

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P1525.21

WARD : Hacton

Date Received: 2nd August 2021

ADDRESS: 26 Hunter Drive

Hornchurch

PROPOSAL: Single storey rear extension to include addition of conservatory, thermal upgrading, bi-fold doors and internal alterations to existing rear building

DRAWING NO(S): 1.0 Rev 00
1.1 Rev A

RECOMMENDATION : It is recommended that **planning permission be REFUSED** for the reason(s) given at the end of the report

SITE DESCRIPTION

The application site features a single storey semi-detached bungalow with a brick finish and gabled roof that includes a front and rear dormer. There is on site car parking at the front of the property. The former detached garage at the side/rear appears to be used for storage. The house benefits from a single storey rear extension with a depth of 3m and raised deck.

DESCRIPTION OF PROPOSAL

Planning permission is sought for an additional single storey rear extension with a depth of 2.77m (total depth of 5.77m) with a pitched roof ranging from 3.23m high to 2.9m at the eaves. An extension to the raised deck by a further 1.5m at a height of 0.46m.

New roof and fenestration alterations to the former garage to be converted to an entertainment room, a storage room and utility room that would be connected to the proposed rear extension.

RELEVANT HISTORY

P0689.21 - Single storey rear extension for use as conservatory and alterations to garden room building including new flat roof, window and bi fold doors.
Refuse 01-07-2021

CONSULTATIONS/REPRESENTATIONS

The council received no letters of representation during the consultation period.

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

SPD4 - Residential Extensions & Alterations SPD

OTHER

NPPF - National Planning Policy Framework

MAYORAL CIL IMPLICATIONS

The application is not CIL liable.

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 from the previous application P0689.21. In determining this planning application photos, Google StreetView TM, aerial view images and submitted drawings were used to assess the site constraints.

This is a resubmission of a previous refusal for P0689.21. The previous application was refused on the following grounds:

1 Reason for refusal - Residential Extensions

The proposed rear extension would, by reason of its excessive depth and position close to the boundaries of the site, be an intrusive and unneighbourly development as well as having an adverse effect on the amenities of adjacent occupiers resulting in a sense of overbearing development, a sense of enclosure, and some degree of overshadowing and overlooking, contrary to Havering's Residential Extensions and Alterations SPD (adopted 2011) and Policy DC61 of the LDF Core Strategy and Development Control Policies DPD (adopted 2008).

The main differences between the previous refusal and this new application are:

1. There are side flank windows proposed to the side of the rear extension.

The acceptability of these changes is discussed in the report below.

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.

Havering's Residential Extensions and Alterations SPD 2011 states that, as a general rule, houses can be extended from the rear wall of the original dwelling by up to 4 metres in depth for a semi-detached dwelling and 3m height, preferably with a flat roof.

The proposal includes adding an additional rear extension to the existing one and connecting it to the former detached garage to be converted from a storage/garden room to three rooms including a utility room, storage room and entertainment room. It appears that the former detached garage has previously benefited from extensions and alterations and opens out to a rear deck in the garden. The changes to the former garage include additional side windows, bifold doors and a new roof, which are all minor changes and acceptable from a visual perspective.

There is an existing deck in front of the existing rear extension. The proposed rear extension would be over the existing deck and also includes an extension to the deck for an additional 1.5m depth and a step down to the garden with a maximum height of 0.46m.

The rear extension would add an additional depth of 2.77m, making the total depth 5.77m, when measured from the rear of the original dwelling. It would be finished with a pitched roof ranging from 3.23m high to 2.9m at the eaves. The extension would be setback from the common

boundary with the attached neighbour by 0.58m. The rear extension would have a greater depth than what the SPD guidance allows, by an additional 1.77m. The height would also be greater than normally permitted as it would be 0.23m over 3m high, but only for one section where it connects up to the existing rear extension.

The attached neighbour at no.28 Hunter Drive does not benefit from a rear extension. The proposed rear extension would go beyond the depth that is allowed and expected within the rear garden scene for householder extensions and is therefore contrary to planning policy and guidance.

IMPACT ON AMENITY

The Residential Extensions and Alterations SPD states that, 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 for proposed rear extensions.

The proposed rear extension would go beyond the attached neighbours rear wall by a further 5.77m with a setback of 0.58m for the additional section proposed. The setback would not be sufficient to meet the SPD guidance regarding the 45 degree rule. The addition of windows to the side of the extension facing the neighbour would not be sufficient to mitigate all amenity impacts. It is therefore considered that the extension would likely result in undue amenity impacts to the attached neighbour at no. 28 Hunter Drive such as a sense of enclosure, overbearing development and potentially some degree of overshadowing and overlooking from the deck extension.

The changes to the former garage are considered acceptable and not likely to result in additional amenity impacts to neighbours. The new side facing bifold doors and rear facing window are at ground floor level and would not likely result in significant or undue levels overlooking or loss of privacy to the neighbour that would warrant a refusal.

Overall, the proposed rear extension would be unacceptable as it would have adverse amenity impacts to the neighbouring property which is contrary to planning policy and guidance.

HIGHWAY/PARKING

Parking on site would not be affected and the proposal would not result in harm to the public highway.

KEY ISSUES/CONCLUSIONS

The proposed development is not in accordance with the relevant planning policies and guidance as stated above and is therefore recommended for refusal.

RECOMMENDATION

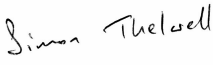
It is recommended that **planning permission be REFUSED** for the following reason(s):

1. Reason for refusal - Residential Extensions

The proposed rear extension would, by reason of its excessive depth and position close to the boundaries of the site, be an intrusive and unneighbourly development as well as having an adverse effect on the amenities of adjacent occupiers at no. 28 Hunter Drive, resulting in a sense of overbearing development, a sense of enclosure, and some degree of overshadowing and overlooking, contrary to Havering's Residential

1 Refusal - No negotiation

Statement Required by Article 35 (2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015: Consideration was given to seeking amendments, but given conflict with adopted planning policy, notification of intended refusal was given to the agent via email.

Authorising Officer:	Simon Thelwell		24-09-2021
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