

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P0809.20

WARD : Pettits

Date Received: 12th June 2020

ADDRESS: The Willows
10 Lower Bedfords Road
Romford

PROPOSAL: Single storey rear extension & extension to the existing patio area.
(revised description)
revised description & plans recvd 04-11-20 & 10-11-20

DRAWING NO(S): Site Location Plan
Rear Elevation (South)
Rear Elevation (South) (showing proposed patio)
Proposed Side Elevations (West & East)
Proposed Ground Floor Plan
Proposed West Elevation
Proposed Rear Elevation
Proposed Floor Detail (Annotated Photograph)
Proposed Ground Floor Plan

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 features a two storey detached dwelling located on Lower Bedfords Road. The dwelling is finished in red brick and plain tiles. There is parking allowance to the front of the property, which can accommodate a few vehicles.

The application site is located with a predominantly residential area and is not within a Conservation area nor is it a Listed Building.

DESCRIPTION OF PROPOSAL

Planning permission is sought for the construction of a single storey rear extension and extension to the existing patio area.

RELEVANT HISTORY

P1792.18 - Proposed single storey rear extension with patio/steps
Refuse 09-08-2019

P1290.04 - Garage conversion to habitable room
Apprv with cons 23-08-2004

P0308.92 - Single storey rear extension. Revised plans received 27/4/92
Apprv with cons 14-05-1992

CONSULTATIONS/REPRESENTATIONS

One representation was received in response to the consultation letter with the following comments being made.

- 1) Letter was received 28th September, although comments were required by 22nd September.
- 2) Drawings are only sketches and no dimensions.
- 3) Not sure if the proposal is similar to previously refused scheme P1792.18.
- 4) Proposal breaches 45 degree line and would impact the outlook of neighbouring properties.

In response to the above neighbours were re-consulted again in respect to the proposed development. Officer contacted resident and advised that dimensions are not required on the drawings as they are scaled drawings. Officer asked resident if there was any particular measurements required but none were requested over the phone during conversation.

Officer advised that the revised scheme would be assessed and a report would be forwarded to the delegated officer to review so a final decision can be made. Any comments made as part of the consultation process would be considered as part of the decision making process.

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.

STAFF COMMENTS

This application is a resubmission of a previously refused planning application P1792.18 dismissed on appeal. The key issue in this case therefore is whether the revised proposal overcomes the previously stated concerns. The previous application was refused planning permission for the following reason.

1. The proposed rear extension would, by reason of its excessive depth, height and position close to the common boundary of the site with no. 8 Lower Bedfords Road, be an overbearing, intrusive and unneighbourly development as well as having an adverse effect on the amenities of adjacent occupiers contrary to the London Borough of Havering Policy DC61 of the LDF Core Strategy and Development Control Policies DPD 2008, and the London Borough of Havering Residential Extensions and Alterations SPD Adopted 2011.

This application differs from the previously refused scheme in the following key areas:

1. The depth of the rear extensions has been reduced from 6.23m to approximately 5.2m.
2. The width of the ground floor rear has been reduced from 6.36m to approximately 5.3m.
3. Height of proposed patio extension is 30cm as shown on the drawing.

The effect of these changes will be assessed in the context of the following:

DESIGN/IMPACT ON STREET/GARDEN SCENE

The proposed extension cannot be seen from the street and therefore will have no impact upon this part of Lower Bedfords Road. There is a 6.2m deep rear extension with a hipped roof in situ.

No objections are raised from a visual point of view to the proposed single storey rear extension or to the extension of the existing patio area from a visual point of view. Overall, it is considered that the proposed development will be of acceptable scale and design and would not appear overly dominant when viewed from the rear garden environment.

IMPACT ON AMENITY

Consideration has been given to the impact on the neighbouring dwelling in terms of loss of light and loss of privacy.

The patio would be located 0.64m below the level of the existing rear extension. The proposed platform would be approximately 0.36m - 0.64m above the ground level as the land closest to the rear extension slopes upwards towards the rear garden. This element of the proposal is not considered to be harmful to the amenities of neighbouring properties.

It is not envisaged that the rear extension would have any impact on the amenity of the neighbour at No.12 Lower Bedfords Road as the proposed rear extension would be screened by the existing rear extension. The pitched roof over the rear extension would be removed. As such, it is considered that the proposal would be unlikely to have an unacceptable impact on the neighbour at No.12 Lower Bedfords Road.

Officers note that the application dwelling projects further into the rear garden than No.8 Lower Bedfords Road. It is noted that the two storey flank wall of the host dwelling is already visible from the first and ground floor rear windows.

On this re-submission, the width and depth of the proposed ground floor rear extension has been reduced by 1m to approximately 5.2m and 5.3m respectively, resulting in the proposal being set in from the boundary with this neighbour by approximately 2m. Furthermore the south western corner of the proposal would be set at an angle from 3.6 metres depth. While officers note that the glazing on the window set at an angle is shown to be obscure glazed a condition will be attached should planning permission be granted in order to protect the privacy of the neighbouring property. Officers have considered these measures in the context of Appeal Ref: APP/B5480/D/19/3240197 where the Inspector stated the depth, height and position of the proposal resulted in it being an overbearing form of development when viewed from the rear elevation of No. 8. Officers consider the stepping in of the proposal would break up the visual bulk of the cumulative impact of the existing dwelling and proposed rear extension. While the height of the roof of the extension would remain unchanged from 3 metres to 3.3 metres adjacent to the dwelling and garden due to the sloping ground level within the site, officers acknowledge the combination of the 1.8 metre fence and the 2 metre set back distance between the proposal and the neighbouring property mitigates the impact of the proposal on the amenity of No. 8 such that it is unlikely to appear overbearing and visually intrusive in this instance.

Given these circumstances, officers consider 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

No highway or parking issues would arise from the proposal.

KEY ISSUES/CONCLUSIONS

The proposal has been sufficiently revised from the earlier refused scheme. The application is not considered to result in material harm to the application dwelling and the surrounding area

and approval is recommended.

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. SC34 (Obscure glazing) ENTER DETAILS

The proposed windows comprising the angled element of the rear elevation shall be permanently glazed with obscure glass not less than LEVEL 4 on the standard scale of

obscurity and shall thereafter be maintained.

Reason:-

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

6. 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 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, improvements required to make the proposal acceptable were negotiated with Mr William Green, by phone and email. The revisions involved reducing the depth and width of the proposal. The amendments were subsequently submitted on 4 August 2021.

Authorising Officer: Habib Neshat
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05-08-2021
