

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P0162.22

WARD : Hacton

Date Received: 4th February 2022

ADDRESS: 111 SUTTONS LANE
HORNCHURCH

PROPOSAL: Proposed 1.3m extension to an existing 2.8m wide dropped kerb.

DRAWING NO(S): 200A

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

SITE DESCRIPTION

The dwelling in question is a two storey detached dwelling on Sutton Lane. The existing area to the front of the dwelling has been surfaced with block paving and a bit of vegetation to the front of the dwelling. The property has an existing drop kerb that measures 2.8m wide.

The surrounding area is characterised by a mixture of Bungalow, Semi-detached and detached dwellings with most properties having dropped kerbs from Sutton Lane onto their properties. The property is neither in a conservation area nor a listed building.

DESCRIPTION OF PROPOSAL

Planning permission is sought for the installation of a 1.3m extension to an existing 2.8m wide dropped kerb.

RELEVANT HISTORY

CONSULTATIONS/REPRESENTATIONS

No representations from residents were received in response to this application.

LBH Highways Department was consulted and they have confirmed that application for a dropped kerb was approved on the 19th Jan. 2022. Therefore have no objections to the proposal.

RELEVANT POLICIES

- For ease of reference, the Residential Extensions and Alterations SPD will be referred as "SPD".

LONDON PLAN:

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

Policy D4 Delivering good design

Policy T6 Car parking

LDF

DC32 - The Road Network

DC33 - Car Parking

DC61 - Urban Design

SPD04 - Residential Extensions & Alterations SPD

OTHER

OTHER

NPPF - National Planning Policy Framework

MAYORAL CIL IMPLICATIONS

Not applicable.

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 applicant 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.

DESIGN/IMPACT ON STREET/GARDEN SCENE

The potential impact on the environment from this proposal is the effect on the street scene, with the construction of the vehicular crossover (dropped kerb) to the front of the property. With regard to parking in front gardens the Supplementary Planning Document for Residential Extensions and Alterations states that car parking in front gardens should be avoided wherever possible, as they are often a visual intrusion in the street scene and would overshadow windows of adjoining dwellings.

However, it is noted that the host property is a detached dwelling where the frontage of the property already has block paving and grass. The dwelling has an existing drop kerb measuring 2.8m and the applicant intends to increase the width of the current drop kerb by 1.3m. It is considered that the proposed addition to the drop kerb would not have a visual impact on the street scene especially due to the number of neighbouring properties nearby which have vehicle cross-over onto their properties.

It is considered in this instance, that the proposal would be within the realms of acceptability and the proposal would not have an unacceptable impact on the character and appearance of this site as well as the locality.

IMPACT ON AMENITY

The crossover would enable parking on the existing hard surfacing in front of the dwelling. The proposal would not add any additional noise, disturbance or vehicle headlights that already exists. It is considered that the proposal would not have an unacceptable impact against neighbouring properties.

In all, the development is considered to fall within the spirit of adopted guidelines for householder development and the proposal is not deemed to be intrusive on the amenity of the neighbouring properties.

HIGHWAY/PARKING

The proposal is to extend the existing drop kerb - no additional highways issues arise.

KEY ISSUES/CONCLUSIONS

The proposed new dropped kerb would not adversely impact upon the amenity of the neighbouring properties or the street scene which it fronts.

As a result, 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:-

For the avoidance of doubt and to ensure that the development is carried out as approved.

INFORMATIVES

1 Vehicle crossover informative

The proposal involves works which affect the highway and/or its verge. Before commencing such works you must obtain separate consent of the Highway Authority. Please contact the Streetcare on 01708 432563.

2 Highways Informatives

Changes to the public highway (including permanent or temporary access)

- Planning approval does not constitute approval for changes to the public highway. Highway Authority approval will only be given after suitable details have been submitted considered and agreed. If new or amended access is required (whether temporary or permanent), there may be a requirement for the diversion or protection of third party utility plant or highway authority assets and it is recommended that early involvement with the relevant statutory undertaker takes place. The applicant must contact Engineering Services on 01708 433751 to discuss the scheme and commence the relevant highway approvals process. Please note that unauthorised work on the highway is an offence.

Highway legislation

- The developer (including their representatives and contractors) is advised that planning consent does not discharge the requirements of the New Roads and Street Works Act 1991 and the Traffic Management Act 2004. Formal notifications and approval will be needed for any highway works (including temporary works of any nature) required during the construction of the development. Please note that unauthorised work on the highway is an offence.

Temporary use of the public highway

- The developer is advised that if construction materials are proposed to be kept on the highway during construction works then they will need to apply for a licence from the Council. If the developer required scaffolding, hoarding or mobile cranes to be used on the highway, a licence is required and Street Management should be contacted to make

the necessary arrangements. Please note that unauthorised use of the highway for construction works is an offence.

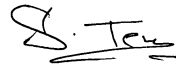
Surface water management

- The developer is advised that surface water from the development in both its temporary and permanent states should not be discharged onto the highway. Failure to prevent such is an offence.

3 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



05-04-2022