

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P1377.21

WARD : Cranham

Date Received: 13th July 2021

ADDRESS: 184 Hall Lane

Upminster

PROPOSAL: Single storey rear extension and first floor side/rear extension

DRAWING NO(S): 2000 SK10 Rev B
2000 SK40 Rev B
2000 SK50 Rev E
2000 SK60 Rev E
2000 SK70
2000 SK80
2000 SK100

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 is two storey detached property with a front and side gabled roof finished in render and brick. The property benefits from a two storey side extension, a single storey side extension and a single storey rear extension.

The surrounding area is characterised by detached houses of a similar design. The building is not heritage listed. The site is located within the Landfill Buffer zone.

DESCRIPTION OF PROPOSAL

The proposal seeks planning permission for a single storey rear extension and first floor side/rear extension.

RELEVANT HISTORY

ES/HOR/650/54 - 3 detached houses
L/HAV/943/77 - Garage extensions and lounge extension (22/7/77)
P0004.96 - Vehicular crossing
P0225.01 - Single storey side and extension on first floor side

P0225.07 - Single storey side and extension on first floor side and rear conservatory
Apprv with cons 05-04-2007

CONSULTATIONS/REPRESENTATIONS

During the notification period no representations have been received.

RELEVANT POLICIES

LONDON PLAN (adopted 2021):
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

The proposal includes the creation of less than 100 sqm of additional gross internal area (GIA) of residential space, therefore it wouldn't be liable for CIL payments.

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 agent in support of the application. In determining this planning application photos, Google StreetView TM, aerial view images and submitted drawings were used to assess the site constraints.

As the site is located within the Landfill Buffer zone, any disturbance to the ground for the creation of habitable space would require a pre-commencement gas migration condition in the interests of public safety.

Negotiations were undertaken and revisions received on 14/9/2021 to reduce the single storey rear extension from 7m to 5.45m depth, as measured from the original rear wall.

DESIGN/IMPACT ON STREET/GARDEN SCENE

Policy DC61 states that planning permission will only be granted for development which maintains, enhances or improves the character and appearance of the local area.

The Residential Extensions and Alterations SPD 2011 states that for detached houses they can have single storey rear extensions up to 4m and preferably with a flat roof and maximum height of 3m. Any further depth should be set away from common boundaries at a 45 degree angle when taken from the 4m mark on the boundary of the site.

The proposal includes an additional single storey rear extension, that would add to the existing rear extension. It would have a cumulative depth of 5.45m when taken from the original rear wall of the building. The proposed height would be 2.95 with a flat roof. As the neighbour closest to the proposed extension has a rear wall that sits further back in the property, it wouldn't likely appear out of character in this local context. It is noted that all the properties along Hall Lane are staggered and have varying depths of rear extensions.

The combined first floor side and rear extension would have a depth at the rear of 1.6m and an additional width to the side of 1.6m as well. There would remain a gap of 1m to the neighbours dwelling which sits on the boundary at two storeys high. The proposed extensions would be finished in a side gabled roof, similar to the main dwelling and appear as an integral part of the host dwelling rather than an unrelated addition, in accordance with the SPD guidance for extensions to detached dwellings.

There are no concerns from a visual perspective in the street scene or rear garden scene for the extensions. As such, the proposal is generally in accordance with the intent of the relevant planning policies and guidelines.

IMPACT ON AMENITY

Policy DC61 clarifies that new developments should not materially reduce the degree of privacy enjoyed by the occupants of adjoining properties and should not have an unreasonably adverse effect on sunlight and daylight to adjoining properties.

The proposed first floor side and rear extension facing the neighbour at no. 186 Hall Lane would maintain a gap of 1m to the boundary. The neighbour has a two storey built to boundary wall that protrudes out even further at the rear. The neighbour doesn't have any side flank windows. There would be minimal impact to the neighbour at no. 186 from the first floor extensions.

The ground floor extension would protrude past the neighbours rear wall at no. 186 by a further 0.9m and would be setback by 1.65m. With a compliant height and minimal protrusion further than the neighbours rear wall, it wouldn't likely result in any amenity impacts to no. 186.

The extension would be setback well away from the other neighbour at no. 182 Hall Lane and therefore wouldn't likely result in any amenity impacts for them.

HIGHWAY/PARKING

There is sufficient car parking space on the site and the proposal would not result in adverse impacts to the highway or car parking.

KEY ISSUES/CONCLUSIONS

The proposed development is generally in accordance with the relevant planning policies and guidelines. Accordingly, it is recommended that planning permission be approved.

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. 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.

3. SC10C Materials as per application form

The proposed development hereby approved shall be constructed in accordance with the materials detailed under Section 8 of the application form unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the appearance of the proposed development will harmonise

with the character of the surrounding area and comply with Policy DC61 of the Development Control Policies Development Plan Document

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.

6. SC68 (Environment Agency gas migration) (Pre Commencement)

a) Prior to the commencement of any groundworks or development of the site, details shall be submitted to and agreed in writing by the Local Planning Authority setting out suitable gas protection measures to be employed on site including, but not necessarily limited to, the installation of a suitable gas resistant membrane, in compliance with BS 8485:2015. The gas protection measures shall be carried out in strict accordance with the agreed details.

b) Upon completion of installation, a 'Verification Report' must be submitted demonstrating that the works have been carried out.

Reason:-

Insufficient information has been supplied with the application to judge the risk arising from landfill gases (methane and carbon dioxide). Submission of an assessment prior to commencement will protect people on or close to the site from the risks associated with migrating landfill gas, and will ensure that the development accords with Development Control Policies Development Plan Document.

INFORMATIVES

1 Party Wall

This planning permission does not remove the need to obtain any separate consent of the owner of the adjoining property prior to commencing building works on, under, above or immediately adjacent to their property (e.g. foundations or guttering). The Party Wall Etc. Act 1996 contains requirements to serve notice on adjoining owners of

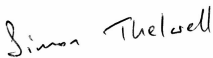
property under certain circumstances, and a procedure exists for resolving disputes. This is a matter of civil law between the two parties, and the Local Planning Authority are not involved in such matters.

A free guide called "The Party Wall Etc Act 1996: Explanatory Booklet" is available on the website of the Department for Communities and Local Government.

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/393927/Party_Wall_etc__Act_1996_-_Explanatory_Booklet.pdf

2 **Approval following revision**

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 the agent via email. The revisions involved reducing the depth of the single storey rear extension. The amendments were subsequently submitted on 14/9/21.

Authorising Officer:	Simon Thelwell		24-09-2021
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