

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P0518.20

WARD : Elm Park

Date Received: 15th April 2020

ADDRESS: 116 ST ANDREWS AVENUE
HORNCHURCH

PROPOSAL: Demolish existing lean to erect new single storey rear extensions and alterations

DRAWING NO(S): JAWS:EP1
JAWS:EE1
JAWS:EP2
JAWS:PE1
JAWS:PP2
JAWS:PS1
JAWS:PE1
JAWS:PP1

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

SITE DESCRIPTION

The application site is a two storey semi-detached residential dwellinghouse finished in face brick and painted render. There is a hard standing area to the front of the site that provides space for parking which provides space for parking for two vehicles. The dwelling currently benefits from a rear lean measuring approximately 2.35m in depth. The surrounding area is characterised by two storey terraced and semi-detached properties. The dwellinghouse is not a listed building and is not located within a conservation area.

DESCRIPTION OF PROPOSAL

Planning permission is sought to demolish an existing rear lean and replace it with a single storey rear extension.

1. The existing rear lean measures approximately 2.35m in depth and has a width varying from 5.63m to 6.71m an eaves height of 2.06m and an overall height of 2.91m.

2. The proposed rear extension would measure approximately 4m in depth, 3.26m in height and 6.76m in width.

RELEVANT HISTORY

N/A

CONSULTATIONS/REPRESENTATIONS

Letters of notification were sent to two neighbours regarding the application. No objections were received.

Environmental Health: It was recommended that a gas membrane condition be included should planning permission be granted because insufficient information was submitted to ensure the occupants of the development and property are not subject to any risks from soil gas and/or vapour in accordance with LDF Core Strategy and Development Control Policies DPD Policy

DC53.

RELEVANT POLICIES

LDF

DC61 - Urban Design

SPD04 - Residential Extensions & Alterations SPD

OTHER

NPPF - National Planning Policy Framework

MAYORAL CIL IMPLICATIONS

The proposal is not CIL liable because the new floorspace created is less than 100 square metres.

STAFF COMMENTS

Due to the social distancing measures brought on by the Covid-19 pandemic, the officer was unable to conduct a site visit for the property. Site photos were therefore requested from the agent on 29/05/20 via email and were received on 30/05/20.

DESIGN/IMPACT ON STREET/GARDEN SCENE

The proposal would not unduly impact the street scene because it would only be visible from the rear garden environment. It would also not be out of scale with or disproportionate to the host dwelling or its back garden and relates well to the application property in terms of its bulk, scale and mass.

Overall, therefore, the proposal is deemed not to have a negative impact on the garden scene of the host property or the wider street scene.

IMPACT ON AMENITY

Residential Extensions and Alterations SPD advises that single storey rear extensions to semi-detached properties should not exceed 4m in depth. The depth of the proposal would be policy compliant, but its height, measuring approximately 3.26m, would not. However, that the height of the development would only be 0.26m above the Council's policy guidance.

The proposed rear extension would be right up against the host dwelling's shared boundary with its attached neighbour 114 St Andrews Avenue, which also benefits from a rear extension. However, the fact that the depth of the proposal would be policy compliant means that it is deemed to afford these neighbours a reasonable level of amenity. It is considered that the extra 0.26m height would not cause a significant loss of light or amenity to these neighbours.

In terms of how the proposal would affect the unattached neighbouring property 118 St Andrews Avenue, the fact that the development would be separated from this property by approximately 2.77m means that it is deemed that these neighbours would afford a reasonable level of amenity.

Due to the reasons above, therefore, the proposed development is deemed not to have a negative impact on the amenity of neighbouring properties.

HIGHWAY/PARKING

No highway or parking issues would arise from the proposed development.

KEY ISSUES/CONCLUSIONS

The proposal is judged to not adversely affect the character of the property or the visual amenities of the street scene. This development would also not cause a detrimental impact upon the residential amenities enjoyed by neighbouring properties

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.

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, and in order that the development accords with the Development Control Policies Development Plan Document Policy DC61.

4. 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, and in order that the development accords with the Development Control Policies Development Plan Document Policy DC61.

5. Non Standard Condition 1 (Pre Commencement Condition)

Prior to the commencement of any groundworks or development of the site, details shall be submitted to and agreed in writing by the Local Planning Authority setting out

suitable gas protection measures to be employed on site including, but not necessarily limited to, the installation of a suitable gas resistant membrane. The gas protection measures shall be carried out in strict accordance with the agreed details. Upon completion of installation, a 'Verification Report' must be submitted demonstrating that the works have been carried out.

Reason:-

Insufficient information has been submitted to ensure that the occupants of the development and property are not subject to any risks from soil gas and/or vapour in accordance with LDF Core Strategy and Development Control Policies DPD Policy DC53.

INFORMATIVES

1 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 2018.

Authorising Officer: Habib Neshat
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15-06-2020
