

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P0135.21

WARD : Romford Town

Date Received: 27th January 2021

ADDRESS: 80 PARK LANE
HORNCHURCH

PROPOSAL: Single storey side/rear extension

DRAWING NO(S): JCC 1
JCC 2
Ordnance Survey Map

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 features semi-detached dwelling located on Park Lane. The dwelling is finished in face brick and features a small front drive.

The application site is located within a predominantly residential area and is not within a Conservation area, nor is it a listed building.

DESCRIPTION OF PROPOSAL

Planning permission is sought for a single storey side/rear extension

RELEVANT HISTORY

NONE

CONSULTATIONS/REPRESENTATIONS

Letters of notification were sent out to neighbouring properties. No representations were received.

RELEVANT POLICIES

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

CIL NOT LIABLE

STAFF COMMENTS

NOTE: 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.

DESIGN/IMPACT ON STREET/GARDEN SCENE

Policy DC61 seeks to ensure that new development is of the highest standards of design which respects, and where possible maintains, enhances or improves the character and appearance of the local area. In particular the form, scale, massing, height of the surrounding neighbouring buildings, public amenity and detailed design.

The proposed rear/side extension cannot be seen from the street scene and therefore will have no impact upon this part of Park Lane.

The proposed single storey rear part of the extension would consist of a hipped roof design with dimensions of 2.5m in depth beyond the original existing projection, 4.3m in width, with a maximum height of 3.85m.

The proposed depth of the extension is compliant with the Residential Extensions and Alterations SPD which states houses can be extended from the rear wall of the original dwelling by up to 4 metres in depth for a semi-detached dwelling.

The proposed single storey side part of the extension would be built towards the northern boundary.

The side extension will be built behind the existing wall of the original house as an infill and will the roof will hip away from the neighbour and matches the existing roof of the original house.

IMPACT ON AMENITY

Policy DC61 states that planning permission will not be granted where the proposal results in unacceptable overshadowing, loss of sunlight/ daylight, overlooking or loss of privacy to existing properties.

Consideration has been given to the impact on the neighbouring dwelling in terms of loss of light, outlook, sense of enclosure and loss of privacy.

The Council's 'Residential Extensions and Alterations' SPD explains that single storey rear extensions to semi-detached properties should be no greater than 4m in depth in order to ensure that an appropriate level of amenity is provided to neighbours. The proposed rear part of the extension will be built 2.5m beyond the main rear wall of the original house.

The proposed rear/side extension will not cause an excessive loss of daylight on the rear elevation of neighbour (No.78 Park Lane) on the northern boundary, as the depth of the proposal beyond the extended part of this dwelling would only be by 2.5m and the side part of the extension will be built towards the southern boundary, therefore not considered to materially impact amenity.

The attached neighbour on the southern boundary (No.82 Park Lane) does not benefit from a rear extension but as the side/rear extension will be set back 1.15m away from the shared boundary, would have a lower eaves closest to the boundary and be seen against the much larger original 2 storey back addition, it is considered that their amenity impacts would not be significantly affected.

For the reasons set out above it is considered that the proposal would be sufficiently distanced,

orientated and designed so as not to have an unacceptable effect on the amenities of the neighbouring properties, in particular to their outlook, privacy or available light.

HIGHWAY/PARKING

No highway or parking issues would arise from the proposal.

KEY ISSUES/CONCLUSIONS

The application is considered to be in accordance with the above-mentioned policies and guidance and approval is 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. 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:-

For the avoidance of doubt and to ensure that the development is carried out as approved.

3. SC10C Materials as per application form

The proposed development hereby approved shall be constructed in accordance with the materials detailed under Section 8 of the application form unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the appearance of the proposed development will harmonise with the character of the surrounding area and comply with Policy DC61 of the Development Control Policies Development Plan Document

4. SC46 (Standard flank window condition)

Notwithstanding the provisions 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.

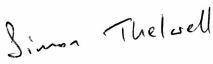
Reason:-

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 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		23-04-2021
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