

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P0551.21

WARD : Hylands

Date Received: 24th March 2021

ADDRESS: 4 HARTLAND ROAD
HORNCHURCH

PROPOSAL: Erection of front porch

DRAWING NO(S): Site Location Plan; 1910.03A.

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 site is an end of terrace bungalow finished in painted brick and rendered white.

There is parking in front hard-standing for 3 vehicles. The surrounding area is characterised by bungalows and two storey dwellings.

DESCRIPTION OF PROPOSAL

Planning permission is sought for a front porch. The proposed front porch would measure 1.8m wide and 1m deep.

RELEVANT HISTORY

D0197.19 - Certificate of Lawfulness for a proposed loft conversion with rear dormer, single storey rear extension and 3x rooflights to front roofslope.
PP not required 10-07-2019

CONSULTATIONS/REPRESENTATIONS

During the consultation period the council received no letters in response to the proposal.

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

DC33 - Car Parking
DC61 - Urban Design
SPD04 - Residential Extensions & Alterations SPD

OTHER

NPPF - National Planning Policy Framework

MAYORAL CIL IMPLICATIONS

Not CIL liable.

DESIGN/IMPACT ON STREET/GARDEN SCENE

Following amendments in line with standard guideline as contained in the residential extensions and alterations, it is considered that the proposed front porch would not result in harm to the overall character of the dwelling or the street scene. The proposal would broad fall in line with council guidance in that the porch would be a stand alone structure and does not include other kinds of accommodation such a toilet or shower. Additionally the front porch would be of an appropriate size in relation to the dwelling and would complement the subject dwelling in terms of materials and design.

The proposal would be less than 3sqm in floor area, which means it could be belt under permitted development rights.

IMPACT ON AMENITY

The proposed front porch would not result in harm to the neighbouring properties as it would be located well away from the boundaries of the site and would not result in a loss of privacy, light or appear overbearing.

HIGHWAY/PARKING

The proposal would not result in undue harm to the parking provision on site as the site would continue to provide sufficient parking for a dwelling of this size.

KEY ISSUES/CONCLUSIONS

The proposal would not result in undue harm to the visual and residential amenity of the surrounding area nor would it result in harm to the highway. As such it is recommended that planning permission be granted.

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. Also, in order that the development accords with Development Control Policies Development Plan Document Policy DC61.

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.

INFORMATIVES

1 Approval following revision ENTER DETAILS

Statement Required by Article 35 (2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015: In accordance with paragraph 38 of the National Planning Policy Framework 2019, improvements required to make the proposal acceptable were negotiated with the agent Mr Graham Stubbles with regards to the depth of the front porch to be reduced to 1m. The amendments were subsequently submitted on 25/05/2021.

Authorising Officer: Neil Goate
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28-05-2021
