

## **OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY**

**APPLICATION NO:** P0899.21

**WARD :** Pettits

**Date Received:** 10th May 2021

**ADDRESS:** 81 Lake Rise

Romford

**PROPOSAL:** Single storey rear extension

**DRAWING NO(S):** 19/012/HH/PL10.01  
19/012/HH/PL10.02  
19/012/HH/PL20.01\_A  
19/012/HH/PL20.02\_A  
19/012/HH/PL1001\_A

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

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### **SITE DESCRIPTION**

The application site comprises a two storey semi-detached dwelling finished in brick and render located on the western side of Lake Rise. Off-street parking is available in the integral garage and on the forecourt to the front of the property.

The surrounding area is characterised by a mixture of detached and semi-detached single and two storey dwellings.

### **DESCRIPTION OF PROPOSAL**

Planning permission is sought for a single storey rear extension. The extension would have a maximum depth of 4 metres and would span the full width of the existing dwelling with a maximum width of 8.3 metres. It would have a flat roof of 3 metres height and would wrap around the flank elevation of the dwelling to replace the existing conservatory to the side of the property. A roof lantern would be set on top of the flat roof.

### **RELEVANT HISTORY**

None found.

### **CONSULTATIONS/REPRESENTATIONS**

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

### **RELEVANT POLICIES**

#### LDF

DC61 - Urban Design

SPD4 - 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 as the new floorspace created is less than 100 square metres.

## **STAFF COMMENTS**

Due to the current social distancing measures brought on by the Covid 19 pandemic, officers were unable to undertake a full site inspection. Site photos were received from the agent and received. In determining this planning application, the google street view as well as the site photos were used to assess the site and submitted drawings.

## **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 to include the demolition of the existing side conservatory.

The proposal would broadly accord with Council guidance, is considered to be of acceptable design and appearance and would respond appropriately to the existing dwelling. It would not be visible from any public vantage points.

Overall it is considered that the proposal would not be harmful to the character and appearance of the existing dwellinghouse and the rear garden environment.

## **IMPACT ON AMENITY**

As set out above, Policy DC61 requires that the relationship between existing and proposed development would be harmonious.

The proposal would not result in any unacceptable harm to the amenity of the attached neighbouring property at No. 83 given the design of the proposal conforms to Council guidelines. Turning to the non-attached neighbour at No. 79, officers note that the cumulative depth of the side and rear extension would not extend beyond the rear elevation of the non-attached neighbour. Officers have established that two of the windows featured on the flank elevation of No. 79 facing the proposal serve a bathroom while another serves as a secondary window to the lounge. As such, the proposal is not considered to result in any unacceptable loss of outlook to this property.

For the reasons set out above it is considered that the proposal would be sufficiently distanced, orientated and designed so as not to have an unacceptable effect on the amenities of the neighbouring properties, in particular to their outlook, privacy or available light.

## **HIGHWAY/PARKING**

The proposal would not give rise to any adverse parking and highway issues as the existing parking arrangement would remain unchanged.

## **KEY ISSUES/CONCLUSIONS**

The proposal would not result in material harm to local character or amenity 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. 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 building(s) 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 Control Policies Development Plan Document Policy DC61.

**5. 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

## INFORMATIVES

### 1 **Approval following revision ENTER DETAILS**

Statement Required by Article 35 (2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015: In accordance with paragraph 38 of the National Planning Policy Framework 2018, improvements required to make the proposal acceptable were negotiated by email with Mr Liam Sutton via on 13 July 2021. The revisions involved making the design policy compliant. The amendments were subsequently submitted on 21 July 2021.

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**Authorising Officer:** Habib Neshat

29-07-2021