

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P1822.21

WARD : Upminster

Date Received: 20th September 2021

ADDRESS: 30 Bridge Avenue

Upminster

PROPOSAL: Planning permission is sought for a part two-storey, part single-storey side and rear extension to involve conversion of integral side garage to habitable use, demolition of existing rear conservatory, removal of front porch and conversion of roof space to create first floor habitable use to include 2x front dormers and 1x rear dormer

DRAWING NO(S): Block Plan
1788/21/1A
1788/21/2A

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

DESCRIPTION OF PROPOSAL

Planning permission is sought for a part two-storey, part single-storey side and rear extension to involve conversion of integral side garage to habitable use, demolition of existing rear conservatory, removal of front porch and conversion of roof space to create first floor habitable use to include 2x front dormers and 1x rear dormer.

RELEVANT HISTORY

P1122.98 - Single storey side extension
Apprv with cons 20-11-1998

P1429.97 - Single storey side extension
Apprv with cons 31-12-1997

CONSULTATIONS/REPRESENTATIONS

Letters of notification were sent to 6 consultees regarding the application 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

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. In determining this planning application, Google Street View TM, aerial view images and submitted drawings were used to assess the site constraints.

Improvements required to make the proposal acceptable were negotiated with the agent by email on 16 November 2021. The revisions involved keeping the set back of the garage from the main building line, making the roof of the garage subordinate to the main roof, reduction in size of the rear dormer, reduction in the number of front dormer windows to have 2x dormer windows facing the highway and the removal of the proposal flank window. The amendments were subsequently submitted on 29 November 2021.

The description was amended according to the above changes. The part two-storey, part single-storey side and rear extension within the description likely refers to the conversion of roof space. It was considered whether the amendment of the description would have an impact on the neighbour consultation process but it was considered that these amendments will likely result in a reduction of material harm to surrounding neighbours and therefore the consultation that took place is considered sufficient.

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.

The SPD states that side extensions are highly visible from the street, so it is important that their design closely reflects the original house in terms of finishing materials, roof style and positioning and style of windows. Furthermore, single storey side extensions should normally be set back from the main building line to create a break in the facade.

The property has an existing garage extending onto the shared boundary, which is set back from the forward facing building line by 0.1 metres. This garage was built by virtue of the historic planning approvals for a side extension. Within this proposal, the garage will be set back from the forward facing building line by 1 metre. It then involves a change in roof form from a flat roof to a gabled roof. This roof will be subordinate in design when compared to the main dwelling. The garage door will be replaced with a solid wall with forward facing window. This design will

integrate well with the existing dwelling and character of the area and therefore not be intrusive to the street scene.

The SPD states that if the Council considers that a dormer facing the highway will not cause harm to the original house or street scene, its width should be no greater than 1.2 metres. Where a larger window area is required on an elevation facing the highway, two smaller dormers with pitched roofs should be provided, suitably spaced apart, to minimise the apparent bulk of the additions. The combined width of a number of dormers on a roof facing the highway should not exceed half the width of the existing roof.

There is a general character of front dormers within Bridge Avenue with large windows of a different design than the proposal at no.32 (attached neighbour), 29 and 27. Further down the road at no.4 Bridge Road, there are 3 front dormers approved under planning application P1957.09. It should however be noted that the dormers at no.4 was approved before the implementation of the SPD. The proposed 2 front dormers, although a different design than the dormers on the surrounding dwellings and not in line with SPD in terms of its width, will not likely be harmful to the street scene due to it being suitable spaced apart above the existing ground floor windows with pitched roofs. This design will integrate well with the existing dwelling and is considered to be a visually more pleasing design than the dormers on the dwellings surrounding the application property. The ground floor bay windows currently have flat roofs and these will be converted to pitched roofs. This design viewed with the front dormers would integrate well with the existing dwelling and it is therefore considered that it will not likely be harmful to the street scene.

The SPD states that dormers should be contained well within the body of the roof, by being set well back from the eaves, and by setting the sides well in from any gables or party walls. Dormers must never extend above the ridge line of the roof and should be located well below it. All windows at roof level, particularly dormers, should relate to the windows of the original house in proportion, design and position.

There is a general character of rear dormers of different sizes within Bridge Avenue including the attached neighbour. The proposed rear dormer will be set in from the gable wall and set back from the eaves sufficiently to result in it not likely being intrusive to the rear garden environment as well as the character of the area.

The proposed part single storey rear extension will have a depth of approximately 3.3 metres and not project past the existing rear facing building line. It will further extend sideways onto the shared boundary of the non-attached neighbour resulting in the garage being extended to the rear by 1.7 metres in depth to come in line with the existing rear facing building line. It will have a flat roof with an eaves height of 3 metres. This is in line with the SPD which states that rear extensions can be extended up to a depth of 4 metres for semi-detached dwellings with a flat roof of generally no more than 3 metres high and will therefore not likely be intrusive to the rear garden environment.

IMPACT ON AMENITY

The proposed side extension and ground floor rear extension will not likely cause material harm to the amenity of the attached neighbour at no.32 Bridge Avenue as the side extension will be on the other boundary of the application property and the ground floor rear extension will not extend past their existing rear facing building line. The existing rear conservatory of this neighbour and pitched roof on the shared boundary will screen the majority of the proposed rear dormer and likely mitigate any material harm it may have on their amenity.

The non-attached neighbour at no.28 Bridge Avenue have an existing garage and outbuilding on the shared boundary. These will screen the majority of the proposal and likely mitigate the material harm it may have on the amenity of this neighbour to such a degree that it be regarded as within acceptable limits. There is a flank window on the gable end wall of this neighbour facing the application dwelling. It is considered that the proposed gable end roof on top of the garage conversion will not likely block direct sunlight to this window to such a degree as to justify a refusal because there is an existing separation distance of approximately 2.5 metres between the proposal and this window.

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. 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.

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 by email on 16 November 2021. The revisions involved keeping the set back of the garage from the main building line, making the roof of the garage subordinate to the main roof, reduction in size of the rear dormer, reduction in the number of front dormer windows to have 2x dormer windows facing the highway and the removal of the proposal flank window. The amendments were subsequently submitted on 29 November 2021.

Authorising Officer: Neil Goate
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30-11-2021
