

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P0656.21

WARD : Mawneys

Date Received: 7th April 2021

ADDRESS: 50 Birch Road
Romford

PROPOSAL: Single storey rear extension

DRAWING NO(S): 50.01
50.02

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 a two storey semi-detached dwelling located on the northern side of Birch Road with an existing single storey rear extension on one side of the rear and a conservatory to the other side.

The site is located within a residential area. It is not a listed building nor within a conservation area.

DESCRIPTION OF PROPOSAL

Planning permission is sought for a single storey rear extension to replace the existing conservatory and align the proposals with existing single storey rear extension on site.

The extension would have a flat roof and match up with the existing rear extension resulting in a total width of 5.1m, depth of approximately 3.7m and height of 3m (existing extension to be retained has a height of 3m).

RELEVANT HISTORY

None

CONSULTATIONS/REPRESENTATIONS

Surrounding neighbours were notified regarding the application and no representations received.

RELEVANT POLICIES

MAYORAL CIL IMPLICATIONS

This application is not CIL liable.

STAFF COMMENTS

Issues to be considered are the scale, design, residential amenity and highway safety.

DESIGN/IMPACT ON STREET/GARDEN SCENE

The proposal cannot be viewed from the street as it is completely at the rear of the property and therefore would not impact the streetscape.

The proposal includes the demolition of the existing conservatory at part of the rear to be

replaced with a new single storey rear extension with a solid wall and flat roof.

The extension will have an overall width of 5.1m, depth of 3.76m with a flat roof at 3m maximum height. The roof form repeats that of the existing rear extension. The proposed depth would comply with the SPD which allows 4m deep on semi-detached properties.

The proposed extension will use matching materials, which is desirable and contributes to maintaining the architectural character of the house.

The single storey rear extension is considered to be generally acceptable within the rear garden scene.

Taken on its merits and for the reasons discussed above, it is considered that the development will not be harmful to the character and appearance to the garden, streetscape and the wider area.

IMPACT ON AMENITY

Consideration has been given to the attached neighbour at no. 52 Birch Road and the non-attached neighbour at no. 48 Birch Road.

The new single storey rear extension will be located slightly deeper than the existing conservatory by 0.48m, and not closer to the neighbour at no. 48 Birch Road than the existing conservatory, no significant impact on the amenity of residents at no 48 Birch given the existing structure in place and approximately 1m separation distance from the proposed structure and its shared boundary with no.48 Birch Road.

The proposals would align with the depth of the existing structure on the its shared boundary with the attached neighbour (no. 52), therefore no impact on the residents at no. 52 Birch Road.

As the proposal is replacing an existing conservatory, the main concern would be replacing light weight materials such as glass windows with a solid wall to the side elevations facing the neighbour - no. 48 (with no side windows). The overall scale and bulk is very similar and would not have any significant changes to the current situation.

In summary, the proposal would not create significant or undue amenity impacts to neighbouring properties that would be much different to the current situation or that would warrant a refusal.

HIGHWAY/PARKING

No highway or parking issues would arise as a result of the proposal.

KEY ISSUES/CONCLUSIONS

The proposal is not judged to adversely affect the character of the property or the overall visual appearance of the streetscene. Additionally, this development will not cause significant detrimental impacts upon the residential amenities enjoyed by neighbouring properties.

It is therefore recommended that planning permission is 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.

3. SC10C Materials as per application form

The proposed development hereby approved shall be constructed in accordance with the materials detailed under Section 8 of the application form unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the appearance of the proposed development will harmonise with the character of the surrounding area and comply with Policy DC61 of the Development Control Policies Development Plan Document

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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01-06-2021
