

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P1928.21

WARD : St Andrew's **Date Received:** 7th October 2021

ADDRESS: 80 Eyhurst Avenue
Hornchurch

PROPOSAL: Part single, part two storey rear extension, and part single and part two storey front extensions.

DRAWING NO(S): Site Location Plan;
80-000
80-003
80-004

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

SITE DESCRIPTION

The subject site is a two storey semi-detached property with a mainly pebble-dashed exterior. The dwelling has previously been extended to the rear and features front driveway which enables two vehicles to park on site. The site is not listed, nor is it within a conservation area. No trees will be affected by the development. The surrounding area is residential in nature, comprising mainly semi-detached properties.

Note:

In accordance with the current criteria for site visits, an in-person site visit was not undertaken. Site photos provided by the applicant/agent under the previous application were utilised. The agent also confirmed there that there are no changes to the site condition. In determining this planning application photos, Google StreetView TM, aerial view images and submitted drawings were used to assess the site constraints.

DESCRIPTION OF PROPOSAL

The applicant is seeking planning permission for a ground and first floor rear extension, along with part single and part two storey front extensions.

RELEVANT HISTORY

- N0065.21 - Application for a non-material amendment to planning permission Ref: P0954.21 dated 15/072021 to allow for amendments to increase the width of the front extension by 300mm to front bay window, addition of 2m deep rear extension and change roof from hipped to flat roof form (Part single, part two storey rear extension and first floor front extension)
Refuse 25-10-2021
- Y0374.21 - Single Storey rear extension with an overall depth of 6m, a maximum height of 4m, and an eaves height of 3m. (PRIOR APPROVAL)
Pr App Not Req'd 04-09-2021
- Y0321.21 - Single Storey rear extension with an overall depth of 6m, a maximum height of 4m, and an eaves height of 3m. (PRIOR APPROVAL)
Pr App Ref Val 15-07-2021

P0954.21 - Part single, part two storey rear extension and first floor front extension
Apprv with cons 15-07-2021

P0757.99 - Single storey front extension
Apprv with cons 09-07-1999

CONSULTATIONS/REPRESENTATIONS

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

RELEVANT POLICIES

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

DESIGN/IMPACT ON STREET/GARDEN SCENE

Rear extension:

The first floor rear extension will not harm the character of the garden scene as officers consider it to be suitably designed and of a acceptable scale, bulk and mass. However, the ground floor rear extension at a cumulative 6m deep would be in excess of the recommended 4m depth. Given the fall back position of a Prior approval that has recently been determined as not being required for a 6m deep rear extension, the proposed depth is considered acceptable. As this particular aspect of the scheme will not be visible from the front of the property, it will have no impact upon the street scene.

Front extension:

There are examples of two storey front extensions along this road, in particular the western neighbouring properties and a few nearer the site on the eastern neighbouring properties - Nos. 86, 98, 102. Given the number of other similar features in the street, the proposed front extension would be in keeping with the character of the area.

IMPACT ON AMENITY

No. 78 Eyhurst Avenue (attached neighbour)

The first floor rear proposal would protrude 3m and is set in 3.4m from the shared boundary of the attached neighbour. It is noted from site photos that this neighbour's ground floor rear extension slightly protrudes past the 2m rear extension at the application site. Therefore the

proposed extension would protrude less than 4m past the rear extension of this neighbour. Given this circumstance, a reasonable level of amenity will be provided to the attached neighbour.

No. 82 Eyhurst Avenue (unattached neighbour)

This neighbour's dwelling is a bungalow and at ground level it is noted that there are side windows, of which their use is unknown. The first floor extension is likely to create more overshadowing, but it is assumed that this window does not form the main outlook and source of light as there are secondary openings to the rear. Whilst there will be more overshadowing in the morning, due to the south facing garden, a separation distance of over 2m, and secondary openings to the rear of the unattached neighbour, the proposal is not considered to have a significant impact on neighbour in terms of loss of light and outlook to warrant a refusal.

The front extension wouldn't likely impact the amenity of either neighbour.

Given these circumstances, the proposal is considered to be acceptable on its merits. Notwithstanding this, it is noted that no objections to the scheme have been received.

HIGHWAY/PARKING

Sufficient parking will remain on site.

KEY ISSUES/CONCLUSIONS

The proposal would not harm the character of the surrounding area or the residential amenities enjoyed by neighbouring properties. In light of the above, it is recommended that planning permission is 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, and in order that the development accords with the Local Plan Policy 7.

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. 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.

5. 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:-

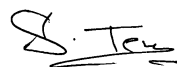
In the interests of the amenity of the occupiers of neighbouring dwelling.

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.

Authorising Officer: Suzanne Terry



02-12-2021