

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P0200.22

WARD : Pettits

Date Received: 10th February 2022

ADDRESS: 106 LAKE RISE
ROMFORD

PROPOSAL: Proposed single storey rear and side extension including basement and conversion of garage to habitable use.

DRAWING NO(S): 01; 04; 05.

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, hipped roof semi-detached dwelling finished in painted render. Parking for potentially two vehicles to the front of the property. The surrounding area is characterised by single and two storey dwellings of various styles and designs.

Note:

In accordance with the current criteria for site visits, an in-person site visit was not undertaken. Site photos were requested from the agent but none has been received. In determining this planning application photos from a previous neighbouring application were utilised (P1639.19). Whilst these may not reflect the existing site conditions, the Google StreetView TM, aerial view images and submitted drawings were also used to assess the site constraints.

DESCRIPTION OF PROPOSAL

Planning permission is sought for a single side and rear extension and conversion of existing garage to a habitable room.

RELEVANT HISTORY

- P0557.21 - Proposed single storey side and rear extensions including basement.
Refuse 21-06-2021
- P1673.08 - Half hip to gable, rear dormer window and single storey side extension
Apprv with cons 20-10-2008
- P1209.08 - Single storey side extension, hip to half hipped roof and rear dormer window
Refuse 21-08-2008
- P2090.05 - Single storey rear (conservatory) extension
Apprv with cons 10-01-2006
- P0152.05 - Single storey rear extension
Apprv with cons 30-03-2005
- D0093.04 - Certificate of lawfulness for a single storey rear extension and patio
PP is required 12-01-2005

CONSULTATIONS/REPRESENTATIONS

No representations received from the neighbouring residents.

RELEVANT POLICIES

NPPF (2021)

London Plan (2021)

Policy D1 - London's form, character and capacity for growth

Policy D3 - Optimising site capacity through the design-led approach.

Policy D4 - Delivering good design

Policy T6 - Car parking

Havering Local Plan (2016 - 2031)

Policy 7 Residential design and amenity

Policy 24 Parking provision and design

Policy 26 Urban design

LDF

SPD04 - Residential Extensions & Alterations SPD

MAYORAL CIL IMPLICATIONS

Application is not CIL liable.

STAFF COMMENTS

The main concern of the previously refused scheme was that the rear extension would by virtue of their excessive protrusion, scale and mass lack subservience to the existing dwelling and would appear incongruous, dominant and visually intrusive in the rear garden environment as well as having an adverse effect on the amenities of adjacent occupiers. This was also emphasised by the Planning Inspector under the Appeal decision that was dismissed - "the rearward projection of the appeal scheme would be excessive and substantially larger than that approved elsewhere" and that the proposal would also impact on outlook.

The current application has been revised to address the above concerns by reducing the depth of the extension from 6m to 4m which would be in line with approved plans of attached neighbouring property at No.104 Lake Rise.

DESIGN/IMPACT ON STREET/GARDEN SCENE

Majority of the proposal is to the rear of the dwelling and would therefore not have an impact on the streetscene.

The SPD states that as a general rule, rear extensions on semi-detached dwellings can be extended up to a depth of 4 metres to ensure the extension is subordinate to the original dwelling.

The side extension would infill a recessed area behind the existing attached side garage and would extend to the rear resulting in a wrap around side/rear extension. The proposed single storey rear extension would replace the existing conservatory and would project 4 metres beyond the rear wall of the original dwelling.

No objections are raised to the proposed single storey rear extension and the extension to the basement, as it would be mainly visible from the rear garden and the proposal would relate acceptably to the existing property and integrate well within the rear garden environment and neighbouring dwelling. The proposed rear extension in terms of depth is similar to the approvals

at attached neighbour (P1639.19) and unattached (P1362.21). Also, surrounding neighbours have similar extensions of 1-2 storeys to address the steep slope in the land to the rear. No objections are raised from a visual point of view.

IMPACT ON AMENITY

Officer consider the proposed garage conversion and single storey side extension would not unacceptably impact on the amenity of the attached neighbour (No.104). The proposed side extension would be well removed from the boundary and be located on the opposite side of the dwelling and therefore would not unacceptably impact on the amenity of this neighbour.

At a depth of 4m, the proposed extension complies with guidance for a semi-detached property. The roof of the single storey rear extension would have an overall height of approximately 5.5m due to the substantial drop in ground level to the rear of the dwelling which is common to the properties along this section of Lake Rise.

108 Lake Rise (Unattached neighbour)

It is noted that a similar proposal was approved ref:P1362.21, but in the absence of site visit and updated site photos, officer is unable to confirm if this has been implemented. On this basis, the existing relationship as noted on Aerial view images and photos from a previous neighbouring application are utilised (P1639.19).

It is noted that this neighbour has a garage along the common boundary. It is considered that the proposed side extension would not impact on the adjacent neighbours due to the separation distance created by their garage. The depth of the rear extension is policy compliant and would also be inset from the boundary. The proposed roof on this side of the boundary would be pitched with an eaves height of 3.6m.

Given these circumstances and mindful of the general presumption in favour of development, officer consider any impact if any, upon the adjacent neighbours would be modest and within that envisaged as acceptable within guidelines.

In addition, to safeguard the privacy of the adjoining neighbours, two further conditions have been imposed to ensure that no openings will be added to side of the rear extension or that the flat roof section of the rear extension would not be used as a balcony, roof garden or similar amenity area, unless specific permission is obtained in writing from the Local Planning Authority.

In all, the development is considered to fall within the spirit of adopted guidelines for householder extensions and the proposal is not deemed to be unneighbourly.

HIGHWAY/PARKING

The proposal involves extensions to the side / rear of the property and conversion of the existing attached garage would be converted into a habitable room, but the driveway situated at the front of the property would be sufficient to provide 2 car parking spaces.

KEY ISSUES/CONCLUSIONS

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

Notwithstanding the details shown on the approved plans, the maximum projection of the front porch hereby approved shall not exceed 1.2 metres from the forward most part of the front elevation as shown in the proposed floor plan and south elevation. In all other respects, 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.

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.

5. 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:-

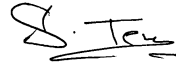
In order to ensure a satisfactory development that will not result in any loss of privacy or damage to the environment of neighbouring properties which exist or may be proposed in the future.

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: Suzanne Terry



12-04-2022