

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: Y0404.21

WARD : Upminster

Date Received: 11th August 2021

ADDRESS: 75 The Grove

Upminster

PROPOSAL: Single Storey rear extension with an overall depth of 6m, a maximum height of 3m, and an eaves height of 2.70m. (PRIOR APPROVAL)

DRAWING NO(S): 75TG-SSRE-002
75TG-SSRE-001

RECOMMENDATION : It is recommended that **Prior Approval is Given**

SITE DESCRIPTION

The application site includes a two storey semi-detached dwelling finished in a white render with a hipped, tiled roof. The dwelling benefits from an existing single storey rear extension of 3m depth, in line with the attached neighbours rear extension and a side garage.

The application dwelling is not a listed building or within a conservation area. There is space for car parking at the front.

DESCRIPTION OF PROPOSAL

Permission is sought for a single storey rear extension with an overall depth of 6m, a maximum height of 3m. (PRIOR APPROVAL)

RELEVANT HISTORY

P1370.00 - Single storey front, side & rear extensions, first floor side extension & garage conversion
Withdrawn 25-04-2001

CONSULTATIONS/REPRESENTATIONS

During the consultation period 1 objection was received and summarised as follows:

- Dominant and visually intrusive.
- Unbalance the rear view and appearance of the semi-detached pair.
- Out of character/ proportion in surrounding context.
- Loss of daylight.
- Concerns for structural impact.

RELEVANT POLICIES

The scheme under prior approval requires consultation for a period of 21 days. If during this period there were no objection to the scheme by the neighbours then the LPA would have no authority to consider the merit of the application in terms of its impact upon the amenities of the adjoining occupiers. On the other hand if there were to be an objection the council could only consider the impact upon the amenities, but cannot take any issue with aesthetic consideration.

In this case there has been 1 representation and therefore, the merit of the case in terms of its

impact upon amenities of the neighbouring occupiers would have to be considered.

Schedule 2, Part 1, Class A.4 (9) of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended states that the Local Planning Authority must consider the amenity of all adjoining premises, not just adjoining premises who have made representations.

STAFF COMMENTS

In accordance with the current criteria for site visits, an in-person site visit was not undertaken. Site photos were requested but not provided. In determining this planning application photos, Google StreetView TM, aerial view images and submitted drawings were used to assess the site constraints.

IMPACT ON AMENITY

Guidelines set out in Havering's Residential Extensions and Alterations SPD indicate that semi-detached houses can normally be extended from the rear wall of the original dwelling by up to 4m and that they should generally be no more than 3m in height for a single storey extension with a flat roof. This is to ensure there is no unreasonable loss of amenity to neighbouring properties or reduction in sunlight or daylight and that the extension is subordinate to the original dwelling. Any greater depth required should be within an angle of 45 degrees, taken from the 4 metre dimension on the property boundary, in order to ensure a reasonable level of amenity is afforded to neighbouring properties.

At a depth of 6m with an eaves height of 3m (flat roof), the extension does not strictly comply with the guidelines.

It is noted that both neighbours benefit from single storey rear extensions of approximately 3m - 3.5m depth.

There is a gap between the proposed rear extension and the dwelling of the non-attached neighbour at no. 73 The Grove of approximately 5.4m. There is also a built to boundary outbuilding on the neighbours property that would partially obscure the view of the proposed rear extension. For these reasons the proposed rear extension would not likely cause any significant amenity impacts to the neighbour at no. 73.

The rear extension of the attached neighbour at no. 77 The Grove has a depth of approximately 3m. The proposed extension would be built to the boundary with this neighbour and protrude past their rear wall by an additional 3m depth with an eaves height of 3m.

Taking into consideration the existing context, as stated above, the proposal would not likely result in amenity impacts to either neighbour that would warrant a refusal. The additional depth beyond either neighbours rear walls is not further than the 4m prescribed in the SPD and the height is 3m at the eaves which is in compliance with the policy. The subsequent impacts of the proposal would be minimal and within that envisaged as acceptable for householder extensions.

Given these circumstances and mindful of the general presumption in favour of development, it is considered any impact upon neighbouring properties to be modest and that the proposal would be within that envisaged as acceptable.

KEY ISSUES/CONCLUSIONS

Prior approval is therefore given for the proposed single storey rear extension.

RECOMMENDATION

It is recommended that **Prior Approval** is **Given**

INFORMATIVES

1 PRA Given Informative 1

This written notice indicates that the proposed development would comply with condition A.4 of Schedule 2 Part 1 Class A of the Town and Country Planning (General Permitted Development) Order 2015. IT IS IMPORTANT TO NOTE THAT THIS WRITTEN NOTICE DOES NOT INDICATE WHETHER OR NOT THE PROPOSED DEVELOPMENT WOULD COMPLY WITH ANY OF THE OTHER LIMITATIONS OF CONDITIONS OF SCHEDULE 2 PART 1 CLASS A. IF YOU WANT CONFIRMATION THAT THE PROPOSED DEVELOPMENT WOULD BE LAWFUL (eg. on the basis that it would comply with all of the limitations and condition of Schedule 2 Part 1 Class A) THEN YOU SHOULD SUBMIT AN APPLICATION TO THE LOCAL PLANNING AUTHORITY FOR A LAWFUL DEVELOPMENT CERTIFICATE.

It is a requirement of the above condition A.4 that the development shall be carried out in accordance with the information that the developer provided to the Local Planning Authority, unless the Local Planning Authority and the developer agree otherwise in writing.

Authorising Officer: Raphael Adenegan

20-09-2021