

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P1048.21

WARD : Harold Wood

Date Received: 25th May 2021

ADDRESS: 18 COLUMBINE WAY
ROMFORD

PROPOSAL: Part two-storey, Part single-story side and rear extension, involving the conversion of the attached garage to habitable use

DRAWING NO(S): C.4.B
Site Location Plan
Block plan
C.4.A

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

SITE DESCRIPTION

Application property comprises of one half of a semi-detached pair with an integral garage.

Application site is not listed, nor within a Conservation Area.

DESCRIPTION OF PROPOSAL

Permission is sought for the formation of a part single storey part two storey side/rear extension and the conversion of the integral garage.

RELEVANT HISTORY

D0323.18 - Proposed use of land will be for a wooden cabin for the business use as a beauty salon.

Withdrawn - Invalid 13-10-2020

CONSULTATIONS/REPRESENTATIONS

Adjoining occupiers were invited to comment through direct notification, no letters of representation were received. Consideration was given as to whether nos. 2 & 3 Camelia Close should have been consulted but they appear not to technically share a boundary with the site and the location of the extension will not directly impact the rear of these properties.

No objections were made by any other stakeholders, nor were any conditions or infomatives suggested.

RELEVANT POLICIES

LDF

CP17 - Design
DC32 - The Road Network
DC33 - Car Parking
DC55 - Noise
DC61 - Urban Design
DC72 - Planning Obligations
SPD04 - Residential Extensions & Alterations SPD

OTHER

NPPF - National Planning Policy Framework

MAYORAL CIL IMPLICATIONS

There are no contributions required under CIL regulations, owing to the limited new floor area created.

STAFF COMMENTS

A condition of the original approval under L/HAV/403/80 included:

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 the garage(s)/carport(s) hereby permitted shall be made permanently available for the parking of private motor vehicles and not for any other purpose including living accommodation or any trade or business.

Reason:-

To provide satisfactory off-street parking at the site, and that the development accords with the Development Control Policies Development Plan Document Policy DC61

DESIGN/IMPACT ON STREET/GARDEN SCENE

In policy terms there is no preclusion against extensions such as that sought, subject to compliance with Council design criteria and other policy considerations.

Policy DC61 of the Havering Core Strategy and Development Control Policies and Development Plan Document (Adopted 2008) states that planning permission will only be granted for development which maintains, enhances or improves the character and appearance of the local area by responding to distinctive local building forms and patterns of development, and by respecting the scale, massing and height of the surrounding physical context. Policy CP17 of the Core Strategy states that the appearance of Havering will be maintained and where possible enhanced, by requiring new development to maintain or improve the character and appearance of the local area in its scale and design.

Paragraph 124 of the NPPF states that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Furthermore, good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Policy DC61 of the LDF follows broadly national policy stating that that development should respect the scale, massing and height of the surrounding physical context. It also requires that development complements or improves the amenity and character of the area through its appearance, materials used, layout and integration with surrounding land and buildings.

Whilst extensions and alterations can bring many benefits to the householder in terms of extra

space and security, they can also undermine the original character of both the property they are associated with and the street they are situated within. It is important that extensions and alterations do not dominate or detract from the character of the original house and the surrounding houses, or unacceptably reduce the amenity of neighbouring properties. To assist with determining the acceptability of extensions to residential dwellings the Council adopted the Residential Extensions and Alterations SPD in 2011. This document offers detailed design guidance and principles.

The integral garage appeared to form a part of the development of the area. However there is no preclusion against its conversion in the opinion of officers. Officers do not consider the conversion of the garage to be objectionable, fenestration would align with the main dwelling. The proposed first floor addition would reflect the front and rear building line of the dwelling at first floor level and the roof would feature break in the overall ridge height per Council guidance. Officers consider that it would exhibit sufficient subservience and would align with Council design principles. The conversion of the garage and single storey projection to the rear beyond the main rear building line is not regarded as objectionable. This element too would comply with Council guidance. The depth beyond the rear of the dwelling would be at a depth commensurate with that regarded as acceptable for single storey extensions to semi-detached dwellings (4m). The overall height would be relatively modest.

The proposals are regarded as complying broadly with the guidance contained within the Residential Extensions and Alterations Supplementary Planning Document and Policy DC61 of the LDF Core Strategy and Development Control Policies DPD and Policies D1 and D4 of the London Plan Adopted March 2021.

IMPACT ON AMENITY

Policy DC61 of the Core Strategy and Development Control Policies DPD requires new development not to harm the amenities of adjoining occupiers by reason of noise and disturbance, loss of light, overlooking or other material impacts. The Residential Design SPD states that new development should be sited and designed such that there is no detriment to existing residential amenity through overlooking and/or privacy loss and dominance or overshadowing. Policy DC61 reinforces these requirements by stating that planning permission will not be granted where the proposal results in unacceptable overshadowing, loss of sunlight/daylight, overlooking or loss of privacy to existing properties. It also considers the impact of the environment through development by noise impact.

The first floor addition would be sufficiently separated from the shared boundary so as to prevent it forming an overbearing or visually intrusive feature. Any loss of light or overshadowing would not be demonstrable or of sufficient material harm to justify a decision to refuse permission. New views from first floor windows would not be unneighbourly or harmful in the suburban context. With regards to the projection at single storey level this would be removed from the shared boundary. However notwithstanding this the overall height and depth would not be regarded as harmful.

The development would comply with the objectives of the Residential Extensions and Alterations SPD and LDF Policy DC61. It is not considered that any amenity impacts would be substantial enough to justify refusal.

HIGHWAY/PARKING

Whilst the proposals would result in the loss of the integral garage for the purpose of providing vehicle parking, adequate space would be retained to the site frontage so as not to impede existing parking provision.

KEY ISSUES/CONCLUSIONS

Having regard to the above and in doing so all relevant planning policy and material considerations APPROVAL is recommended accordingly.

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 extensions 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:-

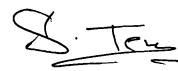
In the interests of the amenity of the occupiers of neighbouring dwelling, and in order that the development accords with the Development Control Policies Development Plan Document Policy DC61.

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.

Authorising Officer: Suzanne Terry



10-08-2021