

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P0857.21

WARD : Pettits

Date Received: 4th May 2021

ADDRESS: 33 Heather Avenue

Romford

PROPOSAL: Single storey rear extension

DRAWING NO(S): Location Plan
Drawing no. 003
Drawing no. 002

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 Heather Avenue. The property is a two storey mid-terrace dwelling. The property is constructed of red painted brick at lower level and smooth cream render at upper level with gabled 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 a single storey rear extension.

RELEVANT HISTORY

None found.

CONSULTATIONS/REPRESENTATIONS

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

1. Scale over-development and intrusive.
2. Loss of light
3. Impact on garden
4. Affect existing joint guttering system.

Officer's response:

Points no. 1 to 3 are material planning considerations and will be addressed in the report below. However, point no. 4 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

In accordance with the current criteria for site visits, an in-person site visit was not undertaken. Site photos were provided by the applicant/agent in support of the application. In determining this planning application photos, Google StreetView TM, aerial view images and submitted drawings were used to assess the site constraints.

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 a single storey rear extension.

The proposed single storey rear extension would project beyond the existing rear extension with a cumulative depth of the resultant single storey rear extension being 6.15 metres in contrary to the Havering Residential Extensions and Alterations SPD. The development would comprise a flat roof with roof lantern above at an overall height of 3.00 metres in accordance with the Council's guidance. As a result of its excessive depth 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 proposal would only protrude 1.650 metres beyond the eastern neighbour's rear extension. However, the development would increase the resultant rear protrusion of the host dwelling to 4.80 metres depth from the set back rear wall of the western neighbouring property. The depth of the proposal exceeds the Council guidance. It is considered that the resultant depth 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.

HIGHWAY/PARKING

The proposal involves extending the rear of 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 an 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, scale 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 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. 35 Heather 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 Mrs Gopi Patel via email on 22nd June 2021.

Authorising Officer: Habib Neshat
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28-06-2021
