

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: Y0059.21

WARD : Upminster

Date Received: 8th February 2021

ADDRESS: 37 SUNNYSIDE GARDENS
UPMINSTER

PROPOSAL: Single storey rear extension with an overall depth of 6m, a maximum height of 3.1m, and an eaves height of 2.5m. (PRIOR APPROVAL)

DRAWING NO(S): Site Location Plan - Y0059.21
SG/ 02
SG/ 03
SG/ 05

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

SITE DESCRIPTION

The application site is a two storey semi- detached dwelling finished in face brick and smooth render and features a small drive to the front of the property. It also benefits from an existing rear extension with a depth of around 3m.

The surrounding area is characterised by other two storey semi-detached dwellings of similar design.

The dwellinghouse is not a listed building and is not located within a conservation area.

DESCRIPTION OF PROPOSAL

Single storey rear extension with an overall depth of 6m, a maximum height of 3.1m, and an eaves height of 2.5m. It is noted that the 3.1m height is to the top of a rooflight; the height to the top of the flat roof is 2.5m.

RELEVANT HISTORY

P0204.21 - SINGLE STOREY SIDE EXTENSIONS
Awaiting Decision

D0176.13 - Certificate of lawfulness for proposed single storey side extension
PP not required 17-10-2013

P0673.09 - Single storey rear extension
Refuse 08-07-2009

CONSULTATIONS/REPRESENTATIONS

Letters of notification were sent to the neighbours attached to the boundary regarding the application.

One letter was received raising the following concerns:

- Proposal could potential cause damage to conservatory during building works as it will be built close to/ on the party wall.
- Party wall queries

Comments: It should be noted that only issues relating to the impacts on amenity can be considered under this application. As such, matters relating to building works and party walls cannot be taken into consideration.

RELEVANT POLICIES

Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015.

STAFF COMMENTS

Due to the current crisis, officer was unable to do a site visit. Site photos, site drawings as well as aerial view and streetview were used to assess the site.

IMPACT ON AMENITY

It is proposed to demolish the existing 3m single storey rear extension and add a 6m rear extension built towards the southern boundary to the original house to provide a kitchen/ dining room.

The height of the proposal complies with Council guidelines, however, the overall depth of the single storey rear extension would be in excess of the 4m normally permissible under current Council guidelines for a semi-detached property.

It is noted that the neighbouring properties on either side of the application site have single storey rear extensions.

According to site photos the attached neighbours (No. 39 Sunnyside) benefits from a L shape rear extension.

The proposed depth of the rear extension which forms part of this application would exceed the 4m normally permissible under current guidelines as set out in the Residential Extensions and Alterations SPD, however it is not expected that this property will be materially adversely affected by the proposed works.

The neighbouring protrusion will mitigate some of the impact of the proposed development. The height of the proposal is also relatively low extending up just 2.5m with rooflights extending to 3.1m. The garden also faces east and the neighbouring property lies to the south of the extension so the proposal should not affect sunlight to No. 39. The staggered building line of the neighbours extension also helps to maintain the light and amenity received into the extension. On balance therefore, the impacts are judged acceptable.

The neighbour to the north, No.35 Sunnyside also has a rear extension and is separated by side access between the properties. The proposal will be built on the southern boundary and will be set in 2.2m away from the northern boundary. It is considered that the space between the properties and due to the fact that this neighbour has a single storey rear extension would be mitigating factors in considering the acceptability of this scheme.

Given these circumstances and mindful of the general presumption in favour of development, it is considered any impact upon neighbouring properties to be modest.

Overall it is considered that the proposal would not unacceptably impact upon the amenity of the neighbouring properties and the proposal would be within the acceptable guidelines.

KEY ISSUES/CONCLUSIONS

Prior approval is therefore given for the proposed single storey rear extension.

RECOMMENDATION

It is recommended that **Prior Approval** is **Given**

INFORMATIVES

1 PRA Given Informative 1

This written notice indicates that the proposed development would comply with condition A.4 of Schedule 2 Part 1 Class A of the Town and Country Planning (General Permitted Development) Order 2015. IT IS IMPORTANT TO NOTE THAT THIS WRITTEN NOTICE DOES NOT INDICATE WHETHER OR NOT THE PROPOSED DEVELOPMENT WOULD COMPLY WITH ANY OF THE OTHER LIMITATIONS OF CONDITIONS OF SCHEDULE 2 PART 1 CLASS A. IF YOU WANT CONFIRMATION THAT THE PROPOSED DEVELOPMENT WOULD BE LAWFUL (eg. on the basis that it would comply with all of the limitations and condition of Schedule 2 Part 1 Class A) THEN YOU SHOULD SUBMIT AN APPLICATION TO THE LOCAL PLANNING AUTHORITY FOR A LAWFUL DEVELOPMENT CERTIFICATE.

It is a requirement of the above condition A.4 that the development shall be carried out in accordance with the information that the developer provided to the Local Planning Authority, unless the Local Planning Authority and the developer agree otherwise in writing.

Authorising Officer: Suzanne Terry



23-03-2021