



# Havering Local Development Framework

## Hall Lane Policy Area Supplementary Planning Document

Adopted February 2009

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## **1. Purpose and scope**

1.1 In line with national and regional guidance two objectives of Havering's Core Strategy are:

- LV(A) Make Havering a place where people will want to live and where local people are able to stay and prosper, by ensuring that local and sub-regional housing need is addressed whilst maintaining and enhancing the character of Havering's residential environment which makes the borough such an attractive place to live.
- HE(A) Preserve and enhance sites, buildings, areas and landscapes of special architectural or historic importance.

1.2 The Hall Lane Policy Area is a key tool in ensuring the delivery of these objectives and, accordingly, this Supplementary Planning Document (SPD) provides further detail on the implementation of Development Control Policy DC69 (Other Areas of Special Townscape or Landscape Character) which aims to maintain or enhance its special character.

1.3 This SPD applies to approximately 56 Hectares (138 acres) of land on either side of Hall Lane, Upminster, immediately north of Upminster Railway Station, and is shown on the Proposals Map and the map in Appendix 1 of this SPD.

## **2. Status**

2.1 The Statutory Development Plan is the starting point in determining planning applications for the development or use of land. The Development Plan consists of the London Plan and Havering's Development Plan Documents (DPDs). This SPD provides further detail on the implementation of DPD policy that applicants must follow to ensure they meet the policy requirements.

## **3. How does it fit with the Local Development Framework (LDF)?**

3.1 This SPD is one of the Local Development Documents which comprise Havering's Local Development Framework (LDF). It provides further detail on the implementation of Development Control Policy DC69 (Other Areas of Special Townscape or Landscape Character) which aims to maintain or enhance the special character of the Hall Lane Policy Area. Applicants must also satisfy the relevant policies and guidance in Havering's other Local Development Documents.

## **4. The Guidance**

### Introduction

- 4.1 The Hall Lane area of Upminster is occupied mostly by established large detached and semi-detached dwellings, generally well maintained and set in large gardens, having the amenity of considerable tree and shrub planting. There are some more recent developments of flats along the Hall Lane frontage. The area's character derives primarily from the long and well landscaped rear gardens whose size and good tree cover create unusual spaciousness which is extensive and uninterrupted.
- 4.2 For the purposes of Development Control Policy DC69 and this SPD, the area is divided into two zones in which different criteria will be applied. These are shown on the map attached as Appendix 1 and comprise:

### Zone A

- 4.3 This area fronts Hall Lane between the railway line and Ashburnham Gardens and contains some developments of flats. Scope exists for further development of flats without causing harm to the character of the road. Nevertheless, the existing long and well landscaped rear gardens to Hall Lane properties do contribute to the special character of the wider area, and therefore any frontage developments will be expected to have generous rear amenity space provision. The criteria specify minimum criteria for plot sizes and frontages to help achieve this objective.

### Zone B

- 4.4 This is the remainder of the area and is typified by relatively large semi-detached and detached dwellings set in generous well landscaped gardens with good tree cover.
- 4.5 The Council will resist any proposals for flats or large scale development within Zone B which would detract from the established character of the area, particularly those above existing densities or resulting in loss of existing landscape features or open areas.
- 4.6 To maintain or enhance the special character of the Hall Lane Policy Area development should be restricted to small scale infill plots.

