

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P0922.21

WARD : Upminster

Date Received: 13th May 2021

ADDRESS: 3 GARBUTT ROAD
UPMINSTER

PROPOSAL: Proposed single storey rear extension

DRAWING NO(S): 2108.02
2108.01

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

SITE DESCRIPTION

The subject site comprises a two storey, mid-terrace house located on the western side of Garbutt Road. The dwelling is finished in a mix of brick and render with one off-street parking space available on the forecourt to the front of the property.

The surrounding area is characterised by two storey terraced and semi-detached dwellings of similar design and style.

DESCRIPTION OF PROPOSAL

The application seeks planning permission for a single storey rear extension. The proposal would have a depth of 4 metres and a width of 5.1 metres. It would have a flat roof of 3.3 metres height with a roof lantern set atop taking the total maximum height to 3.7 metres.

RELEVANT HISTORY

- D0207.18 - Certificate of lawfulness for proposed construction of loft conversion including rear dormer and front velux windows.
PP not required 16-07-2018
- P0452.13 - Single storey extension to rear
Apprv with cons 19-06-2013

CONSULTATIONS/REPRESENTATIONS

Four neighbouring properties were notified of the proposal as part of the consultation process. No representations were received.

RELEVANT POLICIES

LDF

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

OTHER

- LONDON PLAN - 7.4 - Local character
LONDON PLAN - 7.6 - Architecture

OTHER

NPPF - National Planning Policy Framework

MAYORAL CIL IMPLICATIONS

Application is not CIL liable.

STAFF COMMENTS

NOTE: Due to the current Covid-19 crisis, the Officer was unable to do a site visit. Site photos were requested from the agent and were received. Site drawings as well as other mapping services such as aerial view and streetview were used to assess the site.

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 will not be visible from any public vantage points. When viewed in the rear garden environment it would relate satisfactorily to the subject dwelling, would retain adequate amenity space for occupiers and would not be unduly harmful to the rear garden environment.

IMPACT ON AMENITY

Officers consider that, while the depth of the extension exceeds the Council's generally accepted guidance for terraced dwellings, an exception can be made in this instance as the proposal would not project further than the rear elevations of Nos. 13 and 15 on either side, themselves benefiting from rear extensions. As such, the proposal would amount to an infill development and is not considered to be unneighbourly.

Officers consider it prudent to impose a condition preventing the proposed flat roof from being used as a terrace, balcony or other similar amenity area in order to protect the amenity of neighbouring properties.

Given these circumstances and mindful of the general presumption in favour of permitted development, the proposal is considered to be acceptable in this instance.

HIGHWAY/PARKING

The proposal would not give rise to any adverse parking or highways issues having regard to the Council's standards.

KEY ISSUES/CONCLUSIONS

The proposal is considered to be in accordance with the above-mentioned policies and guidance and the Officer's recommendation is one of approval.

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:-

The Local Planning Authority consider it essential that the whole of the development is carried out and that no departure whatsoever is made from the details approved, since the development would not necessarily be acceptable if partly carried out or carried out differently in any degree from the details submitted. 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.

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 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: Raphael Adenegan
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12-07-2021
