

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P0494.21

WARD : Hacton

Date Received: 16th March 2021

ADDRESS: 93 Laburnum Walk
Hornchurch

PROPOSAL: Single storey rear and single storey front extension and replacement of detached garage to rear

DRAWING NO(S): EAK-CBL-00-DR-A-100 'Existing Ground Floor Plan'
EAK-CBL-00-DR-A-200 'Proposed Ground Floor Plan' (Rev A)
EAK-CBL-01-DR-A-100 'Existing First Floor Plan'
EAK-CBL-01-DR-A-200 'Proposed First Floor Plan' (Rev A)
EAK-CBL-RF-DR-A-100 'Existing Roof Plan'
EAK-CBL-RF-DR-A-200 'Proposed Roof Floor Plan' (Rev A)
EAK-CBL-XX-DR-A-100 'Existing Elevations'
EAK-CBL-XX-DR-A-200 'Proposed Elevations' (Rev A)
EAK-CBL-XX-DR-A-202 'Proposed Garage' (Rev B)
EAK-CBL-XX-DR-A-100 'Existing and Proposed Site Plan' (Rev B)

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

SITE DESCRIPTION

The subject site is located on the eastern side of Laburnum Walk in Hornchurch.

The property is currently developed with a 2-storey semi-detached dwelling with a tiled hipped roof. Vehicle access is provided by a single crossover on the northern side leading to a detached garage at the rear.

NOTE: Given ongoing Covid-19 restrictions, the officer was unable to undertake a site visit. Photos were requested and provided by the agent on 29 March 2021. Other online aerial imagery and mapping services were also used to help with assessment.

DESCRIPTION OF PROPOSAL

Planning permission is sought for a 'Single storey rear and single storey front extension and replacement of detached garage to rear'.

The proposed extensions would increase the gross internal area (GIA) of the ground floor or the dwelling from 35 to 52sqm. The first floor would not change. The proposed materials would match the existing dwelling.

The proposed replacement garage would be located in the north-east corner of the site, measuring 4.20m (width) x 5.60m (length) x 2.60m (eaves height) to 4.15m (ridge height).

RELEVANT HISTORY

N/A

CONSULTATIONS/REPRESENTATIONS

No representations were received from neighbouring residents in respect to this application.

RELEVANT POLICIES

London Plan 2021

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

Policy D4 Delivering good design

Policy D6 Housing quality and standards

Policy T6.1 Residential parking

LDF

CP17 - Design

DC33 - Car Parking

DC61 - Urban Design

SPD04 - Residential Extensions & Alterations SPD

OTHER

NPPF - National Planning Policy Framework

MAYORAL CIL IMPLICATIONS

As the development would result in less than 100sqm of net additional area, it is not CIL liable.

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 Residential Extensions and Alterations SPD states that front extensions can have an intrusive effect on the street scene; therefore front additions should not normally be more than 1m in depth from the main front wall of the original dwelling. The proposed front extension would protrude 1.40 - 2.0 metres from the existing dwelling, with a width of 3.75m, incorporating a new front entrance porch with shower room. This is considered appropriate in this instance given it would generally match the front building line at the attached neighbouring property at No. 95 which already has a front extension which protrudes 1.60m.

The SPD also notes in relation to rear extensions that as a general rule houses can be extended from the rear wall of the original dwelling by up to 4 metres for a semi-detached dwelling. The proposed rear extension would have a depth of 2.45m, cover the width of the existing dwelling at 6.20m, then taper to 5.60m as it fronts the garden area. The space would comprise an open plan kitchen and dining area with two velux rooflights over.

The proposed replacement garage would measure 4.20m (width) x 5.60m (depth) x 2.60m (eaves height) to 4.15m (ridge height). The garage would sit behind the main dwelling and therefore not be viewable from the streetscene, yet still reflect the design of the main dwelling through the use of matching red brick and a tiled pitched roof, as sought within the SPD.

Overall it is considered that the proposal would not be harmful to the character and appearance of the existing dwellinghouse and the surrounding area.

IMPACT ON AMENITY

Consideration has been given to the impact of the proposal on neighbouring properties.

To the north (side) is No. 91 Laburnam Walk. The proposed front extension would be setback 1.75m from the shared boundary, and the proposed rear extension would be setback 2.35m, matching what already exists on site thereby not creating any additional impact. Furthermore, no new flank windows are proposed on this elevation assisting with any privacy concerns. The replacement garage would reduce the size of the wall abutting this shared boundary from 9.50m to 5.60m and be positioned more in line with the existing garage at No. 91, thereby reducing potential amenity impacts.

To the east (rear) the site abuts the rear garden areas of No.'s 30 and 32 Elms Farm Road. The replacement garage would be built up against the rear boundary for a length of 4.20m, with a height of between 2.60m and 4.15m. However given the other existing outbuildings within the surrounding area its impact is considered minimal. The proposed rear extension would also project in this direction however would still be setback approximately 17m from the rear boundary which is considered an appropriate separation distance to alleviate any amenity concerns.

To the south (side) is the attached dwelling, No. 95 Laburnam Walk. The front extension would match the existing front building line created by the attached pair, with the porch protruding 1.50m in front of the main building. The rear extension would have an additional 0.50m depth to what No. 95 currently has, however as it is still within SPD guidelines it is considered appropriate.

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.

In all, the development is considered to fall within the spirit of adopted guidelines for householder extensions and the proposal is not deemed to be unneighbourly.

HIGHWAY/PARKING

The proposed development would reduce the size of the garage, yet still use the same access and provide the same amount of parking. As such, it is not considered that any highway or parking issues would arise.

KEY ISSUES/CONCLUSIONS

The proposal 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. 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 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.

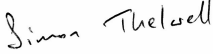
Reason:-

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		14-05-2021
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