

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: J0041.20

WARD : Squirrels Heath

Date Received: 10th November 2020

ADDRESS: 2 FARNES DRIVE
ROMFORD

PROPOSAL: Addition of one storey to existing semi detached house.

DRAWING NO(S): Site Location Plan
NA/2FD/201 Issue A
NA/2FD/207 Issue A
NA/2FD/202 Issue A
NA/2FD/203 Issue A
NA/2FD/204 Issue A
NA/2FD/205 Issue A
NA/2FD/206 Issue A
NA/2FD/208 Issue A

RECOMMENDATION : It is recommended that **Prior Approval is Refused**

SITE DESCRIPTION

The site is located on the southern side of Farnes Drive, and contains a two-storey semi-detached property originally built (and remains) as a single family dwellinghouse. The site does not contain or affect the setting of any heritage assets, although the site lies in an Archaeological Priority Zone. Surrounding properties are mainly two storeys and some with dormer.

DESCRIPTION OF PROPOSAL

This is an application for prior notification of development under Part AA of the GDPO for one new storey to create 3 additional bedrooms with a bathroom to the existing single dwelling.

The host building has facing brick walls, the same finish will be adopted for the additional floor.

The building will have a maximum height of 11.51m and will be no more than 3.5m higher than the height of the host property. The floor to ceiling height would be approximately 2.8m.

RELEVANT HISTORY

There are several planning applications and application for prior approval on the site, although the lawfulness of these cannot be verified as officers are unable to undertake a visit to the site given the current situation surrounding the Corvid-19 global pandemic. Consequently, to ensure that unverified development on the plans would not be immune from enforcement action (if need be), a condition shall be imposed on any grant of planning permission.

CONSULTATIONS/REPRESENTATIONS

Notification letters have been sent to 16 neighbouring occupiers. No representations have been received.

RELEVANT POLICIES

Class AA, Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) (Amendment) (No. 2) Order 2020 (or any Order revoking and/or re-

enacting that Order).

MAYORAL CIL IMPLICATIONS

The proposal would not give rise to any payments under the Mayoral CIL regulations.

STAFF COMMENTS

Due to the constraints of COVID-19 a site visit was unable to be undertaken however site photos provided by the agent and satellite imagery were sufficient for the purposes of the assessment.

This application seeks the Council's determination under Class AA, Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) (Amendment) (No. 2) Order 2020 (or any Order revoking and/or re-enacting that Order) for one new storey to comprise 3 bedrooms with a bathroom.

Class AA - Enlargement of a dwellinghouse by construction of additional storeys

Permitted development

AA. The enlargement of a dwellinghouse consisting of the construction of

(a) up to two additional storeys, where the existing dwellinghouse consists of two or more storeys
- Complies

Development not permitted

AA.1. Development is not permitted by Class AA if

(a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, O, P, PA or Q of Part 3 of this Schedule (changes of use) - N/A

(b) the dwellinghouse is located on

(i) article 2(3) land - N/A

(ii) a site of special scientific interest - N/A

(c) the dwellinghouse was constructed before 1st July 1948 or after 28th October 2018 - Complies (as indicated on the planning application form).

(d) the existing dwellinghouse has been enlarged by the addition of one or more storeys above the original dwellinghouse, whether in reliance on the permission granted by Class AA or otherwise - N/A

(e) following the development the height of the highest part of the roof of the dwellinghouse would exceed 18 metres - Complies, would be 11.51m high.

(f) following the development the height of the highest part of the roof of the dwellinghouse would exceed the height of the highest part of the roof of the existing dwellinghouse by more than

(i) 3.5 metres, where the existing dwellinghouse consists of one storey - Complies, would be 3.5m.

(ii) 7 metres, where the existing dwellinghouse consists of more than one storey - N/A

(g) the dwellinghouse is not detached and following the development the height of the highest part of its roof would exceed by more than 3.5 metres - N/A

(i) in the case of a semi-detached house, the height of the highest part of the roof of the building with which it shares a party wall (or, as the case may be, which has a main wall adjoining its main wall) - N/A

(ii) in the case of a terrace house, the height of the highest part of the roof of every other building in the row in which it is situated - N/A

(h) the floor to ceiling height of any additional storey, measured internally, would exceed the lower of

(i) 3 metres - Complies at 2.8m

(ii)the floor to ceiling height, measured internally, of any storey of the principal part of the existing dwellinghouse - Complies.

(i)any additional storey is constructed other than on the principal part of the dwellinghouse - Complies

(j)the development would include the provision of visible support structures on or attached to the exterior of the dwellinghouse upon completion of the development - Complies

(k)the development would include any engineering operations other than works within the curtilage of the dwellinghouse to strengthen its existing walls or existing foundations - Complies.

Conditions

AA.2.2(1) Development is permitted by Class AA subject to the conditions set out in sub-paragraphs (2) and (3).

(2) The conditions in this sub-paragraph are as follows

(a)the materials used in any exterior work must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse - Complies

(b)the development must not include a window in any wall or roof slope forming a side elevation of the dwelling house - Complies

(c)the roof pitch of the principal part of the dwellinghouse following the development must be the same as the roof pitch of the existing dwellinghouse - Complies.

