

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P2355.21

WARD : Hylands

Date Received: 14th December 2021

ADDRESS: 253 Hornchurch Road
Hornchurch

PROPOSAL: Single storey rear extension

DRAWING NO(S): 101 (Rev. No: 0)
102 (Rev. No: 1)
103 (Rev. No: 0)

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

RELEVANT HISTORY

CONSULTATIONS/REPRESENTATIONS

RELEVANT POLICIES

STAFF COMMENTS

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, site photos, Google Street View, aerial view images and submitted drawings were used to assess the site's constraints.

No comments/objections were received from neighbouring occupants consulted about this application.

Subject to any conditions imposed, the proposed development is acceptable in terms of its appropriate design, scale and mass. The proposal will not cause any significant adverse impacts to the amenities of neighbouring properties or the character and appearance of the area. The proposed development is in accordance with the policies of the Development Plan, including Policies 7 and 26 of the Local Plan. Whilst the proposed development does not completely accord with the guidance in the Residential Extensions and Alterations Supplementary Planning Document (SPD), no significant harm to the character of the area or amenity to neighbours can be demonstrated because the extension is considered to relate well to the host dwelling in terms of its bulk, scale and mass. No objections are therefore raised from a visual standpoint.

In terms of the amenity impacts of the proposal on the host dwelling's attached neighbours, the extension to this neighbour is considered to mitigate the impacts of the depth and height of the proposed development on these neighbouring occupants. As for the impact of the proposed rear extension on the host dwelling's unattached neighbour, staff note that the host dwelling being set back in relation to this neighbouring property. Nevertheless, both dwellings are set in from their common boundary and the separation distance between the two dwellings are judged to mitigate the impacts of the proposal on these neighbouring occupants.

A matching materials condition will be imposed to ensure that the appearance of the host dwelling and the character of the immediate area are safeguarded. Furthermore, while no balcony has been proposed on the flat roof of the proposal, it is considered prudent to impose a condition restricting it from being utilized as a terrace or similar amenity space in order to prevent any unacceptable overlooking or loss of privacy to neighbouring properties.

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:-

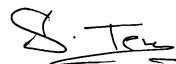
In the interests of the amenity of the occupiers of neighbouring dwelling.

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 July 2021.

Authorising Officer: Suzanne Terry



08-02-2022