

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P0682.21

WARD : Havering Park

Date Received: 9th April 2021

ADDRESS: 49 LARCHWOOD AVENUE
ROMFORD

PROPOSAL: Single storey rear extension

DRAWING NO(S): Drawing no: 01
Drawing no: 03A
Drawing no: 04

RECOMMENDATION : It is recommended that **planning permission be REFUSED** for the reason(s) given at the end of the report

SITE DESCRIPTION

The application site is located on the southern side of Larchwood Avenue. The property is a two storey semi-detached dwelling. The property is constructed of cream painted brick face at lower level and rough cream render at upper level under hipped tiled roof.

The application site is located in a residential area and it is not within a Conservation area. Nor is it a Listed Building.

DESCRIPTION OF PROPOSAL

The proposal seeks planning permission for single storey rear extension.

RELEVANT HISTORY

P0172.21 - Single storey rear extension
Withdrawn - Invalid 09-04-2021

Y0206.20 - Single storey rear extension with an overall depth of 6m, a maximum height of 3.4m, and an eaves height of 3.2m. (PRIOR APPROVAL)
Prior App Refuse 24-07-2020
Val

P0977.20 - Erection of single storey outbuilding for use as granny annexe
Apprv with cons 01-10-2020

CONSULTATIONS/REPRESENTATIONS

There was 1 no. objection received during the neighbour consultation process. The following concerns were raised:

1. Present extension built on same footing as neighbour's extension, concerned if proposed extension share existing footing.

Officer's response:

Point no. 1 does not fall within the remit of the planning regime.

RELEVANT POLICIES

The London Plan 2021

- D3 Optimising site capacity through the design-led approach
- D4 Delivering good design

LDF

DC61 - Urban Design

SPD4 - Residential Extensions & Alterations SPD

OTHER

NPPF - National Planning Policy Framework

MAYORAL CIL IMPLICATIONS

This application is not CIL liable as the new floorspace created is less than 100 square metres.

STAFF COMMENTS

Due to the current social distancing measures brought on by the Covid 19 pandemic, officers were unable to undertake a full site inspection. No response was received from the agent when asked to provide site photos. In determining this planning application, the google street view as well as the aerial photos were used to assess the site and submitted drawings.

The issues arising from this application are the visual impacts arising from the design and appearance of the development; the impact on neighbouring amenity, and parking and highway issues.

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 proposal involves the construction of single storey rear extension.

The proposed single storey rear extension would project beyond the existing combination of hipped as well as flat roof rear extension. Subsequently, the cumulative depth of the resultant single storey rear extension would be 7.00 metres in contrary to the Havering Residential Extensions and Alterations SPD. The development would comprise a flat roof design at an overall height of 3.400 metres which exceeds the Council's recommendation of 3 metres high for flat roof rear extension. As a result of its excessive depth and height the proposed rear extensions would constitute an incongruous addition to the detriment of the original appearance of the dwelling and harmful to the rear garden scene. Therefore the proposal is considered unacceptable.

The proposed rear extension would impact on the rear garden environment. The proposal would be of an unacceptable design and will not relate well with the existing dwelling in terms of bulk, scale and massing.

IMPACT ON AMENITY

As set out above, Policy DC61 requires that the relationship between existing and proposed development would be harmonious.

Both the neighbouring properties to the east and west have single storey rear extensions. The

non-attached neighbour to the west has an 'L' shaped rear building line. The proposal would increase the resultant rear protrusion of the host dwelling to 5.84 metres depth from the set back rear wall of the western neighbouring property. The height and depth of the proposal exceeds the Council guidance. It is considered that the resultant depth and height of the proposed rear extension would be overbearing to the western neighbour and would have an unacceptable impact in terms of sense of enclosure, loss of outlook and visual amenity enjoyed from their rear garden.

HIGHWAY/PARKING

The proposal involves extending the property. However, the existing driveway situated at the front of the property would remain intact. Therefore the provision for car parking would remain adequate.

KEY ISSUES/CONCLUSIONS

The proposal is considered to be contrary to the above-mentioned policies and guidance and a refusal is recommended.

RECOMMENDATION

It is recommended that **planning permission be REFUSED** for the following reason(s):

1. Reason for refusal - Streetscene

The proposed rear extension would, by reason of its bulk, mass, size, design and position would appear as an unacceptably overbearing dominant feature which would be detrimental to the character and appearance of the property and materially harmful to the visual amenity of the rear garden environment contrary to policies D3 and D4 of The London Plan (2021), policy DC61 of the London Borough of Havering LDF Core Strategy and Development Control Policies DPD 2008, and the London Borough of Havering Residential Extensions and Alterations SPD 2011.

2. Reason for refusal - Residential Extensions

The proposed single storey rear extensions would, by reason of its excessive depth, height and close proximity to the western shared boundary, be unneighbourly which would give rise to an uncomfortable and overbearing effect resulting in an increased sense of enclosure and loss of outlook to the amenity of the occupiers of no. 51 Larchwood Avenue contrary to Policy DC61 of the London Borough of Havering LDF Core Strategy and Development Control Policies DPD 2008, and the London Borough of Havering Residential Extensions and Alterations SPD 2011.

1 Refusal - No negotiation ENTER DETAILS

Statement Required by Article 35 (2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015: Consideration was given to seeking amendments, but given conflict with adopted planning policy, notification of intended refusal and the reason(s) for it was given to agent via email on 27th May 2021.

Authorising Officer: Simon Thelwell

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28-05-2021

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