

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P0239.21

WARD : Upminster

Date Received: 11th February 2021

ADDRESS: 16 Rushmere Avenue
Upminster

PROPOSAL: Single storey rear extension

DRAWING NO(S): 2835/1A
2835/2A

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 dwellinghouse located on the eastern side of the street. The property features an attached side garage with parking on front hard standing. Ground level is fairly flat, however there is a raised patio area directly to the back of the house. The house benefits from a single storey rear extension, a two storey side extension, and a loft conversion including a large rear dormer.

NOTE: Due to the current Covid-19 crisis, the Officer was unable to do a site visit. Site photos were provided by the agent. 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

Planning permission is sought for a single storey rear extension, which would be an extension to the existing rear extension.

RELEVANT HISTORY

P0561.94 - APPRV WITH CONS - Two storey side extension

CONSULTATIONS/REPRESENTATIONS

The council received no letters of representation during the consultation period.

RELEVANT POLICIES

LONDON PLAN (adopted 2021):

Policy D1 - London's form, character and capacity for growth

Policy D4 - Delivering good design

Policy T6 - Car parking

LDF

DC33 - Car Parking

DC61 - Urban Design

SPD4 - Residential Extensions & Alterations SPD

OTHER

NPPF - National Planning Policy Framework

MAYORAL CIL IMPLICATIONS

The application is not CIL liable.

DESIGN/IMPACT ON STREET/GARDEN SCENE

Policy DC61 states that planning permission will only be granted for development which maintains, enhances or improves the character and appearance of the local area.

Havering's Residential Extensions and Alterations SPD 2011 states that, as a general rule, houses can be extended from the rear wall of the original dwelling by up to 4 metres in depth for a detached dwelling and 3m height. Two storey rear extensions should be set in from the common boundary by not less than 2 metres, and should project no more than 3 metres.

The proposal includes an additional extension to the existing single storey rear extension. The existing extension has a depth of approximately 3m that stretches across the width of the property at 8.85m wide. The proposed additional rear extension would add an additional depth of 3.1m to the side adjoining the attached neighbour with a reduced width of 4.1m. It would have a maximum depth of approximately 6.1m. It is proposed to have a gabled ended roof to match existing with an eaves height of 2.5m and a ridge height of 3.84m. The doors to the existing rear extension are proposed to change to bifold doors. Matching materials are proposed.

The extension exceeds that allowed under the SPD guidance of 4m, by an additional 2.1m depth. The height is generally in accordance with the SPD guidance as the eaves height is below 3m.

It is noted that the adjoining neighbour at no. 14 Rushmere Avenue has a 5m deep rear extension with a flat roof and height of 3.38m on the boundary. The proposed additional extension would protrude past the attached neighbours rear wall by approximately 1.1m and is not directly built on the boundary but has a marginal setback.

Taking the existing context into consideration, the additional single storey rear extension is considered to be acceptable in this instance and would meet the intent of the SPD and Policy DC61. It would not likely result in visual harm to the rear garden scene.

IMPACT ON AMENITY

As a general rule, houses can be extended from the rear wall of the original dwelling by up to 4m in depth for a semi-detached dwelling. This is to ensure the extension is subordinate to the original dwelling. Due to the existence of a 5m deep rear extension at No. 14, the height and depth of the proposed rear extension would not significantly affect the amenity in terms of loss light, outlook or privacy.

With regards to the unattached neighbour at No.18 Rushmere Avenue, there is an existing rear extension and the proposed extension is well setback by 4.5m, which would mitigate any significant impact from being imposed upon the occupants.

No side flank windows are proposed.

In light of the above, it is considered that the proposal would not unacceptably impact upon the amenity of neighbouring properties.

HIGHWAY/PARKING

Parking on site would not be affected and the proposal would not result in harm to the public highway.

KEY ISSUES/CONCLUSIONS

The development is considered acceptable and falls within council policy and guidance and the proposal is recommended for approval.

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. SC46 (Standard flank window condition)

Notwithstanding the provisions of the Class A, Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015, no window or other opening (other than those shown on the submitted and approved plan,) shall be formed in the flank wall(s) of the building(s) hereby permitted, unless specific permission under the provisions of the Town and Country Planning Act 1990 has first been sought and obtained in writing from the Local Planning Authority.

Reason:-

In order to ensure a satisfactory development that will not result in any loss of privacy or damage to the environment of neighbouring properties which exist or may be proposed in the future, and in order that the development accords with Development

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.

2 **Party Wall**

This planning permission does not remove the need to obtain any separate consent of the owner of the adjoining property prior to commencing building works on, under, above or immediately adjacent to their property (e.g. foundations or guttering). The Party Wall Etc. Act 1996 contains requirements to serve notice on adjoining owners of property under certain circumstances, and a procedure exists for resolving disputes. This is a matter of civil law between the two parties, and the Local Planning Authority are not involved in such matters.

A free guide called "The Party Wall Etc Act 1996: Explanatory Booklet" is available on the website of the Department for Communities and Local Government.

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/393927/Party_Wall_etc__Act_1996_-_Explanatory_Booklet.pdf

Authorising Officer: Habib Neshat
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15-04-2021
