries or emergencies;
- i) details of disposal of waste arising from the construction programme, including final disposal points. The burning of waste on the site at any time is specifically precluded.

And the development shall be carried out in accordance with the approved scheme and statement.

Reason:-

Insufficient information has been supplied with the application in relation to the proposed construction methodology. Submission of details prior to commencement will ensure that the method of construction protects residential amenity.

9 SC86 Minor Space Standards

Minor (up to 9 units):

All dwellings 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.

10 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.

11 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.

12 Electric Vehicle Parking Active/passive provision required

The development hereby approved shall make provision for at least 1 of the parking spaces to be provided with active charging facilities for the use by electric or Ultra-Low Emission vehicles. Such provision is to be made prior to the first occupation of the dwellings hereby permitted.

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.

13 Heating Strategy

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.

If the heating strategy is to be provided by an Air Source Heat Pump, or similar, they shall be designed to comply with the provisions of the Microgeneration Installation Standard: MCS 020 "MCS Planning Standards for Permitted Development Installations of Wind Turbines and Air Source Heat Pumps on Domestic Premises". The air source heat pumps shall be provided on site prior to first occupation of the dwellings. Any installation not meeting this standard will require a separate application for planning permission.

Reason: To reduce impact on building emissions on local air quality and to ensure any air source heat pumps installed maintain amenity.

14 Refuse storage & Collection Strategy Condition

Notwithstanding the details on the submitted plans, no building shall be occupied or use commenced until details of a waste management scheme is submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the method and location of refuse and recycling storage, together with arrangements for refuse disposal. The scheme shall be implemented on site, in accordance with the approved details, prior to the first occupation or commencement of the use hereby approved and retained permanently thereafter.

Reason:-

Insufficient information has been supplied with the application to judge how waste 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 nearby premises.

15 Boundary Treatment Condition

The proposed boundary treatment shall be provided in accordance with drawings nos.

MC59400 Revision E1, MC59403 Revision E & MC59404 Revision E with a 1m and 1.7m high fence being provided. The fencing shall be permanently retained and maintained thereafter.

Reason:-

To protect the visual amenities of the development and prevent undue overlooking of adjoining property.

16 Detail of Samples

Samples or a schedule detailing the types and colours of all external materials shall be submitted to and approved in writing by the local planning authority prior to their first use on site. The development shall be carried out in accordance with the approved details.

Reason:- Insufficient information has been supplied with the application to judge the appropriateness of the materials to be used. A schedule of the types and colour of the materials to be used in the external finishes prior to commencement will ensure that the appearance of the proposed development will harmonise with the character of the surrounding area.

17 Non Standard Condition 34

Prior to installation on site, detailed drawings showing the proposed new windows, doors, fascias and sills provided in section and elevation at scales between 1:20 and 1:1 as appropriate shall be submitted to and approved in writing by the local planning authority. The works shall be carried out in accordance with the approved details and shall be permanently maintained as such.

Reason:- Insufficient information has been supplied with the application to judge the appropriateness of the new window, lantern, and sills to be used. Submission of additional drawings that show details of proposed new window/lantern and sills to be used prior to commencement will ensure that the appearance of the proposed development will harmonise with the character of the surrounding area.

18 Non Standard Condition 35

Details of all new surfacing, hard and soft landscaping, and boundary treatments shall be submitted to and approved in writing by the local planning authority prior to their first installation on site.

Insufficient information has been supplied with the application to judge the appropriateness of the hard and soft landscaping proposed. Submission of a scheme prior to commencement will ensure that the development achieves a satisfactory level of landscape quality.

19 Non Standard Condition 36

The ceiling/party floor/party wall insulation between the commercial and residential premises should be checked to ensure it complies with the current Approved Document E of the Building Regulations 2003 (as amended) and to ensure that the occupiers above and adjacent to the commercial premises are provided with reasonable resting/sleeping conditions with reference to British Standard BS8233: 2014 - Sound insulation and noise reduction for buildings - Code of practice.

The scheme shall be designed to be 5dB better than that given in Approved Document E 2003 (as amended).

If it is found that the partition does not comply with the regulations, it should be upgraded to comply with the regulations, as a minimum. The details of any works should be approved by the Local Authority before the hereby permitted use commences.

The sound insulation and noise control measures shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter. The insulation and measures shall be implemented prior to the first occupation of the development hereby approved.

Reason: In order to protect the amenity of residents above and adjacent to the commercial units.

20 Non Standard Condition 37

Before any development is commenced, a scheme for protecting the proposed dwelling from noise from neighbouring mechanical plant shall be submitted to and approved by the Local Planning Authority. The scheme should ensure that the occupiers of the hereby permitted residential properties are provided with reasonable resting/sleeping conditions with reference to British Standard BS8233: 2014 - Guidance on Sound Insulation and Noise Reduction for buildings - Code of practice. Any works which form part of the scheme shall be completed and validation submitted to the local planning authority for approval before any of the permitted dwellings is occupied.

Reason: In order to protect the amenity of residents from noise and vibration from neighbouring mechanical plant.

INFORMATIVES

1 Street Naming and Numbering

Street Naming and Numbering Informative

Before occupation of the residential/ commercial unit(s) hereby approved, it is a requirement to have the property/properties officially Street Named and Numbered by our Street Naming and Numbering Team. Official Street Naming and Numbering will ensure that that Council has record of the property/properties so that future occupants can access our services.

Registration will also ensure that emergency services, Land Registry and the Royal Mail have accurate address details. Proof of having officially gone through the Street Naming and Numbering process may also be required for the connection of utilities. For further details on how to apply for registration see:

<https://www.havering.gov.uk/Pages/Services/Street-names-and-numbering.aspx>

2 Approval and CIL

CIL Informative

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, £3,525 would be payable due to result in a new residential property with 141m² 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 £125 per m² (Zone A) for each additional square metre of GIA. Based upon the information supplied with the application, £17,625 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>

3 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 N Plunkett (Agent) by phone and e-mail. The revisions involved changes to the design of the development and position of amenity space and outbuilding. Also, revised plans were provided showing the height of fence. The amendments were subsequently submitted on 07/10/24, 30/04/25, 30/09/25, 05/12/25, 07/01/26 11/02/26 & 12/02/26.

Authorising Officer:



Raphael Adenegan

18th February 2026