

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P0569.21

WARD : Hacton

Date Received: 25th March 2021

ADDRESS: 99 Suttons Avenue
Hornchurch

PROPOSAL: Second storey rear extension.

DRAWING NO(S): 0005 10
0005 08

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

RELEVANT HISTORY

- D0559.20 - Certificate of Lawfulness for front porch, single storey rear extension, and conversion of roof space to habitable use to include a rear dormer, 3 front roof lights, and conversion of roof from hip to gable end
PP is required
- Y0371.20 - Single storey rear extension with an overall depth of 5m, a maximum height of 3.76m, and an eaves height of 3m (PRIOR APPROVAL)
Pr App Not Req'd 07-12-2020
- P1241.20 - Hip to gable end rear dormer, single storey rear extension with a depth of 5m and double storey front extension as per drawings.
Refuse 27-10-2020

CONSULTATIONS/REPRESENTATIONS

RELEVANT POLICIES

STAFF COMMENTS

In accordance with the current criteria for site visits, an in-person site visit was not undertaken. Site photos were requested from the agent and provided in support of this application. An extension of time was agreed to allow time for the applicant to construct the rear extension under prior approval first. Additional site photos were received on 27/09/21 showing the ground floor rear extension to be substantially complete. In determining this planning application photos, Google StreetView TM, aerial view images and submitted drawings were used to assess the site constraints.

Subject to any conditions imposed, the proposed development whilst not fully policy compliant is acceptable in terms of its appropriate design, scale and mass due to the staggered relationship. The proposal will not cause any significant adverse impacts to the amenities of neighbouring properties due to the staggered relationship and set in from the side boundary. The existing window on the flank of the rear extension to no. 101 is a secondary window. The proposed development is in accordance with the policies of the Development Plan, including Policy DC61 of the Local Development Framework. The proposed development accords generally with the guidance in the Residential Extensions and Alterations Supplementary Planning Document.

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. 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.

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.

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 2018.

Authorising Officer: Neil Goate

01-10-2021