

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P0545.20

WARD : Brooklands

Date Received: 20th April 2020

ADDRESS: 49 Como Street
Romford

PROPOSAL: Single Storey rear extension

DRAWING NO(S): HASA-190-21-0001

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

SITE DESCRIPTION

Residential, semi-detached dwelling finished with brick tiles. Parking space on street for a vehicle to the front of the property. The surrounding area is residential character with similar two storey dwellings.

DESCRIPTION OF PROPOSAL

Planning permission is sought for a single storey rear extension.

RELEVANT HISTORY

CONSULTATIONS/REPRESENTATIONS

No representations were received in response to the neighbour notification process.

RELEVANT POLICIES

LDF

DC61 - Urban Design

SPD04 - Residential Extensions & Alterations SPD

OTHER

NPPF - National Planning Policy Framework

MAYORAL CIL IMPLICATIONS

This application is not CIL liable as the new floorspace created is less than 100 square meters.

STAFF COMMENTS

NOTE: Due to the current Covid-19 crisis, the Officer was unable to do a site visit. Site photos were requested from the agent via email. The site photos subsequently submitted, (taken on 15/06/2020), site drawings as well as other mapping services such as aerial view and streetview were used to assess the site.

DESIGN/IMPACT ON STREET/GARDEN SCENE

The proposed extension cannot be seen from the street and therefore will have no impact upon the street scene of Como Street.

The proposed single storey rear extension would have a depth of 3.15m and a height of 3.21m

with a flat roof.

The proposed mass, scale and design of the extension relates to the original dwelling and would also be keeping with the character of the surrounding garden environment. The proposed depth of the extension is 3.15m which is compliant with the Residential Extensions and Alterations SPD.

The attached neighbour to the west of the property (No. 47) also has a large rear extension so it would also be keeping with the surrounding, which is encouraged by Policy DC61.

Overall it is considered that the proposed development will be of acceptable scale and design and will not be harmful to the character and appearance to the garden, streetscape and the wider area.

IMPACT ON AMENITY

It is thought that the proposed extension will not cause an excessive loss of daylight on the rear elevation of attached neighbour (No.47) because they also have a rear extension with a solid wall with no flank windows to overlook on to the property.

Overall the additional depth and height is not thought to cause any material harm on the adjoining neighbours amenity that would warrant a refusal of this application, as it is compliant with the Residential Extensions and Alterations SPD.

The proposed rear extension would be set in from the eastern boundary by 1m and by 2m from the neighbours dwelling therefore the development would not impact the unattached neighbour (No.51).

The property also shares a boundary with (No. 13) at the rear. The proposal is not thought to have any impact on amenity to this neighbour.

Overall, the proposal would not cause a material loss of amenity to surrounding neighbours.

HIGHWAY/PARKING

No highway or parking issues would arise from the proposal.

KEY ISSUES/CONCLUSIONS

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 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. SC10C Materials as per application form

The proposed development hereby approved shall be constructed in accordance with the materials detailed under Section INSERT NUMBER of the application form unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the appearance of the proposed development will harmonise with the character of the surrounding area and comply with Policy DC61 of the Development Control Policies Development Plan Document

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

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

15-06-2020