

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P0301.21

WARD : Hylands

Date Received: 18th February 2021

ADDRESS: 175 Hornchurch Road
Hornchurch

PROPOSAL: Part two storey, part single storey rear extension

DRAWING NO(S): D02
D03
D06
D07
D08
D09
D10

RECOMMENDATION : It is recommended that **planning permission be REFUSED** for the reason(s) given at the end of the report

SITE DESCRIPTION

Residential, two storey semi-detached dwelling finished in painted render. Parking on the drive to the front of the property. The ground level slopes downhill from the dwelling towards the rear boundary. The surrounding area is characterised by residential properties, commercial units and light industry.

DESCRIPTION OF PROPOSAL

Planning permission is sought for a proposed part two storey, part single storey rear extension

RELEVANT HISTORY

P0339.89 - Ground floor extension providing garage, laundry room & toilet - Approved

Y0177.21 - Single storey rear extension with an overall depth of 6m, a maximum height of 4m and an eaves height of 3m (PRIOR APPROVAL)
Awaiting Decision

D0107.21 - Certificate of Lawfulness for conversion of roof space to habitable use to include a rear dormer, three front roof lights
Awaiting Decision

Y0088.21 - Single storey rear extension with an overall depth of 6m, a maximum height of 4m, and an eaves height of 3m. (PRIOR APPROVAL)
Prior App Refuse 29-03-2021
Val

P0289.08 - Two storey side/rear extension and single storey rear extension
Apprv with cons 04-06-2008

P2047.05 - Two storey side extension & single storey front/side/rear extensions
Apprv with cons 06-01-2006

CONSULTATIONS/REPRESENTATIONS

No representations were received from the neighbouring residents as part of the consultation process.

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

MAYORAL CIL IMPLICATIONS

The application is not CIL liable as the additional floor area would be less than 100 square metres.

STAFF COMMENTS

Due to the current Covid-19 crisis, the officer was unable to do a site visit. Site photos were sent in by the agent on the 13th April 2021. Aerial views and streetview were used also to assess the site and the proposal.

It should be noted that no pre-application advice was sought prior to the submission of the application and it is considered that the changes required to try and bring the proposal within the realms of acceptability, would not be minor.

DESIGN/IMPACT ON STREET/GARDEN SCENE

The proposed development would not be visible from the street as it would be screened by the existing two storey side/rear extension along the boundary with Lineside Logistics Ltd, which is detached.

As a result, the proposal would only be visible from the rear garden environment. No objections are raised to the ground floor rear extension from a visual point of view.

However of a greater concern is the potential impact from the additional first floor flat roof rear extension. As previously mentioned, the application dwelling has benefited from a two storey side/rear extension under planning reference P0289.08.

This proposal would add to the existing first floor rear extension and provide a flat roof with a wrap round first floor side/rear extension which creates an excessively wide first floor element, which is 5.7m wide.

Rear extensions to semi-detached houses should be carefully designed in order to minimise their bulk. For all two storey rear extensions, the roof should be pitched, set at right angles to the main roof and generally finished with a hipped end which has not been done in this instance.

It is acknowledged that the Council are also considering a Certificate of Lawfulness under reference D0107.21 and the reason for the flat roof is due to scale of the rear dormer window. However, each application is determined on their individual merit and for this reason, it is considered that the proposed first floor rear extension would have a determinantal impact on the rear garden environment.

It is considered that the cumulative bulk and mass from the existing and proposed first floor rear extensions would be inappropriate and appear unduly dominant.

As a result, it is considered the proposed development would, by reason of its excessive width, scale, bulk, mass and roof form would unacceptably unbalance the appearance of this pair of semi-detached house and appear as a dominant and visually intrusive feature in the rear garden environment, harmful to the appearance of the surrounding area, contrary to Residential Extensions and Alterations Supplementary Planning Document and Policy DC61 of the LDF Core Strategy and Development Control Policies DPD and Policy D1 of the London Plan Adopted March 2021.

IMPACT ON AMENITY

Consideration has been given to the impact of the proposal on the side properties, primarily in respect of privacy and overshadowing to No. 173 Hornchurch Road and the commercial units at No.177-181 Hornchurch Road.

The proposed ground floor rear extension would be located on the west side of the dwelling. It is not envisaged that the proposal would have any impact on the amenity of the neighbour at No. 173 Hornchurch Road as they are located to the east and would be screened by the existing ground floor rear extension. It is considered the ground floor element would not impact on this neighbour.

The depth of the first floor rear extension at 3m complies with Council guidelines. The proposed first floor rear extension and would be set off the common boundary by approximately 3.35m. It is noted the proposed first floor rear extension would not infringe upon a notional line taken from common boundary with No.173 Hornchurch Road at first floor level created by a 2m separation distance and the 3m depth of the extension, this is due to the separation distance between the boundary and the extension.

As a result, it is considered that the proposal would not unacceptable impact on the amenity of the neighbouring occupiers at No.173.

The proposed ground floor single/two rear extension would be built up to the boundary of No.177-181 which is located to the west of the site which are commercial buildings i.e. offices and workshops and there are no flank windows adjacent to the proposed two storey side extension.

It is considered that the height and depth of the pitched roof of the two storey side/rear extension may result in some loss of light to the commercial properties at No. 177-181 Hornchurch Road in particular the flank window in the gable wall looking onto the application site.

The installation of flank windows on or close to the boundary are discouraged, as these windows claim light from exclusively outside of the site over land which a resident/occupiers has no control. In such circumstances, the Local Planning Authority cannot undertake to safeguard the entry of light to the flank windows on the adjacent commercial unit.

Given these circumstances and mindful of the general presumption in favour of development, it is considered that any impact upon the adjacent neighbours to be modest and within that envisaged as acceptable within guidelines.

HIGHWAY/PARKING

No highway or parking issues would arise as a result of the proposal.

KEY ISSUES/CONCLUSIONS

The proposal is considered to be contrary to the above mentioned policies and guidance and a refusal is recommended.

RECOMMENDATION

It is recommended that **planning permission be REFUSED** for the following reason(s):

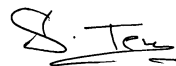
1. Reason for refusal - Rear Garden

The proposed development would, by reason of its excessive width, scale, bulk, mass, cramped appearance and incongruous roof form unacceptably unbalance the appearance of this pair of semi-detached house and appear as a dominant and visually intrusive feature in the rear garden environment, harmful to the appearance of the surrounding area, contrary to Residential Extensions and Alterations Supplementary Planning Document and Policy DC61 of the LDF Core Strategy and Development Control Policies DPD and Policy D1 of the London Plan Adopted March 2021.

1 Refusal - No negotiation

Statement Required by Article 35 (2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015: Consideration was given to seeking amendments, but given conflict with adopted planning policy, notification of intended refusal and the reason(s) for it was given to Civils Consulting Ltd by e-mail on 15-04-21.

Authorising Officer: Suzanne Terry



15-04-2021