

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P0193.22

WARD : Emerson Park

Date Received: 9th February 2022

ADDRESS: 23 BERTHER ROAD
HORNCHURCH

PROPOSAL: First floor rear extension

DRAWING NO(S): BR-1
BREP-02
BREP-01

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

SITE DESCRIPTION

Residential, two storey, detached dwelling finished in face brick and smooth render.

The application site falls within Sector 6 of the Emerson Park Policy Area.

There is ample space for parking for more than two vehicles to the front of the dwelling with an attached garage to the side of the property.

The surrounding area is characterised by two storey detached dwellings of various styles and designs.

DESCRIPTION OF PROPOSAL

Planning permission is sought for a first floor rear extension

RELEVANT HISTORY

NONE

CONSULTATIONS/REPRESENTATIONS

Letters of notification were sent out to neighbouring properties. No representations were received.

RELEVANT POLICIES

NPPF - National Planning Policy Framework
POLICY 26 - Urban design
POLICY 7 - Residential design and amenity
Residential Extensions & Alterations SPD
Emerson Park Policy Area SPD

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.

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 site also falls within the Sector 6 of the Emerson Park Policy Area. This sector is particularly typified by medium and large dwellings in spacious well landscaped grounds.

The Emerson Park Policy Area outlines that infill development will be permitted in this sector provided it does not give a cramped appearance to the street scene and its massing and architectural style is in keeping with surrounding properties.

It goes on to say redevelopment of a number of properties or back land development generally result in increased density and reduced rear garden lengths, both of which are harmful to the special character of Sector 6, and such proposals will not normally be permitted.

The proposed two storey rear extension would have a width of 10.45m designed with two hipped end roofs with a depth of 3m rear wall of the original house.

The design is compliant with the Residential Extensions & Alterations SPD which states that for all two storey rear extensions, the roof should be pitched, set at right angles to the main roof and generally finished with a hipped end and should project no more than 3m.

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

The proposed two storey rear extension will not cause an excessive loss of daylight on rear elevation of neighbour (No.25 Berther Road) on the eastern boundary, due to the 6m separation distances between the properties at first floor level and the depth of the extension will only extend by 3m which is not considered to materially impact amenity and is policy compliant.

It is also deemed that the proposed two storey rear extension would afford a reasonable level of amenity to the neighbour on the west (No.21 Berther Road) as although the depth at first floor level will project past this neighbour's two storey rear building line there is a 2m separation distance between the properties to mitigate the amenity impact.

Also the roof will be hipped away from the neighbour and there will be no additional flank windows on this side of the proposal, nor is there any upper floor flank windows on side wall of this neighbour so potential overlooking will also not be an issue.

HIGHWAY/PARKING

No highway or parking issues would arise as a result of the proposal.

KEY ISSUES/CONCLUSIONS

The application 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. 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 Havering Local Plan 2021.

3. SC46 (Standard flank window condition)

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, no window or other opening (other than those shown on the submitted and approved plan,) shall be formed in the flank wall(s) of the building(s) hereby permitted, unless specific permission under the provisions of the Town and Country Planning Act 1990 has first been sought and obtained in writing from the Local Planning Authority.

Reason:-

In order to ensure a satisfactory development that will not result in any loss of privacy or damage to the environment of neighbouring properties which exist or may be proposed in the future.

4. 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 the Havering Local Plan 2021.

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 2021.

Authorising Officer: Raphael Adenegan

11-04-2022