

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P1237.20

WARD : Brooklands

Date Received: 28th August 2020

ADDRESS: 86 WILLOW STREET
ROMFORD

PROPOSAL: Two storey rear extension to include demolition of existing garage

DRAWING NO(S): P75-2 (REV A2)
P75-4 (REV A2)
P75-6 (REV A2)
P75-8 (REV A2)
P75-9 (REV A2)
P75-10 (REV A2)
P75-11 (REV A2)

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 features a two storey detached dwelling located on Willow Street. The dwelling is finished in brick and smooth face render, has a hipped roof and features an existing glass rear extension.

The application site is located within a predominantly residential area and is not within a Conservation area, nor is it a listed building

DESCRIPTION OF PROPOSAL

Planning permission is sought for a two storey rear extension and ground floor rear extension to include demolition of existing garage

RELEVANT HISTORY

D0343.20 - Certificate of lawfulness for a Loft conversion with side dormers and a rear dormer
PP not required 22-10-2020

D0344.20 - Certificate of Lawfulness for a single storey rear extension to include demolition of detached garage
Awaiting Decision

CONSULTATIONS/REPRESENTATIONS

Surrounding occupiers were notified and two representations were received raising the following concerns:

- Lack of light in ground floor habitable room due to proposal
- Proposal will cause a loss of outlook from habitable rooms
- Overlooking and loss of privacy in garden
- Not all side windows on neighbouring property depicted on plans
- Concern over use of shared side access to complete building works causing disruption

Officers response: In response to the above, concerns of potential disruption from building works is classed as a non material planning consideration. All other concerns will be addressed in the report below.

RELEVANT POLICIES

LDF

DC33 - Car Parking

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

MAYORAL CIL IMPLICATIONS

This application is not CIL liable.

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 20/10/2020), site drawings as well as other mapping services such as aerial view and streetview were used to assess the site. (All Windows not included on plans were noted during assessment)

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.

The proposal includes the demolition of the existing glass rear extension and replacement with a new rear extension. The proposal is located at the rear and would have little to no impact on the street scene.

It is noted that both neighbours have rear extensions. No. 88 has a ground floor extension with a depth of 3m and No. 86 has a two storey extension with a depth of 3m.

The proposed single storey rear extension would have a depth of 4m designed with a flat roof with a max height of 3m.

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 compliant with the Residential Extensions and Alterations SPD which states houses can be extended from the rear wall of the original dwelling by up to 4 metres in depth for a detached dwelling.

The proposed two storey rear extension would have a depth of 3m and width of 3m designed with a hipped roof.

The SPD states that first floor rear extensions for semi-detached/ detached properties can have a depth of 3m to ensure amenity impacts are protected. In this case it is considered acceptable as there are no attached neighbours so amenity impacts are protected. The extension proposes

a hipped roof to match the existing roof. Brick face is proposed for the walls and similar style windows to match existing.

Overall the proposal has been designed in accordance with planning policy and is considered to be acceptable.

IMPACT ON AMENITY

The proposed ground and two storey rear extension will not cause an excessive loss of daylight on rear elevation of the neighbour (No.88 Willow Street) on the northern boundary, as the depth of the rear extension will only extend by 4m which is not considered to materially impact amenity and is SPD compliant. There will be no additional flank windows on this side of the proposal so potential overlooking will also not be an issue.

The proposed ground floor extension would extend up to the shared boundary with the detached two storey dwelling (No. 84 Willow Street) however, this is not expected to have any amenity impact as the extension will only extend 4m which is SPD compliant.

The proposed two storey extension would not project beyond the rear building line to this neighbouring property as such would not adversely affect amenity with regard to loss of daylight or an overbearing impact due to a separation distance of over 7m.

Revisions of the proposal have been sent in to show a reduction in the width of the upper floor from 4.27m to 3m. Therefore the extension is now set back 2.92m from the shared boundary as to not be overbearing on No. 84's outlook and amenity space close to their back door.

Furthermore, the installation of flank windows on main dwelling will be obscure glazed and separation distance will lessen impact on amenity.

HIGHWAY/PARKING

No highway or parking issues would arise as a result of the proposal.

KEY ISSUES/CONCLUSIONS

The proposal by reason of its design, scale and siting would not harm the character of the street scene, or result in harmful impacts to the amenity of occupiers neighbouring in surrounding dwelling houses. It is recommended that the application be granted planning permission.

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:-

The Local Planning Authority consider it essential that the whole of the development is carried out and that no departure whatsoever is made from the details approved, since the development would not necessarily be acceptable if partly carried out or carried out differently in any degree from the details submitted. Also, in order that the development accords with Development Control Policies Development Plan Document Policy DC61.

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.

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 2019.

Authorising Officer: Neil Goate
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20-11-2020
