

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P2380.21

WARD : Pettits

Date Received: 16th December 2021

ADDRESS: 25 HEATHER AVENUE
ROMFORD

PROPOSAL: Proposed Single Storey Rear Extension

DRAWING NO(S): PMQ 0114-004; PMQ 0114-002-B.

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

RELEVANT HISTORY

Y0437.21 - Single storey rear extension with an overall depth of 5m, a maximum height of 3.81m, and eaves height of 2.51m (PRIOR APPROVAL)
Pr App Ref Val 10-09-2021

CONSULTATIONS/REPRESENTATIONS

RELEVANT POLICIES

LDF

SPD04 - Residential Extensions & Alterations SPD

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 the application. In determining this planning application photos, Google StreetView TM, aerial view images and submitted drawings were used to assess the site constraints.

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 in terms of the proposed depth of 4m, no significant harm to the character of the area or amenity to neighbours can be demonstrated as both adjacent neighbours benefit from rear extensions, as such a reasonable level of amenity would be afforded both neighbouring occupiers.

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. 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.

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: Habib Neshat
--

14-02-2022
