

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P1470.20

WARD : Hylands

Date Received: 9th October 2020

ADDRESS: 153 Lyndhurst Drive
Hornchurch

PROPOSAL: Single storey side and rear extension

DRAWING NO(S): Sheet no. A-002
Sheet no. A-005
Sheet no. A-006
Sheet no. A-007

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 located on the western side of Lyndhurst Drive. The property is a two storey semi-detached dwelling. It is constructed of pebbledash render and a hipped tiled roof.

The application site is located in a residential area and it is not within a Conservation area. Nor is it a Listed Building.

DESCRIPTION OF PROPOSAL

The proposal seeks permission for proposed single storey side and rear extension.

RELEVANT HISTORY

None found.

CONSULTATIONS/REPRESENTATIONS

There were no responses received from neighbour consultation.

RELEVANT POLICIES

LDF

DC61 - Urban Design

SPD4 - 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 as the new floorspace created is less than 100 square metres.

STAFF COMMENTS

Due to the current social distancing measures brought on by the Covid 19 pandemic, officers

were unable to undertake a full site inspection. Site photos were received from the agent on the 30th October 2020. In determining this planning application, the google street view as well as the site photos were used to access the site and submitted drawings.

The issues arising from this application are the visual impacts arising from the design and appearance of the development; the impact on neighbouring amenity, and parking and highway issues.

DESIGN/IMPACT ON STREET/GARDEN SCENE

Policy DC61 seeks to ensure that new development is of the highest standards of design which respects, and where possible maintains, enhances or improves the character and appearance of the local area. In particular the form, scale, massing, height of the surrounding neighbouring buildings, public amenity and detailed design.

The proposal involves the construction of proposed single storey side and rear extension.

The proposed single storey side extension would project beyond the northern side elevation and adjoin the proposed rear extension to create a wrap around rear and side extension. The proposal would be built onto the northern shared boundary. The development would appear flush against the main front wall in contrary to the Havering's Residential Extensions and Alterations SPD. The southern neighbour has a similar side extension built flush against the front elevation therefore the absence of a set back is considered acceptable. The proposal would have a false pitched roof at the front of the development. The symmetry of the semi-detached dwelling would be retained by the proposed design. The addition of a proposed single storey side extension balances the pair of semi-detached property therefore considered acceptable.

The proposed single storey rear extension would project 4 metres beyond the rear wall of the existing dwelling and appear flush against the southern neighbour's rear extension. The proposed depth falls within the 4 metres recommendation for a single storey rear extension on a semi-detached dwelling. The development comprises of a flat at 3.18 metres high with a roof lantern bringing the overall height to 3.76 metres high. The southern neighbour has a high level flat roof rear extension with a roof lantern therefore the proposed height is considered acceptable. Furthermore, the proposed roof lantern would be centrally positioned away from the edges.

Whilst the proposed width would be greater than the existing dwelling as the development would adjoin the side extension, the depth and height of the proposal makes the development adequately subordinate to the main dwelling.

Overall it is considered that the proposal would not be harmful to the character and appearance of the existing dwellinghouse and the surrounding area.

IMPACT ON AMENITY

As set out above, Policy DC61 requires that the relationship between existing and proposed development would be harmonious.

Both the northern and southern neighbouring properties have flat roof single storey rear extensions built either onto the boundary or within close proximity. These neighbours also have either single storey or two storey side extensions. Therefore the proposal would have limited impact on the residential amenities of these neighbouring properties.

For the reasons set out above it is considered that the proposal would be sufficiently distanced, orientated and designed so as not to have an unacceptable effect on the amenities of the

neighbouring properties, in particular to their outlook, privacy or available light.

HIGHWAY/PARKING

The proposal involves extensions to the rear and side of the property. However, the existing driveway situated at the front of the property would remain intact. Therefore the provision for car parking would remain adequate.

KEY ISSUES/CONCLUSIONS

The proposal would be in accordance with the Local and National Policies and Havering's Residential Extensions and Alterations SPD therefore acceptable.

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 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 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:	Gary Rice	08-12-2020
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