

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P0935.21

WARD : Harold Wood

Date Received: 14th May 2021

ADDRESS: 59 SACKVILLE CRESCENT
ROMFORD

PROPOSAL: Single storey rear extension involving demolition of existing garage/outbuilding

DRAWING NO(S): DKB/2105/SC/101 Revision A
DKB/2105/SC/102 Revision A
DKB/2105/SC/103 Revision A

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. The application site is not a listed building and is not within a conservation area.

DESCRIPTION OF PROPOSAL

Planning permission is sought for a single storey rear extension involving the demolition of existing garage/outbuilding.

RELEVANT HISTORY

D0346.21 - Certificate of Lawfulness for conversion of roof space to habitable use to include a rear dormer and 3 front roof lights.
Awaiting Decision

P1946.16 - Single storey front extension and pitched roof over existing flat roof canopy.
Apprv with cons 20-01-2017

CONSULTATIONS/REPRESENTATIONS

Letters of notification were sent to 5 consultees regarding the application and no objections were received.

RELEVANT POLICIES

- For ease of reference, the Residential Extensions and Alterations SPD will be referred as "SPD".

LONDON PLAN:

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 because the newly created floor space does not exceed 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 Street View TM, aerial view images and submitted drawings were used to assess the site constraints.

DESIGN/IMPACT ON STREET/GARDEN SCENE

Policy DC 61 states that planning permission will only be granted for developments which maintains, enhances or improves the character and appearance of the local area.

The Residential Extensions and Alterations SPD indicates that rear extensions on semi-detached dwellings can be extended up to 4 metres in depth with a roof height generally not exceeding 3 metres. The proposal will be extended by 4 metres with a roof height of 2.86 metres. The demolition of the garage/outbuilding will open up more space in the back yard and the proposal will therefore not have a negative material impact on the garden scene. The design will integrate well with the surrounding properties and the proposal is in line with the policies within the Development Plan including the Core Strategies of the Local Development Framework and the SPD.

IMPACT ON AMENITY

The proposal will not likely have a detrimental impact on the non-attached neighbour at no. 61 Sackville Crescent due to the distance from their dwelling. The extension will be in line with the side building line and will therefore not affect their access to the rear garage.

The proposal will be built on the boundary of the attached neighbour at no. 57 Sackville Crescent and this neighbour already has an existing single storey rear extension with the proposal only extending 0.34 metres past it. Therefore it is considered that the proposal will not have a detrimental impact on the amenity of the neighbours.

HIGHWAY/PARKING

Based on the age and position of the rear garage, it is regarded that it is not being used and it being demolished would not be a major loss to the property in terms of parking. The owner can under permitted development create a hard standing in the front of the property like the majority of houses in the surrounding area. The section of Sackville Crescent in front of the property does not have major limits on parking except for one hour during the day. It is the officers opinion that no highways/parking issues would arise as a result of the proposal.

KEY ISSUES/CONCLUSIONS

The proposal would not harm the character of the area or adversely affect the living conditions of

the neighbouring properties.

It is therefore recommended that planning permission be granted.

RECOMMENDATION

It is recommended that **planning permission be GRANTED** subject to the following conditions:

1. 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.

2. 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).

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.

4. SC48 (Balcony condition)

The roof area of the extension hereby permitted shall not be used as a balcony, roof garden or similar amenity area without the grant of further specific permission from the Local Planning Authority.

Reason:-

In the interests of the amenity of the occupiers of neighbouring dwelling, and in order that the development accords with the Development Control Policies Development Plan Document Policy DC61.

INFORMATIVES

1 Party Wall

This planning permission does not remove the need to obtain any separate consent of the owner of the adjoining property prior to commencing building works on, under,

above or immediately adjacent to their property (e.g. foundations or guttering). The Party Wall Etc. Act 1996 contains requirements to serve notice on adjoining owners of property under certain circumstances, and a procedure exists for resolving disputes. This is a matter of civil law between the two parties, and the Local Planning Authority are not involved in such matters.

A free guide called "The Party Wall Etc Act 1996: Explanatory Booklet" is available on the website of the Department for Communities and Local Government.

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/393927/Party_Wall_etc__Act_1996_-_Explanatory_Booklet.pdf

2 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 2018.

Authorising Officer: Habib Neshat
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12-07-2021
