

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P1767.20

WARD : Hylands

Date Received: 25th November 2020

ADDRESS: 8 HYLAND WAY
HORNCHURCH

PROPOSAL: Single storey rear/side extension

DRAWING NO(S): MON-1020-201
MON-1020-202
MON-1020-200
MON-1020-205
MON-1020-204
MON-1020-206
MON-1020-203

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 a two storey semi-detached residential dwellinghouse. It currently benefits from a single storey rear extension. The surrounding area is characterised by two storey semi-detached properties of similar styles and designs. The dwellinghouse is not a listed building, nor is located within a conservation area.

DESCRIPTION OF PROPOSAL

Planning permission is sought for a single storey side and rear flat roof extension.

1. The wrap around single storey extension would have a varying width from approximately 1.44m to 7.34m wide and would have a depth of between 5m and 7.39m deep. The flat roof would have a height of 3.07m.

2. Three roof lanterns are proposed to the roof of the rear extension.

RELEVANT HISTORY

There is no relevant planning history for this application.

CONSULTATIONS/REPRESENTATIONS

Letters of notification were sent to nine neighbours regarding the application. One objection was received expressing the following concerns:

- Concerned about loss of light to property.

This concern will be addressed in the amenity section of this report.

RELEVANT POLICIES

- For ease of reference, Residential Extensions and Alterations SPD will be referred to as 'SPD'.

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 because the newly created floorspace does not exceed 100 square metres.

STAFF COMMENTS

Due to the Covid-19 pandemic, the officer was unable to conduct a site visit to the property. Site photos were therefore requested from the applicant on 15/01/21 and were received on 17/01/21.

Other mapping services such as Google Maps, Bing Maps, and Earthlight were also used to assess the site.

DESIGN/IMPACT ON STREET/GARDEN SCENE

The SPD allows for semi-detached properties to have single storey rear extensions of up to 4m deep and 3m high, preferentially with a flat roof. Although the height of the proposal would be close to policy compliance (3.07m), its depth - at approximately 5m - would be in excess of the Council's guidance.

The design, scale, bulk and mass of the proposed single storey rear element of the proposal would integrate appropriately with the appearance of the dwelling. It would also not be out of scale or disproportionate to the rear garden environment. The extension would have no impact on the streetscene as it would only be visible within the rear garden environment.

Whilst the side extension, in conjunction with that to the unattached neighbour No. 10 Hyland Way, would close down the spacing between the properties, there are many examples of this in the wider streetscene. For example, Nos. 10, 12, 21 and 27 all benefit from wrap around single storey rear/side extensions. As such, this element of the proposal is not considered materially harmful to local character.

Overall, therefore, the proposal is considered to integrate appropriately with the character of the surrounding area.

IMPACT ON AMENITY

The proposal would be built to the boundary with the attached neighbouring property No. 6 Hyland Way. It is noted that this neighbour benefits from a rear extension and rear conservatory, of which the cumulative depth of both is approximately 5.50m. It is acknowledged that the conservatory has windows that "borrow" light from the neighbour and the proposal would result in light to the conservatory. However, the conservatory would still retain a rear outlook and receive adequate light through the rear windows/roof. Given the extensions to this neighbour, and the fact that the height of the proposal is acceptable along the boundary, it is considered that the impact of this proposal on this neighbour, specifically in terms of light, outlook and privacy, would not be so detrimental to warrant a refusal in this case.

In terms of the proposal's impact on the unattached neighbouring property No. 10 Hyland Way, it

is noted that this property also benefits from a rear and side extension. The proposal would be set in from the subject dwelling's shared boundary with this neighbour by approximately 1m. Given these extensions to the neighbour, as well as the separation distance between the flank wall of the proposed rear extension and the boundary and this neighbour's side extension, it is considered the proposed development would not unacceptably impact on the amenity of this neighbouring property.

The neighbouring properties 19 and 21 Hyland Way and 1 Hyland Close are all deemed to be sufficiently removed from this proposal to have any impact from a neighbourliness point of view.

For the above reasons it is considered that the proposal would not likely result in any undue or significant amenity impacts to neighbours and is in accordance with planning policy and guidance.

HIGHWAY/PARKING

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. An approval is therefore 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, particulars and specifications (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. 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.

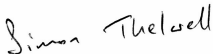
Reason:-

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 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:	Simon Thelwell		27-01-2021
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