

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P1550.21

WARD : St Andrew's

Date Received: 5th August 2021

ADDRESS: 4 GLEBE WAY
HORNCHURCH

PROPOSAL: Conversion of attached garage to habitable use and first floor side extension.

Revised Plans Received 27.10.21

DRAWING NO(S): 4GW-01(R.1)SE
4GW-01(R.1)RP
4GW-001(R.1)FP
4GW-001FRE
Site Plan

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 semi-detached dwelling. The application site is not a listed building and is not within a conservation area.

DESCRIPTION OF PROPOSAL

Planning permission is sought for Conversion of attached garage to habitable use and first floor side extension.

RELEVANT HISTORY

P1082.07 - Single /two storey side extension, single storey rear extension
Apprv with cons 25-07-2007

P0933.02 - Two storey side extension and single storey side and rear extensions
Apprv with cons 11-07-2002

CONSULTATIONS/REPRESENTATIONS

Letters of notification were sent to 9 consultees regarding the application and no objections were received.

Improvements required to make the proposal acceptable were negotiated with the agent on 18/10/2021. The revisions involved changing the roof form of the proposal from a flat roof to a hipped roof. The amendments were subsequently submitted on 27/10/2021. Another round of 14 day neighbour consultation was undertaken 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

Local Plan:

Policy 7 Residential Design and Amenity
Policy 24 Parking Provision and Design
Policy 26 Urban Design

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.

DESIGN/IMPACT ON STREET/GARDEN SCENE

Policy 26 of the Local Plan states that the Council will promote high quality design that contributes to the creation of successful places in Havering by supporting development proposals that are of a high architectural quality and design and are informed by, respect and complement the distinctive qualities, identity, character and geographical features of the site and local area.

Planning permission is not usually required to convert a garage into a habitable space, providing the work is internal and does not involve enlarging the building. The proposal involves removing the garage door and replacing it with a brick wall and forward facing window. This will integrate well with the existing dwelling and not likely be intrusive to the street scene.

The SPD states that the symmetry of semi-detached houses and the spacing between pairs are important considerations for side extensions. Side extensions should be subordinate to the existing dwelling to ensure they do not unbalance a pair of semi-detached properties, and to maintain the characteristic gap between neighbouring pairs of semi-detached houses. Two storey side extensions should be set back at least one metre from the front wall of the dwelling at first floor level, to create a break in the roofline and facade, and avoid a terracing effect. The ground floor level should not project beyond the main building line on the front elevation and preferably should be set back by at least a brick course to provide a good junction between old and new materials.

The proposal is generally in line with the above guidance and will not likely have a negative material impact on the street and garden scenes and the design will integrate well with the

surrounding properties. The proposal is in line with the policies within the Development Plan including the Core Strategies of the Local Development Framework, the SPD and the Local Plan.

IMPACT ON AMENITY

The proposal will, due to its location on the applicant dwelling, not likely have a material impact on the amenity of the attached neighbour at no.2 Geble Way.

The non-attached neighbour at no.6 Geble Way has a first floor flank window facing the proposal. It was confirmed on drawings submitted during applications Y0303.21 and D0404.21 that this flank window will likely serve a landing. Because it is considered to be a non-habitable room, less weight is afforded to it in terms of loss of light and amenity due to the proposal. Any harm that may be caused can be regarded as within acceptable limits and does not justify a refusal. The proposal will not extend past the rear facing building line of this neighbour at first floor level and will therefore not likely cause material harm to their amenity. There is a proposed flank window on the shared boundary facing this neighbour which will serve a bathroom. A note was added on the drawings that it will be translucent, non opening double glazed upvc matching existing windows. A condition will be added that this window should be obscure glazed to at least level 4 of obscurity and be fixed shut in order to mitigate the levels of loss of privacy to this neighbour.

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.

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. SC34A (Obscure and fixed glazing)

The proposed ground floor flank window, serving a bathroom, facing the neighbour at no.6 Geble Way, indicated on drawings no.4GW-01(R.1)SE and no.4GW-001(R.1)FP, shall be permanently glazed with obscure glass not less than Level 4 on the standard scale of obscurity and shall thereafter be maintained and permanently fixed shut.

Reason:-

In the interests of privacy.

5. 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.

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 ENTER DETAILS

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 on 18/10/2021. The revisions involved changing the roof form of the proposal from a flat roof to a hipped roof. The amendments were subsequently submitted on 27/10/2021.

Authorising Officer: Neil Goate

19-11-2021