

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P2017.21

WARD : Havering Park

Date Received: 19th October 2021

ADDRESS: 2 MERLIN ROAD
ROMFORD

PROPOSAL: Erection of single storey rear extension and conservatory with steps into the garden.

DRAWING NO(S): Site Location Plan
N.A/2MR/301
N.A/2MR/302
N.A/2MR/303
N.A/2MR/304
N.A/2MR/305
N.A/2MR/307

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 features a single storey detached bungalow dwelling located on Merlin Road. The application site is located within a residential area and is not within a conservation area. Nor is it a listed building.

Note:

In accordance with the current criteria for site visits, an in-person site visit was not undertaken. Site photos were provided by the agent in support of this application. In determining this planning application, photos, Google Street View, aerial view images and submitted drawings were used to assess the site's constraints.

DESCRIPTION OF PROPOSAL

Planning permission is sought for a single storey rear extension. Part brick and part conservatory.

The part brick would measure 3.8m deep and the conservatory would measure 3.5m deep. This is a second generation rear extension and would therefore have a cumulative depth of 7.3m.

RELEVANT HISTORY

L/HAV1265/70 - Garage - Approved

2586/79 - Loft conversion - bedroom - Refused 22.1.80

650/80 - Proposed loft conversion to be used as a bedroom - Approved 25.4.80

P1516.87 - Rear extension as bedroom - Approved 18.9.87

Y0241.21 - Single Storey rear extension with an overall depth of 7.30m, a maximum height of 3m, and an eaves height of 3m. (PRIOR APPROVAL)
Pr App Ref Val 14-05-2021

D0183.21 - Certificate of lawfulness for the extension of loft involving installation of a large rear dormer

CONSULTATIONS/REPRESENTATIONS

Adjoining occupiers were notified of the proposal; one submission was received. The objections is summarised as follows:

- Retain full access for neighbouring vehicle into garage whilst building works are in progress;
- No encroachment by way of pipes or any other obstruction onto the drive;
- To be informed when building works would commence;
- Any part of the driveway that may be disturbed to be reinstated to its original state.

The above are not material planning consideration; however, an informative will be added with regards to encroachment for the applicant to be aware of when carrying out its discharge of duties.

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

Havering Council Local Plan (2016-31):

- Policy 7 (Residential design and amenity),
- Policy 24 (Parking provision and design),
- Policy 26 (Urban Design)

MAYORAL CIL IMPLICATIONS

Not CIL liable

DESIGN/IMPACT ON STREET/GARDEN SCENE

The rear extension will sit behind the existing rear extension giving a total depth from the original property of 7.3m. It is considered that the proposal would be disproportionate to the host dwelling and the proposal would project deeper into the rear garden environment than currently existing extensions in the surrounding area. However, taking into account that the existing rear broadly aligns with the rear building line of properties, which means that the extension will protrude past these properties less than 4m, impact is judged to be within acceptable realms. The rear garden of the application site is also substantial in length with shrubs and trees to the boundary and maintains some separation from the side boundary. On these basis, the proposal is not considered to dominate or be out of scale within the rear garden scene. On balance therefore, its design and impact on the rear garden scene is considered to be acceptable.

IMPACT ON AMENITY

Policy 7 (residential design and amenity) of the local plan, seeks to ensure any development would have an acceptable impact upon the amenities of the adjoining occupiers.

It is not considered that the proposal would have a harmful impact on the amenity of the neighbouring occupants at Nos. 2f and 4 Merlin Road because these neighbours benefit from a rear extension and the addition is set off the side boundary which are considered to mitigate any impacts of the proposal on their amenity. It is noted that the proposed conservatory would have clear glazed windows facing towards the boundary with no.2f Merlin Road. However, the extension is inset from the boundary with the neighbouring property, which helps to mitigate direct overlooking and it is considered that if any overlooking were to occur this could be adequately mitigated both by existing boundary treatment and any further boundary treatment that may be provided in the future. Impacts are not therefore judged so severe as to warrant refusal.

The flat roof of the proposed extension has the potential for overlooking/loss of privacy if used as a terrace. Therefore, if planning permission were to be allowed, a condition will be attached for the flat roof not to be use as a balcony or terrace.

HIGHWAY/PARKING

No highways/parking issues are considered to arise from this proposal.

KEY ISSUES/CONCLUSIONS

It is considered that the proposed rear extension is acceptable. It is judged to not adversely affect the character of the property or the visual amenities of the rear garden scene. It would also not cause a detrimental impact upon the residential amenities enjoyed by neighbouring properties.

It is therefore 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. 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. SC10C Materials as per application form

The proposed development hereby approved shall be constructed in accordance with the materials detailed under Section 8 of the application form unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the appearance of the proposed development will harmonise with the character of the surrounding area.

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.

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.

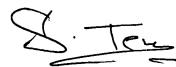
A free guide called "The Party Wall Etc Act 1996: Explanatory Booklet" is available on the website of the Department for Communities and Local Government.

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/393927/Party_Wall_etc_Act_1996_-_Explanatory_Booklet.pdf

2 Approval - 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



14-12-2021