

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P1492.20

WARD : Romford Town

Date Received: 14th October 2020

ADDRESS: 3 ERROLL ROAD
ROMFORD

PROPOSAL: Conversion of garage to habitable use involving alterations to rear and side elevations

DRAWING NO(S): 062021/01
062021/02
062021/03

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

SITE DESCRIPTION

Residential, two storey detached dwelling finished in painted render and face brick. Ample parking on the driveway and in the garage. The surrounding area is characterised by predominately two storey dwelling of various styles and designs.

DESCRIPTION OF PROPOSAL

Planning permission is sought for the conversion of garage to habitable use involving alterations to the side elevations.

RELEVANT HISTORY

ES/ROM 411/61 - One dwelling - Approved.

ES/ROM 473/61 - House & garage - Approved.

P0228.87 - a) First floor rear extension for bedroom & bathroom & b) Ground floor rear extension - dining/lounge - Approved.

CONSULTATIONS/REPRESENTATIONS

No representations were received in response to the neighbour notification.

LBH Highways Department were consulted but no response was received.

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

It is not considered that the conversion of the garage to habitable space or the changes to the fenestration and blocking up of the door would have an unacceptable impact on the character of the existing dwelling or the surrounding area.

The change of use of the garage to a habitable room would involve the removal of the garage door and the installation of a new window and brickwork. Given that the materials used would match the existing dwelling. It is not considered that there would be any adverse effect on the streetscene environment.

Consideration has been given to the impact on the neighbouring dwelling in terms of loss of light and loss of privacy.

The proposed change of use of the garage to a bedroom and w.c./shower room would involve the removal of the garage door and replacing it with a new window. As such, it is not envisaged that there would be any loss of privacy from this development.

The proposal would block up one of the existing flank doors and window and provide another with a top hung fanlight. Due to the position of the new window, a condition would be imposed for it to be obscured glazed and fixed shut apart from an open-able fanlight.

It is considered the proposal would not have adverse impact to the neighbouring dwellings in terms of loss of light or amenity over and above existing conditions. No objections are raised from a neighbourliness point of view.

In all, the development is considered to fall within the spirit of adopted guidelines for householder extensions and the proposal is not deemed to be unneighbourly.

HIGHWAY/PARKING

Although, the proposal would remove the use of the garage, a minimum of two parking spaces would be retained to the front of the property. Policy DC33 of the LDF Core Strategy and Development Control Policies DPD requires two parking spaces.

It is considered the two parking spaces which would be retained would be sufficient for a property of this size and would comply with normal guidelines. 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. 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.

3. 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.

4. SC34B (Obscure with fanlight openings only)

The proposed wc/shower window as shown on the proposed ground floor plan and side elevation shall be permanently glazed with obscure glass not less than level 4 on the standard scale of obscurity and shall thereafter be maintained and permanently fixed shut and thereafter maintained, with the exception of any top hung fanlight(s).

Reason:-

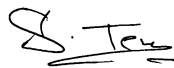
In the interests of privacy, and in order that the development accords with the Development Control Policies Development Plan Document Policy DC61.

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 2018.

Authorising Officer: Suzanne Terry



10-12-2020