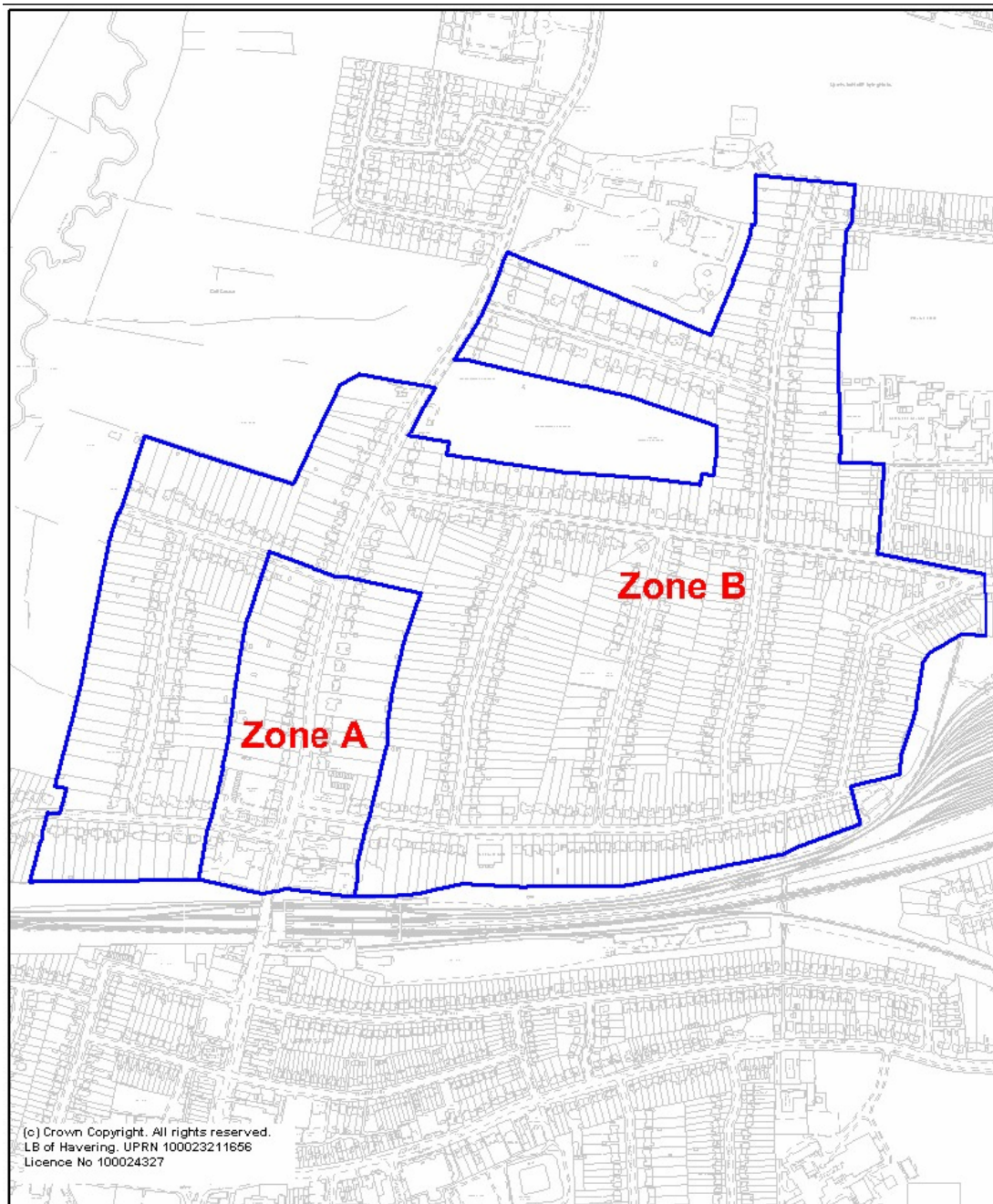
## Supplementary Guidance Criteria


Criteria	Zone A	Zone B
<b>Site Area</b>	<ul style="list-style-type: none"> <li>For detached and semi-detached houses the minimum site area required is 370 square metres and the minimum frontage is 10 metres.</li> </ul>	
	<ul style="list-style-type: none"> <li>Except for detached and semi-detached houses, development will only be permitted provided an area of compact shape of 1.2 hectares or more, with a minimum frontage of 150 metres, has been assembled by the developer.</li> <li>South of Waldegrave Gardens and Deyncourt Gardens where this is not possible, and on corner sites generally, relaxation of the frontage and site area requirements may be considered but only where the main intentions of the policy are not thereby endangered.</li> </ul> <p>This minimum site area has been chosen partly to retain as much of the landscape as possible and also to ensure as far as possible visual unity to the area.</p>	

