

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: Y0111.21

WARD : Brooklands

Date Received: 3rd March 2021

ADDRESS: 87 JUBILEE AVENUE
ROMFORD

PROPOSAL: Single storey rear extension with an overall depth of 6m, a maximum height of 4m, and an eaves height of 3m (PRIOR APPROVAL)

DRAWING NO(S): Drawing no 1 on A4 (Site Plan and Location Plan)

RECOMMENDATION : It is recommended that **Prior Approval is Refused**

SITE DESCRIPTION

The site includes a single storey semi-detached dwelling. The property benefits from several single storey rear extensions. There appears to be a staggered original rear wall.

NOTE: Due to the current Covid-19 crisis, the Officer was unable to do a site visit. Site photos were taken from the previous application Y0077.21. 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

Permission is sought for a single storey rear extension with an overall depth of 6m, a maximum height of 4m, and an eaves height of 3m (PRIOR APPROVAL).

NB: No elevation drawings have been provided. No indication of demolition of existing rear extensions has been included in the proposal description on the application form.

RELEVANT HISTORY

Y0077.21 - Single storey rear extension with an overall depth of 6m, a maximum height of 4m and an eaves height of 3m (PRIOR APPROVAL)
Prior Appr Refused 02-03-2021

CONSULTATIONS/REPRESENTATIONS

Consultation was undertaken and 2 objections were received and have been summarised below.

- Appears virtually the same as previous application.
- Loss of light and loss of privacy.
- Not within permitted development rights as there is an existing rear extension from the 1930's and this would result in a depth of 10-11m.
- Excessive height and overall size that would result in an oppressive development.
- The existing rear extension is poor quality and therefore would support this being demolished and replaced.
- Possibly restrict access to neighbouring garage.
- If there is a rear dormer there would be overlooking impacts.

In response to the above comments, the assessment is solely for the single storey rear extension and no other development or access issues. The legislation governing Larger Home

Extension Prior Approvals is clear that the focus is on amenity considerations in the event that an objection is received, as such the comments regarding access to the garages at the rear cannot not be taken into consideration as this is not an amenity issue.

The Council are unable to consider any concerns raised regarding the proposal being disproportionate or out of character due to its size.

RELEVANT POLICIES

- Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended.

STAFF COMMENTS

The scheme under prior approval requires consultation for a period of 21 days. If during this period there were no objection to the scheme by the neighbours then the LPA would have no authority to consider the merit of the application in terms of its impact upon the amenities of the adjoining occupiers. On the other hand if there were to be an objection the council could only consider the impact upon the amenities, but cannot take any issue with aesthetic consideration.

In this case there have been 2 objections and therefore, the merit of the case in terms of its impact upon amenities of the neighbouring occupiers would have to be considered.

The original property has a staggered rear wall. Site photos show that the dwelling benefits from several single storey rear extensions to both rear walls. None of these existing rear extensions are shown on the plans provided. The description of the proposal on the application form and on letters that were sent to neighbours for consultation does not include demolition of the existing rear extensions. As such, the proposal has been assessed on the assumption that no demolition is proposed.

The proposed 6m deep rear extension would therefore join the existing rear extensions and result in extensions that would be more than half the width of the original house.

The proposal would therefore be judged to 'wrap around' the staggered rear wall and create an extension beyond a side wall that is more than half the width of the dwelling, contrary to the Permitted Development rights within Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended.

The permitted development legislation outlines under condition A4. (8) that "The local planning authority may require the developer to submit such further information regarding the proposed development as the authority may reasonably require in order to determine the application".

However, due to the time constraints on this application, the Council would be unable to re-notify neighbours and to make a decision within the requisite time frame and therefore the application is recommended for refusal.

IMPACT ON AMENITY

No assessment on the impact on amenity of neighbours has been included in this report, as the proposal is not a valid application under the permitted development rights for larger home extensions as it would result in a development that would be more than half the width of the original house, as stated above.

KEY ISSUES/CONCLUSIONS

It is recommended that the application is refused for the reasons cited above.

RECOMMENDATION

It is recommended that **Prior Approval** is **Refused**

1. PRA Reason for Refusal 1

Proposal is not permitted development due to the proposed extension being more than half the width of the original dwelling (where there is a staggered original rear wall or where the proposal extends beyond the rear wall).

2. PRA Reason for Refusal 2

The applicant should note that the scaled drawings provided, are insufficient to enable the authority to establish whether the proposed development complies with the conditions, limitations or restrictions applicable to development permitted by Class A but also the impact on the amenity of the adjacent neighbours.

3. PRA Refused Informative 1

This written notice indicates that the proposed development would not comply with condition A.4 of Schedule 2 Part 1 Class A of the Town and Country Planning (General Permitted Development) Order 2015. It is important to note that this written notice does not indicate whether or not the proposed development would comply with any of the other limitations of conditions of Schedule 2 Part 1 Class A.

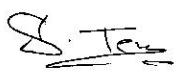
The applicant has the right to an appeal against this notice to the Planning Inspectorate, see details below.

INFORMATIVES

1 PRA Refused Informative 1

This written notice indicates that the proposed development would not comply with condition A.4 of Schedule 2 Part 1 Class A of the Town and Country Planning (General Permitted Development) Order 2015. It is important to note that this written notice does not indicate whether or not the proposed development would comply with any of the other limitations of conditions of Schedule 2 Part 1 Class A.

The applicant has the right to an appeal against this notice to the Planning Inspectorate, see details below.

Authorising Officer: Suzanne Terry		29-04-2021
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