

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P1487.21

WARD : St Andrew's

Date Received: 28th July 2021

ADDRESS: 6 CROMER ROAD
HORNCHURCH

PROPOSAL: Double storey side extension, single storey rear and partial side extension

DRAWING NO(S): PA-01
PA-02B

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 comprises of a two storey terraced dwelling. The application site is not a listed building and is not within a conservation area.

DESCRIPTION OF PROPOSAL

Planning permission is sought for a double storey side extension, single storey rear and partial side extension.

RELEVANT HISTORY

P0874.21 - Part single, part two storey side extension involving demolition of existing garage.
Refuse 14-07-2021

CONSULTATIONS/REPRESENTATIONS

Letters of notification were sent to 12 consultees regarding the application and no objections were received.

RELEVANT POLICIES

- For ease of reference, the Residential Extensions and Alterations SPD will be referred as "SPD".

LONDON PLAN:

Policy D1 London's form, character and capacity for growth

Policy D4 Delivering good design

Policy T6 Car parking

LDF

DC33 - Car Parking

DC61 - Urban Design

SPD04 - Residential Extensions & Alterations SPD

OTHER

NPPF - National Planning Policy Framework

MAYORAL CIL IMPLICATIONS

This application is not CIL liable because the newly created floor space does 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 applicant/agent in support of the application. In determining this planning application, photos, Google Street View TM, aerial view images and submitted drawings were used to assess the site constraints.

A previous application was refused under planning reference P0874.21 on 14 July 2021. The owner had sought permission for a part single, part two storey side extension involving demolition of existing garage. The reason for refusal was:

- The proposed development would, by reason of its height, bulk and mass, appear as an unacceptably dominant and visually intrusive feature in the streetscene harmful to the appearance of the surrounding area contrary to Policy DC61 of the LDF Core Strategy and Development Control Policies DPD.

The current proposal differs from the previously submitted scheme in the following way:

- The two storey side extension will no longer be chamfered along the side boundary.
- The first floor side extension will be in line with the existing garage and extend backwards without projecting closer to the side boundary.
- The partial ground floor side extension will be 0.1 metres from the side boundary and further backwards be 1 metre from it. Its flank walls will no longer be on the boundary but in parallel with the existing flank walls.
- This proposal in general, when compared to the previous refusal, aimed to move further away from the side boundary at Osborne Road.

DESIGN/IMPACT ON STREET/GARDEN SCENE

Policy DC 61 states that planning permission will only be granted for developments which maintains, enhances or improves the character and appearance of the local area.

The proposal will be visible from the street scene from 2 angles as the application property is a corner stand.

The existing garage will be converted to habitable use and be extended backwards to be 1.59 metres from the existing rear building line. The proposed first floor side extension will be built on top of the dimensions of the existing garage and section to be extend towards the rear. This first floor side extension will not extend past the first floor rear building line. It will not extend sideways past the existing flank walls of the garage. This proposed side extension will be subordinate in design and reduce the bulk and any likely material impact on the street scene. The gabling of the main roof and the roof over the side extension is not particularly in keeping with the wider streetscene. However, given this property is part of a terrace it is not considered the impact is so harmful as to refuse permission. It is noted that the previous refusal did not raise this as a particular issue.

The SPD requires that the flank wall of side extensions to corner properties must be set back at least one metre from the back edge of the footway and should not project forward of the building line of properties along the adjoining street in order to maintain the building line. It is noted that the boundary of the property is angled away from the dwelling. The proposed partial side extension will project towards the boundary to be 0.1 metres from it at the front of the site and

then backwards in parallel with the existing flank walls. The distance from the boundary towards the rear will be 0.78 metres. This ground floor extension will have an eaves height of 2.76 metres. The distance from the footpath is not policy compliant and staff have considered whether this presents material grounds for refusal.

Taking into consideration local character, it is noted that on the opposite side of the junction with Osborne Road, the dwelling has been extended very close to the side boundary of the site. It is also noted that, to the rear of the site (western side of Osborne Road), this is only characterised by rear gardens and side boundary fencing. As such, the extension doesn't extend particularly beyond an existing building line on this side of Osborne Road, and it is considered therefore to appear less intrusive. As a matter of judgement, and having regard to local character, and that there is some degree of inset at first floor level, it is considered that harm arising from the development is not so material as to refuse planning permission on design or streetcene grounds.

The single storey rear extension will not project past the existing rear building line and will have a pitched roof with an eaves height of 2.76 metres. It will therefore not be intrusive to the rear garden environment. The proposed forward facing windows and flank windows will relate well with the existing building and integrate well with its design.

In considering the application, it was noted that the detached dwelling on the opposite side of the proposal already has a two storey side extension near the side boundary. This extension is also in parallel with the flank wall of the original dwelling and also projects further away from the side boundary towards the rear.

IMPACT ON AMENITY

The proposal is unlikely to materially impact the amenity of the attached neighbour as well as neighbours across the street due to its design and location.

HIGHWAY/PARKING

There is sufficient onsite space for at least 1 car to park in front of the property. No highways/parking issues would arise as a result of the proposal.

KEY ISSUES/CONCLUSIONS

The proposal would not harm the character of the area or adversely affect the living conditions of the neighbouring properties.

It is therefore recommended that planning permission be granted.

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:-

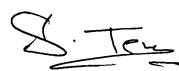
In the interests of the amenity of the occupiers of neighbouring dwelling, and in order that the development accords with the Development Control Policies Development Plan Document Policy DC61.

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

A handwritten signature in black ink, appearing to read 'S. Terry', with a horizontal line underneath.

23-09-2021