

## **OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY**

**APPLICATION NO:** P0351.20

**WARD :** Rainham & Wennington

**Date Received:** 6th March 2020

**ADDRESS:** 9 Thames Close  
Rainham

**PROPOSAL:** Single Storey Rear Extension and Porch to front

**DRAWING NO(S):** 01, 02, 03, 04, 05, 06, 07.

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

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### **SITE DESCRIPTION**

The application site is a two storey terraced dwelling. The property is finished in face brick and tile hanging. There is an existing patio/raised decking with steps that leads to rear garden. The surrounding area is residential.

### **DESCRIPTION OF PROPOSAL**

Planning permission is sought for the construction of a single storey rear extension measuring 3m in depth with steps to the rear garden and a front porch measuring a depth of 1m.

### **RELEVANT HISTORY**

### **CONSULTATIONS/REPRESENTATIONS**

No representations have been received in response to this application.

### **RELEVANT POLICIES**

#### LDF

DC61 - Urban Design

SPD04 - Residential Extensions & Alterations SPD

#### OTHER

LONDON PLAN - 7.4 - Local character

LONDON PLAN - 7.6 - Architecture

NPPF - National Planning Policy Framework

### **STAFF COMMENTS**

Due to the current pandemic crisis, officer was unable to do a site visit. Site photos were requested from the agent and these were provided with confirmation that the photos were taken 29 April 2020 by the applicant. Aerial view, Google street view as well as site photos received were used to assess the site and submitted drawings.

### **DESIGN/IMPACT ON STREET/GARDEN SCENE**

Policy DC61 states that planning permission will only be granted for development which maintains, enhances or improves the character and appearance of the local area.

Havering's 'Residential Extensions and Alterations' SPD suggests that as a general rule, houses can be extended from the rear wall of the original dwelling by up to 3 metres in depth for a

terrace house and up to 4 metres in depth for a semi-detached or detached dwelling. The proposed depth at 3m is policy compliant and would appear proportionate to the existing dwelling. It would not appear out of character in the surrounding area and would not dominate the garden scene.

The proposed front porch is considered to be in keeping with the size of the house and given its modest size is not considered to result in an unacceptable impact on the streetscene or surrounding area. Officers note that the design of the new porch would be similar to that of No. 7 Thames Close and therefore the development would not be introducing a feature that is discordant within this site context.

## **IMPACT ON AMENITY**

The attached neighbour at No 11 Thames Close features an existing rear conservatory. As such a reasonable level of amenity is afforded this neighbour.

The unattached neighbour at No. 7 Thames Close also benefits from a rear extension and the proposed extension is set off the common boundary. As such the proposed extension is not considered to harm amenity of neighbouring property.

The porch is modest in scale and it is envisaged would result in little to no harm to the adjacent properties.

Overall the proposal is considered policy compliant and would not result in harm to the residential amenity of the property or the surrounding area.

## **KEY ISSUES/CONCLUSIONS**

The proposals would not harm the character and appearance of the area, and is unlikely to create any detrimental impact upon the residential amenities currently enjoyed by neighbouring occupiers. It is therefore recommended that planning permission is granted.

## **RECOMMENDATION**

It is recommended that **planning permission be GRANTED** subject to the following conditions:

### **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. 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. Also, in order that the development accords with London Borough of Havering LDF Development Control Policies Development Plan Document Policy DC61

2008.

**3. SC10 (Matching materials)**

All new external finishes shall be carried out in materials to match those of the existing building.

Reason:-

To safeguard the appearance of the premises and the character of the immediate area, and in order that the development accords with the London Borough of Havering LDF Development Control Policies Development Plan Document Policy DC61 2008.

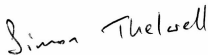
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**INFORMATIVES**

**1 Approval - No negotiation required**

Statement Required by Article 35 (2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015: No significant problems were identified during the consideration of the application, and therefore it has been determined in accordance with paragraphs 38 of the National Planning Policy Framework 2019.

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| <b>Authorising Officer:</b> | Simon Thelwell |  | 01-05-2020 |
| <b>Authorising Officer:</b> | Simon Thelwell |                                                                                    | 01-05-2020 |