

## **OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY**

**APPLICATION NO:** P1510.21

**WARD :** Rainham & Wennington **Date Received:** 30th July 2021

**ADDRESS:** 2A Ellis Avenue  
Rainham

**PROPOSAL:** Single storey side/rear extension to involve demolition of existing attached side garage

**DRAWING NO(S):** 01; 02.

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

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### **SITE DESCRIPTION**

The application site is a two storey semi-detached dwelling located on the west side of Ellis Avenue. The property comprises of a side garage extension and a part single storey rear extension. The surrounding area is mainly residential and formed of predominantly semi-detached and terrace two storey dwellings.

The site is not within a conservation area and the building is not listed.

### **DESCRIPTION OF PROPOSAL**

Planning permission is sought for a single storey side extension which protrudes to the rear forming a wrap around. The single storey rear will extend beyond existing 2.3m rear extension by an additional 3.6m. This will increase the depth of the rear extension to approximately 6m.

### **RELEVANT HISTORY**

L/HOR554/A/63 - of 2 houses - Approved

7428/83 - Kitchen extension

6103/84 - New wc & hand basin.

P0304.20 - Part single storey rear extension, part two storey side/rear extension  
Refuse 19-05-2020

### **CONSULTATIONS/REPRESENTATIONS**

Letters of notification were sent to neighbours and no objections were received in response to the proposal.

### **RELEVANT POLICIES**

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

LONDON PLAN 2021:

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

Policy D4 Delivering good design

Policy T6 Car parking

## LOCAL PLAN:

Policy 7

Policy 26

## LDF

SPD04 - Residential Extensions & Alterations SPD

## OTHER

NPPF - National Planning Policy Framework

## **MAYORAL CIL IMPLICATIONS**

Not CIL liable

## **STAFF COMMENTS**

This application is a re-submission of a previously refused proposal under reference P0304.20 and was refused for the following reasons:

1. The proposed development would by reason of its gable ended roof design and limited set back from the front of the dwelling at first floor level appear as a non-subservient addition to the property, resulting in unbalancing to the existing dwelling and appear as an unacceptably dominant and visually intrusive feature in the streetscene harmful to the character and appearance of the host dwelling and surrounding area. As such, the proposal is contrary to Policy DC61 of the LDF Core Strategy and Development Control Policies DPD, and Policy 7.4 of the London Plan 2016.

The previous proposal was for a part single storey rear extension, part two storey side/rear extension. The proposal has been reduced in scale by removing the first floor side/rear extension from current proposal.

## **DESIGN/IMPACT ON STREET/GARDEN SCENE**

The proposed single storey side extension would protrude and form a wrap around to the rear of the dwelling to attach to the proposed rear extension.

No objections are raised to the single storey side extension which would be visible from the street scene. It is noted that a parapet wall detail would screen the flat roof when viewed from the street.

The proposed single storey rear extension would have an overall depth of 6m beyond the rear wall of the original dwelling. Although it exceeds the Council's guidance, the extension has been designed in line with the SPD. It would have a staggered rear extension protruding 4m from the main rear wall, stepped in 2.11m from the boundary and then protrudes 2m. The overall height would be 3m, which is policy compliant.

The proposal is considered acceptable in terms of siting, design and appearance. The proposal would not cause unacceptable harm to the existing streetscene and the surrounding rear garden area as it is subservient in design to the main dwelling and relates well to the existing dwelling.

## **IMPACT ON AMENITY**

The Council's 'Residential Extensions and Alterations' SPD explains that single storey rear extensions to semi-detached properties should be no greater than 4m in depth and no higher than 3m with a flat roof in order to ensure that an appropriate level of amenity is provided to neighbours. The proposal seeks to extend 6m. It would project 3.6m beyond the rear extension

with attached neighbour at No.2b Ellis Avenue. Considering the acceptability of a 4m rear extension to provide a reasonable level of amenity, a 3.6m protrusion from the rear of attached neighbour is not considered harmful.

The proposed extensions would be located on the north side of the dwelling which faces the rear gardens of properties along Wennington Road. Given the application site is separated by garages and is over 21m away from the rear wall of these properties, the proposal is not considered to have an unacceptable impact on the amenity of these neighbours.

In light of the above, the proposal would not cause a material loss of amenity to surrounding neighbours.

## **HIGHWAY/PARKING**

The existing side garage will be lost, but plans show that the proposal includes 2 new parking spaces to front of property. As such there would be no severe impact on the use or efficiency of the highway.

## **KEY ISSUES/CONCLUSIONS**

The proposal as revised, is considered to be in accordance with the above-mentioned policies and guidance and approval is recommended.

## **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 Policies 7 and 26.

### **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. 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 Policies 7 and 26.

**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.

**6. SC05A (Number of parking spaces) ENTER NO.**

Before the building(s) hereby permitted is first occupied, provision shall be made within the site for 2 car parking spaces as shown on Drawing No. 02 and thereafter this provision shall be made permanently available for use, unless otherwise agreed in writing by the Local Planning Authority.

Reason:-

To ensure that adequate car parking provision is made off street in the interests of highway safety.

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**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.

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| <b>Authorising Officer:</b> Raphael Adenegan |
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| 24-11-2021 |
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