

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P0784.21

WARD : Cranham **Date Received:** 23rd April 2021

ADDRESS: 8 Rustic Close
Upminster

PROPOSAL: Two storey side & rear extensions, single storey front & rear extensions, internal alterations, and conversion of roof space to habitable use to include a rear dormer and 3 front roof lights

DRAWING NO(S): Site Location Plan; CC/06/21/BPLAN 1 of 2; CC/06/21/SP+RP/A.

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

SITE DESCRIPTION

Two storey, gabled roof semi-detached property with a garage and at least two off-street parking spaces available.

Note:

In accordance with the Council's current criteria for site visits, an in-person site visit was not undertaken. Site photos were provided by the agent to support the application. In determining this application, site photos, Google Street View, aerial view images and submitted drawings were used to assess the site.

DESCRIPTION OF PROPOSAL

Planning permission is sought for the following:

- Two storey side & rear extensions, single storey front & rear extensions and conversion of roof space to habitable use to include a rear dormer and 3 front roof lights.

RELEVANT HISTORY

P1168.13 - First floor side extension
Apprv with cons 06-11-2013

CONSULTATIONS/REPRESENTATIONS

The Council received two response to the proposal as a result of consultation letters sent to the surrounding adjoining properties regarding loss of privacy/overlooking as a result of the flank windows.

RELEVANT POLICIES

LONDON PLAN (adopted 2021):

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

Policy D4 - Delivering good design

Policy T6 - Car parking

LDF

DC33 - Car Parking

DC61 - Urban Design

SPD04 - Residential Extensions & Alterations SPD

OTHER

NPPF - National Planning Policy Framework

MAYORAL CIL IMPLICATIONS

This application is not CIL liable.

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 property occupies a corner position in this cul de sac and is further set back from the front building line of the other properties within the street. Therefore the design, scale, bulk and mass of the proposed front, side and rear extensions would appear subservient to the main house and also integrate appropriately with the appearance of existing extensions within the immediate surrounding environment. Considering the design and scale of the protrusion, and those of the structures it will replace, officers do not envisage the works unacceptably impacting upon the character of the streetscene or garden scene.

It is considered that the width of the rear dormer window would be within the realms of acceptability as it is set in from either side. Although the position of the dormer close to the ridge is not fully policy compliant, officers are mindful of the fall back on Permitted Development development and that there are various styles and designs of dormer windows within the surrounding area (Cranham Gardens).

Overall the proposal would integrate appropriately with the character and appearance of the surrounding area and is generally in accordance with the relevant planning policies and guidance.

IMPACT ON AMENITY

Flank windows are proposed which would serve stairway (upper floor) and utility (ground floor). These are not considered to cause overlooking issues into the neighbouring property at No. 9 Rustic Close. This is due to the particular orientation of the property and this neighbour which lies at a right angle. With regards to overlooking issues on neighbouring properties along Plough Rise, the site is sufficiently distanced away. Notwithstanding, a condition would be attached for the windows to be obscured glazed.

The side extension will not be visible to the attached neighbour at No.7 Rustic Close and the rear extension would only project 1.2m beyond the rear wall of the property. Therefore no impact on the amenity of the occupiers of this property.

It is considered that the proposed rear dormer window would not result in any undue overlooking or loss of privacy above and above existing conditions, particularly as there the first floor windows of neighbouring properties already overlook the rear garden areas of surrounding residential properties.

HIGHWAY/PARKING

Although there will be a loss of car parking space as a result of the garage that will be

demolished to make room for the extensions; sufficient parking is still available on front hardstanding. Therefore no highway or parking issues would arise as a result of the proposal.

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:-

For the avoidance of doubt and to ensure that the development is carried out as approved.

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 extensions 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

5. SC34B (Obscure with fanlight openings only) ENTER DETAILS

The proposed windows on the flank wall serving stairway shall be permanently glazed with obscure glass which is not less than Level 4 on the standard scale of obscurity and shall thereafter be maintained and permanently fixed shut and thereafter maintained, with the exception of any top hung fanlight(s).

Reason:-

In the interests of privacy, 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: Neil Goate
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18-06-2021
