

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P0374.21

WARD : Squirrels Heath

Date Received: 1st March 2021

ADDRESS: 16 Eugene Close
Romford

PROPOSAL: Single storey rear extension and an additional second storey extension over existing kitchen side extension.

DRAWING NO(S): 101
201
102
202
203
211
112
212
111

RECOMMENDATION : It is recommended that **planning permission be GRANTED** subject to the condition(s) given at the end of the report

SITE DESCRIPTION

The host property is a semi-detached property with a hipped roof. The front garden has been changed into hard standing and used for car parking. The property sits on a corner plot at the end of a cul-de-sac with a large (deep and wide) garden.

In the past it has benefitted from a single storey side extension.

The street is characterised by semi-detached properties surround a cul-de-sac.

The host property is neither in a conservation area nor a listed building nor flood plain.

DESCRIPTION OF PROPOSAL

Planning permission is sought for a single storey rear extension and first floor storey side extension.

RELEVANT HISTORY

Single storey side extension (kitchen & WC) Approved 25/04/78

ENF/260/1 HH11 - High Hedge at 16 Eugene Close - scanned documents of old case
7 -

Awaiting Decision

BN/9348/06 Level access shower installation
/2 -

Awaiting Decision

CONSULTATIONS/REPRESENTATIONS

Consultation was carried with 8 neighbours whom have adjacency to the rear garden by way of direct notification. No representations were received in response to this consultation.

No additional consultation was deemed necessary.

RELEVANT POLICIES

NPPF

London Plan 2021

D3 - Optimising site capacity through the design-led approach

D4 - Delivering good design

LDF - DC33 Car Parking

DC61 Urban Design

Residential Extensions & Alterations SPD

MAYORAL CIL IMPLICATIONS

Application is not CIL liable.

STAFF COMMENTS

Due to the government guidance on Coronavirus, no site visit could be carried out. Site photos were provided by agent at the time of submitting the planning application. Where necessary google earth and street views were used as part of the desktop activity.

DESIGN/IMPACT ON STREET/GARDEN SCENE

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

The Residential and Alterations Extension SPD sets an emphasis on maintaining and improving the existing character of the street and garden characteristics, rhythm, uniformity and do not detract from Havering's open and spacious character.

The proposed rear extension would be 4m deep and 3.5m wide built on the boundary with neighbour No14. The roof would be a 3.2m flat roof. The general rule for a flat roof is of 3m high and the intent of the SPD is safeguard any rear extension would not have a negative impact on the character of the house and the garden to its bulk mass and height. Furthermore it is to safeguard the amenity of the neighbours from loss of daylight and impacts related to overshadowing. Given the marginal difference of 0.2m the additional bulk, mass and height are not considered to have a negative impact neither on the character of the house nor on the garden scene.

The second element of this application, the first floor side extension would be set back from the front elevation by 1.5m and would be 2.9m wide. The roof would be a hipped end roof and with a lower ridge line than the roof of the host property. The proposed eaves would meet the existing eaves of the host property. The proposal would be 1.5m away from the shared boundary with the non-adjointing neighbour No18.

This element is considered to be in keeping with the design and character of the host property. It is considered not to have a negative impact on the spacious characteristic of the garden environment.

IMPACT ON AMENITY

DC61 states planning permission will only be granted for development which complement or improve the amenity. The proposal must not result in unacceptable overshadowing, loss of

sunlight, unreasonable noise and disturbance, overlooking or loss of privacy to existing and new properties and responds to distinctive local building forms and patterns of development and respects the scale, massing and height of adjoining buildings.

The ground floor element of the proposal particularly referring to the additional height of the 0.2m flat roof is considered not to have a detrimental impact on daylight neighbours' amenity furthermore considering the host garden and neighbour No14 garden are south facing.

The first floor element of the proposal considering its sitting and orientation to the non-adjoining neighbour No16 which is north east to the host property would experience some overshadowing. It is noted neighbour No16 has benefitted from a two storey side extension and most of the overshadowing would be on this extension. The SPD states that were a house has already been extended this carries less weight in design process.

A window is proposed on the flank wall. It is noted that this window would be obscure glazing. If a favourable recommendation is made, a condition can be attached to restrict the opening of this window to safeguard the privacy of neighbour No 16.

The proposal is considered not to have a negative impact on the amenity of neighbours, any impact if any, upon the adjacent neighbours would be modest and within that envisaged as acceptable within guidelines.

HIGHWAY/PARKING

No highway or parking issues would arise as the existing parking arrangement would remain unchanged.

KEY ISSUES/CONCLUSIONS

It is considered that the proposal would not cause a detrimental impact upon the neighbourly properties nor upon the street and garden scene. It is in compliance with policies and guidance.

Therefore, it is recommended that planning permission is granted.

RECOMMENDATION

It is recommended that **planning permission be GRANTED** subject to the following conditions:

1. S 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. S SC32 (Accordance with plans)

The development hereby permitted shall not be carried out otherwise than in complete accordance with the approved plans, particulars and specifications.

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.

3. S SC10 (Matching materials)

All new external finishes shall be carried out in materials to match those of the existing building 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.

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.

5. SC34A (Obscure glazing and opening)

The proposed windows (Bedroom 4 shown in drawing 202) shall be permanently glazed with obscure glass not less than level 3 on the standard scale of obscurity and shall thereafter be maintained and shall be non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room.

Reason:-

In the interests of privacy, and in order that the development accords with the Development Control Policies Development Plan Document Policy DC61

6. 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 2018.

Authorising Officer: Habib Neshat

26-04-2021