

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P0202.21

WARD : Mawneys

Date Received: 6th February 2021

ADDRESS: 77 Collier Row Road
Romford

PROPOSAL: Porch to front and single storey rear extension, involving demolition of existing rear extension.

DRAWING NO(S): 00-00-01; 00-02-00.

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 residential two storey semi-detached dwelling. Parking for up to two vehicles on the driveway to the front of the dwelling. The surrounding area is characterised by single and two storey dwellings of various styles and designs.

*NOTE: Due to the current Covid-19 crisis, the Officer was unable to do a site visit. Site photos provided under the previous application were utilised. Other mapping services such as Google Maps, Bing Maps, and Earthlight were also used for images and aerial views of the property and surrounding area.

DESCRIPTION OF PROPOSAL

The applicant is seeking planning permission for the erection of a single storey rear extension following demolition of existing rear extensions and a front porch.

- The rear extension would measure 5.4m deep and 2.7m high with a flat roof.
- A front porch which measures 2.2m wide by approximately 0.9m deep. It will feature a hipped roof design and would be 2.95m in height at the ridgeline.

RELEVANT HISTORY

P1426.20 - Conversion of existing Lean-to, into use-able extension of kitchen. Single Storey front extension.

Refuse 26-11-2020

P1010.91 - Single storey rear extension

Apprv with cons 09-09-1991

CONSULTATIONS/REPRESENTATIONS

No representations were received in response to the neighbour notification.

RELEVANT POLICIES

London Plan Policies (Adopted March 2021)

D1 (London's form, character and capacity for growth)

D4 (Delivering good design).

LDF

DC33 - Car Parking

DC61 - Urban Design

SPD04 - Residential Extensions & Alterations SPD

OTHER

NPPF - National Planning Policy Framework

STAFF COMMENTS

This application is a resubmission of a previously refused planning application ref:P1426.20. The key issue in this case therefore is whether the revised proposal overcomes the previously stated concerns. The previous application was refused planning permission for the following reasons.

Residential extension:

1. The proposed single storey rear extension would by virtue of their excessive protrusion, scale and mass lack subservience to the existing dwelling and would appear incongruous, dominant, visually intrusive and out of character in the rear garden environment contrary to policies 7.4 and 7.6 of The London Plan (2016), policy DC61 of the London Borough of Havering LDF Core Strategy and Development Control Policies DPD 2008, and the London Borough of Havering Residential Extensions and Alterations SPD 2011

Streetscene:

2. The proposed front porch would be an intrusive and incongruous development thereby harming the visual amenity and character of the host property and surrounding area contrary to policy DC61 of the London Borough of Havering LDF Core Strategy and Development Control Policies DPD 2008, and the London Borough of Havering Residential Extensions and Alterations SPD 2011

This application differs from the previously refused scheme in the following key areas:

1. The overall depth of the proposed rear extension has been reduced from 7.3m to 5.4m
2. The overall depth of the proposed front porch has been reduced from 1.4m to 0.9m

DESIGN/IMPACT ON STREET/GARDEN SCENE

Policy DC61 states that development must respond to distinctive local building forms and patterns of development and respect the scale, massing and height of the surrounding context. Also, new development should compliment or improve the amenity and character of the area through its appearance, layout and integration with surrounding land and buildings.

REAR EXTENSION:

The proposal would exceed council guidance found in the 'Residential Extensions and Alterations SPD. The generally permitted depth for a semi detached dwelling is 4m, in this instance the development would project 5.4m beyond the original rear elevation. Officers were minded to refuse the application due to its proposed depth, however, given the existing rear structures on site with a cumulative depth of 7.34m, the proposed depth at 5.4m and the low height of the proposed extension, officers have concluded that the proposal is acceptable in this instance. It is not considered significantly harmful in the rear garden environment and the proposed extension would appear as a subservient and proportionate addition to the host property.

FRONT PORCH:

In terms of the front porch extension, it is of note that majority of the properties have either canopies or modest sized front porches. The proposed front porch would protrude less than a

metre. Given the relative depth and width of the porch, officers consider that the front porch would not unacceptably impact on the street scene.

IMPACT ON AMENITY

The Council's 'Residential Extensions and Alterations' SPD explains that single storey rear extensions in relation to semi-detached houses should not exceed 4m in depth and shall be no higher than 3m to the eaves in order to ensure that a reasonable level of amenity is provided to neighbours.

No.79 Collier Row Road (attached)

This neighbour benefits from a single storey rear extension which would mitigate any amenity harm to the occupiers of this property.

No. 75 Collier Row Road (unattached)

This property would not be affected by the proposal considering the existing side access, rear extension and structures along both boundaries. As such there will be no unreasonable loss of amenity to this neighbour in terms of the rear extension.

The front porch would have no material adverse amenity impact to both neighbouring properties.

HIGHWAY/PARKING

The application site currently has parking provision for two vehicles on hard standing to the front of the property. The proposed development would not increase the demand for parking and it is not considered that the proposal would create any highway issues.

KEY ISSUES/CONCLUSIONS

The proposal is not judged to adversely affect the character of the property or the visual amenities of the streetscene. This development would not cause a detrimental impact upon the residential amenities enjoyed by neighbouring properties.

It is therefore recommended that planning permission is granted.

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. 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:-

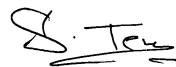
In the interests of the amenity of the occupiers of neighbouring dwelling, and in order that the development accords with the Development Control Policies Development Plan Document Policy DC61.

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 2019.

Authorising Officer: Suzanne Terry



06-04-2021