

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P2066.21

WARD : Upminster

Date Received: 27th October 2021

ADDRESS: 6 Church Lane Cottages
Church Lane
North Ockendon Upminster

PROPOSAL: Single storey rear extension with pitched roof

DRAWING NO(S):

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 (no. 6) is one of a pair of semi-detached dwellings located on the eastern side of Church Lane Cottages.

The site is within the Metropolitan Green Belt and the North Ockendon Conservation Area.

The surrounding area consists of a ribbon of residential development with a Church and church hall towards the end of the lane surrounded by open fields.

DESCRIPTION OF PROPOSAL

Planning permission is sought for the construction of a single storey rear extension with pitched roof design.

The proposals measures as follows:

Rear extension - varying depth of 1.6m - 3.2m, width 3.2m and height 3.15m
Materials - Facing bricks; concrete tiles and stained timber windows.

RELEVANT HISTORY

P1800.20 Single storey, pitched roof side addition utilising existing garden wall forming kitchen extension, together with internal alterations to create elderly access bedroom and shower room at ground floor level. Increased width and depth garage construction to suit modern day vehicle size - Refused 26-01-21.

Reasons: Impacts on Green Belt and the streetscene

P0841.09 - Retention of detached garage - granted 06-08-09.

ENF/620/08/UP Alleged garage being rebuilt after fire larger than previously constructed - case closed.

CONSULTATIONS/REPRESENTATIONS

Letters were sent to neighbouring properties including site notice. No letters of objection were received.

RELEVANT POLICIES

NPPF 2021

MAYORAL CIL IMPLICATIONS

The proposal is not liable to Mayoral/Havering Council's CIL.

STAFF COMMENTS

The proposal is a resubmission of a previously refused application which was refused for its impacts on the Green Belt and the streetscene. Current proposals would need to satisfactorily address the previous reasons for refusal before it would be considered acceptable.

In accordance with the current criteria for site visits, an in-person site visit was not undertaken. For the purposes of assessing the proposed development a combination of street-view, relevant aerial photography and historic records including drawings were sufficient for this assessment.

PRINCIPLE OF DEVELOPMENT

Policy 26 ensures that permission is to only be granted for development which maintains, enhances or improves the character and appearance of the local area.

The application site is situated within the Metropolitan Green Belt as well as within a conservation area.

The NPPF in relation to protecting the green belt states that the construction of new buildings should be regarded as inappropriate in the Green Belt, other than for specified exceptions.

The proposal as currently proposed is a single storey rear addition similar to the adjoining neighbour's extension. One of the exceptions (149 c) refers to the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building, the proposal would be a normal domestic addition to the dwelling. Although a number of extensions and alterations have been added to the site in the past, however, the currently proposed extension would be similar to the neighbour's and would be located to the rear of the site, therefore in addition with all other extensions, it would not be considered to result in disproportionate additions over the size of the original building, would therefore be considered acceptable in principle subject to design and residential amenity impacts.

GREEN BELT IMPLICATIONS

The fundamental aim of Green Belt policy, as set out in paragraph 137 of the NPPF 2021, is to prevent urban sprawl by keeping land permanently open. Land within the Green Belt should therefore be kept generally free from development.

There are exceptions to this in that the extension does not result in disproportionate additions over and above the size of the original building.

The proposal is the erection of a single storey rear to provide utility and shower for the elderly, in that it will be incidental to the host dwelling.

The extension proposed would be considered not to result in a significant increase to the existing building footprint when compared with the other pair of semi and surrounding dwellings in immediate vicinity of site. It is acknowledged that the existing building already have substantial extensions added in form of two storey side and rear, single storey rear and roof extensions plus other extensions built within the curtilage of site in form of single storey side garage, single storey garden structures of different sizes, however, current proposals would be similar to neighbour's existing extension, and would in addition to the existing extensions not considered to result in a disproportionate addition over the host property, therefore would comply with paragraph 149 (c) of the Framework, would therefore be acceptable.

CONSERVATION AREA

The application site is located within the North Ockendon Conservation Area. The issues for consideration in this case are the impact of the proposal upon the special character and appearance of the North Ockendon Conservation Area.

Policy 28 states that the character of Conservation Areas will need to be preserved or enhanced. The proposals given the scale and location to the rear would not adversely impact on the host property, the streetscene or the wider conservation area. With the proposed materials, it would be considered to preserve the conservation area, and would therefore be acceptable with appropriate material details which can be achieved via condition.

DESIGN/IMPACT ON STREET/GARDEN SCENE

Policy 26 ensures that permission is to be granted only for development which maintains, enhances or improves the character and appearance of the local area.

The proposal results in extensions to the host property which would be considered sympathetic to the character and appearance of host building or surrounding area in design terms, with no impact on the symmetry of the pair of semi detached houses, would not unbalance a pair of semi-detached properties as the proposal would be similar to the neighbour's in scale and design.

In light of the above, the proposals would not result in an unacceptable harm to the character and appearance of the host dwelling, adjoining neighbour and the area and is as such considered acceptable.

IMPACT ON AMENITY

Given the location of the proposed extensions, it is unlikely to result in an undue impact on residential amenity in term of loss of outlook and privacy loss or visual impact.

HIGHWAY/PARKING

The proposal is not likely to impact on parking or existing road network.

KEY ISSUES/CONCLUSIONS

The proposals given it's location and scale, it would not interrupt the balance and symmetry with the attached dwelling.

The proposed development would not be harmful to the character of the Green Belt and the wider conservation area, would not be visible from the road, therefore no impact on the streetscene, therefore planning permission 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. 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. SC09 (Materials) (Pre Commencement Condition)

The development shall not be commenced until samples of the materials to be used on the external finishes have been submitted to and approved in writing by the local planning authority. The development shall be implemented in accordance with the approved details and permanently maintained as such.

Reason:-

Insufficient information has been supplied with the application to judge the appropriateness of the external finishing materials to be used. Submission of samples prior to commencement will safeguard the appearance of the premises and the character of the immediate area and will ensure that the development accords with the Council's Local Plan (2016 - 2031) Policy 26 and Policy 28.

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: Raphael Adenegan
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22-12-2021
