

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: Y0144.20
WARD : Gooshays Date Received: 26th May 2020
ADDRESS: 187 CHIPPENHAM ROAD
ROMFORD
PROPOSAL: Single storey rear extension with an overall depth of 6m a maximum height of 4m and an eaves height of 3m (PRIOR APPROVAL)
DRAWING NO(S): Site location plan; A101.
RECOMMENDATION: It is recommended that Prior Approval is Given

SITE DESCRIPTION

The application site is a two storey end of terrace dwelling located to the south side of Chippenham Road. The site benefits from an existing 3m conservatory.

DESCRIPTION OF PROPOSAL

Permission is sought for a single storey rear extension which would extend the full width of the original dwelling with an overall depth of 6m, a maximum height of 4m, and an eaves height of 3m.

RELEVANT HISTORY

P0239.96 - Roof conversion
Apprv with cons 19-04-1996
P1422.95 - Dormer window to rear roof slope
Apprv with cons 09-02-1996

CONSULTATIONS/REPRESENTATIONS

During the consultation period 1 submission was received regarding the proposal.

The objection was for the following issue:

- The significant height of the extension will cause loss of light

RELEVANT POLICIES

LDF

SPD04 - Residential Extensions & Alterations SPD

IMPACT ON AMENITY

Council guidance recommends that terraced houses can normally be extended from the rear wall of the original dwelling by up to 3 metres. Council guidance also explains that any greater depth required should be within an angle of 45 degrees, taken from the 3 metre dimension on the property boundary for a terraced dwelling. This is to ensure there is no unreasonable loss of amenity to neighbouring properties or adverse reduction in sunlight or daylight.

It is proposed to add an additional 3m single storey rear extension to the house to provide a

larger kitchen/dinner, which would result in a 6m deep rear extension.

After taking into account the rear existing extension to the rear of No.185, officers do not expect this property will be materially adversely affected by the proposed works. The neighbouring protrusion will mitigate the impact of a development which will extend 2.64m beyond their established building line. The impact is therefore in line with the approach taken in Council guidance.

No.189 Chippenham Road is the unattached neighbour and has not benefitted from any additions to the rear of their property. This neighbour is set to the west and is separated by an approximate gap of 3m. Currently there is an existing timber fence measuring 2m and a separation distance of 2.7m (1m from flank wall to boundary of application site and 1.7m from common wall to flank wall of No. 189). The roof of the single storey rear extension would have an overall height of 4m and an eaves line of 3m. The proportion of the roof which would be above the 3m height is permissible under permitted development guidelines. Considering the separation distance of approximately 3m and an eaves height of 3m, it is not considered that the proposal would give rise to an unacceptable loss of outlook, loss of light and overshadowing or be overbearing of the unattached neighbour. Furthermore, no objection has been received from this neighbour

Overall it is considered, the proposal would not unacceptably impact upon the amenity of the adjacent neighbours and the proposal would be within that envisaged as acceptable within guidelines.

KEY ISSUES/CONCLUSIONS

Prior approval is therefore given for the proposed single storey rear extension.

RECOMMENDATION

It is recommended that Prior Approval is Given

INFORMATIVES

- 1
- PRA Given Informative 1

This written notice indicates that the proposed development would comply with condition A.4 of Schedule 2 Part 1 Class A of the Town and Country Planning (General Permitted Development) Order 2015. IT IS IMPORTANT TO NOTE THAT THIS WRITTEN NOTICE DOES NOT INDICATE WHETHER OR NOT THE PROPOSED DEVELOPMENT WOULD COMPLY WITH ANY OF THE OTHER LIMITATIONS OF CONDITIONS OF SCHEDULE 2 PART 1 CLASS A. IF YOU WANT CONFIRMATION THAT THE PROPOSED DEVELOPMENT WOULD BE LAWFUL (eg. on the basis that it would comply with all of the limitations and condition of Schedule 2 Part 1 Class A) THEN YOU SHOULD SUBMIT AN APPLICATION TO THE LOCAL PLANNING AUTHORITY FOR A LAWFUL DEVELOPMENT CERTIFICATE.

It is a requirement of the above condition A.4 that the development shall be carried out in accordance with the information that the developer provided to the Local Planning Authority, unless the Local Planning Authority and the developer agree otherwise in writing.

Authorising Officer: Suzanne Terry

A handwritten signature in black ink, appearing to read 'S. Terry', with a horizontal line drawn underneath the name.

02-07-2020