Criteria	Zone A	Zone B
<b>Type and size of dwelling</b>	<ul style="list-style-type: none"> <li>Single family detached and semi-detached houses having a minimum floor area of 116 square metres will be allowed.</li> </ul>	
	<ul style="list-style-type: none"> <li>The sub-division or conversion of existing dwellings into flats or maisonettes will not normally be permitted where the resultant units have less than 75 square metres floorspace.</li> </ul>	
	<ul style="list-style-type: none"> <li>Flats will be allowed where the individual units have a minimum floor area of 75 square metres and the overall development has a maximum height of three storeys. The development must incorporate a private sitting out amenity space at least equivalent in area to the total floorspace of the flats and that is screened from public view.</li> <li>Town houses and other forms of denser development will be allowed in this area provided that the floor areas of individual units are not less than 116 square metres.</li> </ul>	


Criteria	Zone A	Zone B
<b>Landscape and Amenity</b>	<p>A major element of these criteria is the retention as far as possible of the landscape and amenity created by the considerable tree and shrub planting that exists.</p> <ul style="list-style-type: none"> <li>• Special attention must be given to the effect of any proposal on the landscape, and to this end plans submitted with any application shall include a survey of all existing trees and shrubs on the site.</li> <li>• New buildings shall be sited with the object of preserving as many trees and shrubs as possible consistent with good layout and design.</li> <li>• New planting may be required by the Council.</li> </ul>	
<b>Extensions</b>	<ul style="list-style-type: none"> <li>• Where planning permission is needed for the improvement or extension of existing houses, if the new work is complementary to the existing dwelling and a useful building is to be given a further lease of life, the application will be considered sympathetically.</li> </ul>	
<b>Access</b>	<ul style="list-style-type: none"> <li>• The Council will seek to restrict the number of side road junctions off Hall Lane by ensuring new internal estate roads are capable where appropriate of being extended to serve adjoining land.</li> <li>• Alternatively, consideration may be given to new estate roads being connected to existing side roads where this can be achieved within the envelope of Zone A, without damaging the character of the roads concerned.</li> <li>• If new accesses are provided from Hall Lane this should not normally result in the spacing of side road junctions off Hall Lane being less than 90 metres.</li> </ul>	<ul style="list-style-type: none"> <li>• No access will be permitted off Courtenay Gardens or Engayne Gardens to residential development in Zone A.</li> </ul>

# Appendix 1: Hall Lane Policy Area




Map Reference: TQ5687
Scale: 1:6000
Scale  
0 50 100 150 200 250 m  
Date: 31/01/2006

<b>Hall Lane Policy Area</b>	  
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	<p>London Borough of Havering          Planning Department          Mercury House, Mercury Gardens          Romford, RM1 3SL</p> <p>Based upon Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office (c) Crown copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. London Borough of Havering 100024327</p>
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## **Appendix 2: Schedule of properties and land**

### **ZONE A**

Properties fronting Hall Lane, north of the railway as far as Ashburnham Gardens on the western side and up to and including No. 42 on the eastern side of Hall Lane. Also including 1A, 1B and 2A Deyncourt Gardens, Calverton, and 1 Ashburnham Gardens.

### **ZONE B**

Deyncourt Gardens 1-65(odds), 2-112 (evens), also Masonic Hall;  
Eversleigh Gardens 1-55 (odds), 2-60 (evens);  
Ingrebourne Gardens 1-75 (odds), 2-56 (evens);  
Marlborough Gardens 1-11 (odds);  
Holden Way 1-53 (odds), 2-52 (evens);  
The Fairway 1-25 (odds), 2-26 (evens);  
Claremont Gardens 1-43 (odds), 2-50(evens);  
Grosvenor Gardens 1C-43 (odds inc 1, 1A, 1B), 2B-48 (evens inc 2, 2A);  
Courtenay Gardens 1D-53 (odds inc 1, 1A, 1B, 1C), 2-60 (evens);  
Ashburnham Gardens 3-19 (odds), 2A-28 (evens inc 2);  
Engayne Gardens 1-45 (odds), 2A-28 (evens inc 2);  
Waldegrave Gardens 1-25 (odds), 2-12 (evens);  
Hall Lane 47-77 (odds), 44-100 (evens).

This schedule is of properties and land as at February 2009.