

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P0965.21

WARD : Squirrels Heath

Date Received: 19th May 2021

ADDRESS: 16 Hastings Road
Romford

PROPOSAL: Single storey rear /side extension and part conversion of attached garage to habitable use

DRAWING NO(S): 2020.075.PA 01
2020.075.PA 02
2020.075.PA 03
2020.075.PA 04
2020.075.PA 05
2020.075.PA 06
2020.075.PA 07
2020.075.PA 08
2020.075.PA 09
2020.075.PA 10
2020.075.PA 11
2020.075.PA 12
2020.075.PA 13
2020.075.PA 14
2020.075.PA 15
2020.075.PA 16
2020.075.PA 17
2020.075.PA 18
2020.075.PA 19
2020.075.PA 20
2020.075.PA 21

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 detached residential dwellinghouse. It is not a listed building, nor is located within a conservation area.

DESCRIPTION OF PROPOSAL

Planning permission is sought for a proposed single storey rear/side extension and the part conversion of an attached garage to habitable use.

1. The side/rear extension would project approximately between 3.41m and 4.12m from the rear of the original dwelling.
2. The part conversion of the existing attached garage to a study would involve internal alterations, with no changes to the external structure.
3. Two ground floor flank windows are proposed.

RELEVANT HISTORY

D0186.21 - Certificate of lawfulness for the conversion of roof space to habitable use to include a rear dormer with Juliette balcony and the conversion of roof from hip to gable end.
PP not required 17-05-2021

CONSULTATIONS/REPRESENTATIONS

Letters of notification were sent to three neighbours regarding this application's proposals. No representations were received. LBH Highways were also consulted about this application, but no response was received.

RELEVANT POLICIES

- London Plan 2021 - Policies D3 and D4

LDF

DC33 - Car Parking

DC61 - Urban Design

SPD04 - Residential Extensions & Alterations SPD

OTHER

LONDON PLAN - 7.4 - Local character

LONDON PLAN - 7.6 - Architecture

NPPF - National Planning Policy Framework

MAYORAL CIL IMPLICATIONS

This application is not CIL liable because the newly created floorspace would 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 agent in support of this application. In determining this Planning application, site photos, Google Street View, aerial view images and submitted drawings were used to assess the site's constraints.

Subject to any conditions imposed, the proposed developments are acceptable in terms of its appropriate design, scale and mass. The proposals will not cause any significant adverse impacts to the amenities of neighbouring properties or the character and appearance of the area. The proposed development is in accordance with the policies of the Development Plan, including Policy DC61 of the Local Development Framework. Whilst the proposed rear/side extension does not completely accord with the guidance in the Residential Extensions and Alterations Supplementary Planning Document, no significant harm to the character of the area or amenity to neighbours can be demonstrated because both neighbours either side of the host dwelling benefit from rear extensions that are considered to mitigate the impact of this element of the proposal on their amenity. The proposed partial garage conversion and flank windows are also not considered to be detrimental to the amenity of neighbouring occupants.

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. Also, in order that the development accords with Development Control Policies Development Plan Document Policy DC61.

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

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 2019.

Authorising Officer: Raphael Adenegan
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14-07-2021