(d)following the development, the dwellinghouse must be used as a dwellinghouse within the meaning of Class C3 of the Schedule to the Use Classes Order and for no other purpose, except to the extent that the other purpose is ancillary to the primary use as a dwellinghouse - Complies

(3) The conditions in this sub-paragraph are as follows

(a)before beginning the development, the developer must apply to the local planning authority for prior approval as to:

(i)impact on the amenity of any adjoining premises including overlooking, privacy and the loss of light;

The proposals would be located on the northern side of properties fronting Upper Brentwood Road, therefore the proposed additional height would be considered to be overbearing on residents at no. 630 Upper Brentwood Road creating loss of light in the early mornings and loss of privacy and outlook to habitable rooms located at the first floor level of no. 630 in particular.

On no. 4 Farnes Drive, the proposal would result in significant loss of light and outlook to the habitable room windows located to the rear of site especially within the rear dormer given the orientation of site in relation to the application site and the height of the proposals. In addition, the proposals when viewed from the rear garden of no. 4, it would appear very dominant and overbearing with possible overshadow effect on the immediate area of their private amenity space, therefore resulting in an unacceptable impact on their residential amenity.

(ii)the external appearance of the dwellinghouse, including the design and architectural features of

(aa)the principal elevation of the dwellinghouse

(bb)any side elevation of the dwellinghouse that fronts a highway - Side elevation does not front any highway.

Although it is not entirely clear, the wording of the legislation would appear to suggest that any

consideration should be in relation to the external appearance as a whole and not just in relation to the principle/side elevations (use of the word "including" would not mean that other considerations are excluded from considerations of appearance).

The impact on the principal elevation is considered to be significant. Given that the property is one of a pair, the proposal will result in a front wall rising above the eaves of the adjoining dwelling and appearing particularly incongruous in views from the street and surroundings.

The side gables resulting from the proposal would look out of place resulting in a very large extent of flank wall to one side and a gable end projecting above the ridge of the attached dwelling on the other. This would adversely affect the view in the street.

The surrounding area is characterised by 2 storey buildings. Overall the proposal would have a significant adverse impact on the appearance of the dwelling.

(iii)air traffic and defence asset impacts of the development - N/A

(iv)whether, as a result of the siting of the dwellinghouse, the development will impact on a protected view identified in the Directions Relating to Protected Vistas dated 15th March 2012(3) issued by the Secretary of State - N/A

(b)before beginning the development, the developer must provide the local planning authority with a report for the management of the construction of the development, which sets out the proposed development hours of operation and how any adverse impact of noise, dust, vibration and traffic on adjoining owners or occupiers will be mitigated - Details has been provided with the application, additional details can be achieved via condition.

(c)the development must be completed within a period of 3 years starting with the date prior approval is granted - can be achieved via condition if granted.

(d)the developer must notify the local planning authority of the completion of the development as soon as reasonably practicable after completion - can be achieved via condition if granted.

(e)that notification must be in writing and include

Details below can be achieved via condition if approved.

(i)the name of the developer;

(ii)the address of the dwellinghouse; and

(iii)the date of completion.

In light of the above, it is considered that the proposed additional storey would fail Condition 3 (a) (i), resulting in significant detrimental impact on the amenity of the existing adjoining premises, including overlooking, privacy and the loss of light with overbearing impact due to the location of the proposal and height in relation to adjoining residents.

KEY ISSUES/CONCLUSIONS

It is considered that the proposed second floor extension would by reason of its, height and location appear dominant and visually intrusive, harmful to the garden environment and the appearance of the surrounding area.

It is considered that the proposed development would by reason of its height and scale, result in the loss of amenity including loss of outlook, light and privacy to nearby residents especially at nos. 4 Farnes Drive and no. 630 Upper Brentwood Road.

It is recommended that prior approval be refused.

RECOMMENDATION

It is recommended that **Prior Approval** is **Refused**

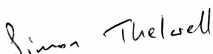
1. PRC (JAR) Refusal Reason 3 - free text

The creation of an additional storey to the existing two storey semi-detached dwelling would, by reason of its height, scale and mass, appear overbearing, dominant and visually intrusive and result in undue loss of amenity including loss of outlook, light and privacy to nearby residents especially at no. 630 Upper Brentwood Road and no. 4 Farnes Drive. Consequently, under the provisions of Town and Country Planning (General Permitted Development)(England) Order 2020 [as amended], the prior approval of the Local Planning Authority is refused.

2. PRC (JAR) refusal Reason 2 - free text

The creation of an additional storey to the existing two storey semi-detached dwelling would, by reason of its height, scale, bulk and mass, appear incongruous and out of character in the street scene and rear garden environment harmful to the appearance of the dwelling itself and the character and appearance of the surrounding area. Consequently, under the provisions of Town and Country Planning (General Permitted Development)(England) Order 2020 [as amended], the prior approval of the Local Planning Authority is refused.

INFORMATIVES

Authorising Officer:	Simon Thelwell		24-12-2020
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