

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P0695.20

WARD : Upminster Date Received: 27th May 2020

ADDRESS: 53 ARGYLE GARDENS
UPMINSTER

PROPOSAL: Two storey side/rear extension and single storey front and rear extensions

DRAWING NO(S): 2009.04
2009.02 Rev A dated Mar20
2009.01 dated Mar20

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

SITE DESCRIPTION

The host property is a 2 storey semi-detached dwelling with a 2 storey rear projection. The roof is a hipped at the sides and gable on the rear projection. At the front is a single bay window. There is parking spaces for 2 cars at the front.

The host property is within a residential area and the street is characterised by 2 storey semi-detached dwellings.

The host property is neither in a conservation area nor a listed building, nor in a flood risk zone.

DESCRIPTION OF PROPOSAL

Planning permission is sought for a two storey side/rear extension and single storey front and rear extensions.

RELEVANT HISTORY

No relevant history was found.

CONSULTATIONS/REPRESENTATIONS

Consultation was carried with 4 neighbours whom either have adjacency to the rear garden or are on the opposite side of the street. No representations were received in response to this consultation.

No Internal consultees was deemed necessary

RELEVANT POLICIES

LDF

DC33 - Car Parking
DC61 - Urban Design

OTHER

LONDON PLAN - 7.4 - Local character
NPPF - National Planning Policy Framework

MAYORAL CIL IMPLICATIONS

Application is not CIL liable

STAFF COMMENTS

Due to the government guidance on Coronavirus, no site visit could be carried out. Due to the short turnaround from the time this application was allocated to the case officer no site photos were requested. Instead used google earth, street views and Earthlight as part of the desktop activity.

DESIGN/IMPACT ON STREET/GARDEN SCENE

The proposal seeks a two storey side extension and extend the ground floor level in line with the bay window. The guidance set in the residential and alteration SPD is extensions at ground floor level should not project beyond the main building line of the front elevation and preferably should be set back by at least a brick course to provide a good junction between old and new materials line. However, considering that similarly sized residential properties on the same street, many of which have been extended in a similar manner at the front shows that this will not introduce an incongruous element that will have an adverse impact on street scene and character.

The first floor side extension will be set back 1m from the existing front elevation of the house and the ridge of the roof would be lower than the existing ridge to the roof. This is in line with the guidance, demonstrating the side extension is subordinate in design to the host property.

At the rear of the property the ground floor would be extended to the boundary and 3.5m deep which is less in depth than allowed within the guidance for a semi-detached house. Officer's concerns were raised with agent about bulk and mass regarding the 1st rear extension. Revised drawings show 1st floor the rear extension would be 3m instead of 3.5m depth and a hipped roof instead of a gable ended.

The extension as amended is of a scale proportionate to the house and in keeping with the character of the host property and prevailing pattern of development in the locality in accordance with Policy DC 61 and the Council's Residential Extensions and Alterations SPD.

IMPACT ON AMENITY

The proposed ground floor rear extension would be of a similar depth and height to that existing at no.55, so there would be no significant loss of outlook to the occupier. The proposal is situated north of neighbour No 55, hence it would not have an adverse impact on loss of sunlight. The host property is south of neighbour No 51. No 51 has a ground floor extension of a greater depth so the proposed ground floor extension would not cause a detrimental impact on the outlook or light to that neighbour. The reduced depth of the 1st floor extension and the hipped roof design would mitigate any impact on the nearest first floor habitable room window at no.51. The two storey side extension on the shared boundary would project beyond the existing upper floor rear elevation of no.51, given the above amendments and the separation to the main flank elevation of no.51 and the rear wall of the proposed side extension lying well behind a notional 45 degree line from the nearest first floor rear window, the proposals would not have an adverse impact on the outlook of the occupier.

The proposal would have roof lights on the pitch of the roof on the side elevation. The proposal does not seek a dormer or a room in the roof. As the roof lights will be high in the roof they would not have an adverse effect of overlooking on No 51.

HIGHWAY/PARKING

No highway or parking issues would arise as the existing parking arrangement would remain

unchanged.

KEY ISSUES/CONCLUSIONS

It is considered that the proposal would not cause a detrimental impact upon the neighbourly properties nor upon the street and garden scene. It is in compliance with policies and guidance.

Therefore, it is 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. 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 DC 61.

5. SC48 (Balcony condition)

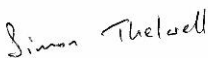
The roof area of the extension hereby permitted shall not be used as a balcony, roof garden or similar amenity area without the grant of further specific permission from the Local Planning Authority.

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 DC 61.

INFORMATIVES

- 1 Approval following revision ENTER DETAILS
Statement Required by Article 35 (2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015: In accordance with paragraph 38 of the National Planning Policy Framework 2018, improvements required to make the proposal acceptable were negotiated with Graham Stubbles by phone on 27/07/2020. The revisions involved reduced depth of first floor rear extension to 3m and the same extension to have a hipped pitched roof. The amendments were subsequently received on 30/07/2020.

Authorising Officer:	Simon Thelwell		05-08-2020
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