

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P1865.21

WARD : Gooshays

Date Received: 25th September 2021

ADDRESS: 37 Chippenham Road

Romford

PROPOSAL: Single storey rear extension

DRAWING NO(S): PL01 REV:1

PL04 REV:1

PL05 REV:1

PL06 REV:1

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 dwelling is a two storey semi-detached dwelling finished in pebbledash render.

The surrounding area is characterised with other terraced and semi-detached dwellings of similar design.

The site is neither listed, nor is it within a conservation area.

DESCRIPTION OF PROPOSAL

Planning permission is sought for a single storey rear extension

RELEVANT HISTORY

D0105.07 - Certificate of Lawfulness for loft conversion with dormer window
PP not required 17-12-2007

CONSULTATIONS/REPRESENTATIONS

Letters of notification were sent to the neighbours attached to the boundary regarding the application.

One representation was received stating:

- Excessive in height 4m flat roof part of extension
- Reduction of daylight onto property onto garden and kitchen window
- Overdevelopment of the plot, not keeping in with surrounding area

Comments: It should be noted that only issues relating to the impacts on amenity can be considered under this application which will be discussed below. At request of officers, the application was revised to reduce the height of the extension to 3m (previously 4m).

RELEVANT POLICIES

MAYORAL CIL IMPLICATIONS

CIL not liable

STAFF COMMENTS

NOTE: In accordance with the current criteria for sites visits, an in-person site visit was not undertaken. In determining this planning application, photos, Google street view, aerial view images and submitted drawings were used to assess the site constraints.

Amended plans were sent in from the agent reducing the height and design of the roof from 4m to a 3m flat roof extension.

DESIGN/IMPACT ON STREET/GARDEN SCENE

Policy 26 seeks to ensure that new development is of the highest standard of design which respects, reinforces and complements the local street scene and are informed by the distinctive qualities, identity, character and geographical features of the site and local area. In particular the form, scale, massing, height of the surrounding neighbouring buildings, public amenity and detailed design.

The proposed rear extension cannot be seen from the street scene and therefore will have no impact upon this part of Chippenham Road.

The single storey rear extension will consist of a flat roof design with dimensions of 4m in depth, 8.6m in width with a maximum height of 3m.

The depth of the proposal is compliant with Council guidance set out in the Residential Extensions and Alterations SPD. As per this guidance, single storey rear extensions for semi-detached dwellings are to be no greater in depth than 4m, with any greater depth to be taken at a 45 degree angle from the 4m point upon each common side boundary.

IMPACT ON AMENITY

Consideration has been given to the impact on the neighbouring dwelling in terms of loss of light, outlook, sense of enclosure and loss of privacy.

Guidelines indicate that semi-detached houses can normally be extended from the rear wall of the original dwelling by up to 4m and that they should generally be no more than 3m in height for a single storey extension with a flat roof. This is to ensure there is no unreasonable loss of amenity to neighbouring properties or reduction in sunlight or daylight.

Guidelines go on to suggest that if a greater depth is required it should be within an angle of 45 degrees, taken from the 4m dimension on the property boundary. The extension as shown on the submitted block plan is deemed to be acceptable in terms of its relationship with the unattached neighbour at (No.35 Chippenham Road) due to separation distances between the properties.

The proposal would be built right up to the boundary with the attached neighbour (No.39 Chippenham Road).

The rear extension will have a depth of 4m which is in accordance with guidance in the SPD. The height of 3m for the flat roof is also within acceptable realms. As such, the proposal is not considered to materially impact amenity to the attached dwelling.

Whilst there may be a slight loss in sunlight to the rear garden area of No.39, it's not considered to have a significant material impact on the amenity of the occupiers as the extension would have a depth and height above the patio area at No.39, consistent with the Councils' design guidance SPD

HIGHWAY/PARKING

No highway or parking issues would arise from the proposal.

KEY ISSUES/CONCLUSIONS

The proposal is considered to be in accordance with the above-mentioned policies and guidance and approval 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:-

The Local Planning Authority consider it essential that the whole of the development is carried out and that no departure whatsoever is made from the details approved, since the development would not necessarily be acceptable if partly carried out or carried out differently in any degree from the details submitted. Also, in order that the development accords with Policy 26 and 7 of the Havering Local Plan 2021.

3. 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 policies of the Havering Local Plan 2021.

INFORMATIVES

1 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 via email on 03/02/2022. The revisions involved reducing the height and design of the roof from 4m to a 3m flat roof extension.

Authorising Officer:	Simon Thelwell	<i>Simon Thelwell</i>	11-02-2022
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