

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P0609.21

WARD : Upminster

Date Received: 31st March 2021

ADDRESS: 76 South View Drive
Upminster

PROPOSAL: Single storey extension replacing the conservatory

DRAWING NO(S): Site Location Plan
Existing and Proposed Floor Plans
Existing and Proposed Elevations

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 property is a two storey semi-detached dwelling located on the north side of South View Drive. The application area is predominantly residential in character.

The property is not a listed building or is the site in a conservation area.

DESCRIPTION OF PROPOSAL

The application seeks planning permission to demolish a single storey rear conservatory to construct a single storey rear extension. The existing new extension would have a height of 3.2m, a width of 3.5m and a depth of 3m and would be finished in materials to match the host property.

RELEVANT HISTORY

- P1120.08 - Single storey rear extension and rear conservatory (amendment to P0248.07)
Apprv with cons 07-08-2008
- P0248.07 - Two storey side extension & single storey side/rear extensions
Apprv with cons 20-03-2007
- P0496.04 - Two storey side/single storey rear extension
Apprv with cons 12-05-2004

CONSULTATIONS/REPRESENTATIONS

No letters of representation were received in response to this application.

RELEVANT POLICIES

London Plan Policies (Adopted March 2021)

- D1 (London's form, character and capacity for growth)
D3 (Optimising site capacity through the design-led approach)
D4 (Delivering good design).

LDF

DC61 - Urban Design

SPD04 - Residential Extensions & Alterations SPD

OTHER

NPPF - National Planning Policy Framework

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.

The new extension would have similar scale, massing and footprint to the existing conservatory which is to be demolished. In addition the finishing materials being proposed to match the existing materials would compliment the host dwelling.

Consequently the proposed rear extension would not create a dominant and obtrusive development to the detriment of the character and appearance of the host property, the rear garden scape and the general area.

IMPACT ON AMENITY

The proposal would not constitute any significant addition above the existing proportions of the conservatory. Although the height would be more than recommended for flat roof, the extension is set-in from the boundary by 0.5m and therefore would afford the attached neighbouring property (No. 74 Southview Drive) a reasonable level of amenity.

The proposal is not considered to harm the amenity of No. 78 South View Drive as the extension would be shielded by the existing rear extensions.

HIGHWAY/PARKING

No highway issues are raised by the development proposals.

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. 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. 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.

4. 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 2019.

Authorising Officer: Habib Neshat
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27-05-2021
