

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P0070.22

WARD : Emerson Park

Date Received: 17th January 2022

ADDRESS: 6 TALL TREES CLOSE
HORNCHURCH

PROPOSAL: First floor side extension

DRAWING NO(S): 101 (Revision B)
102
103
104
105
106

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

RELEVANT HISTORY

- D0022.19 - Certificate of lawfulness for proposed single storey rear addition with roof lantern
PP not required 06-03-2019
- T0138.17 - T1 Oak - to crown reduce back to previous pruning points (1.5 meters). Crown raise up to 5 meters and remove stem epicormic growth. This work will maintain the tree to a more manageable size.
T2 Oak - Decay and fruiting bodies at 4 meters. To pollard down to 5 meters in height to elevate the weight at the decayed area.
T3 Willow - To crown reduce back to previous pruning points (3 metres). This will keep the tree to a manageably size.
Tree Work App + 01-11-2017
Cond
- Q0207.11 - Discharge of condition 6 of P0189.11
DOC Discharge 22-11-2011
PART
- P2143.05 - Ground floor alterations and single storey detached garage
Apprv with cons 16-01-2006

CONSULTATIONS/REPRESENTATIONS

RELEVANT POLICIES

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 this application. In determining this Planning application, site photos, Google Street View, aerial view images and submitted drawings were used to assess the site's 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, including the special character of Emerson Park. The proposed development is in accordance with the policies of the Development Plan, including Policies 7, 26 and 28 of the Local Plan. The proposed development accords generally with the guidance in the Residential Extensions and Alterations and Emerson Park Policy Area Supplementary Planning Documents.

The proposal is situated within sector 6 of the Emerson Park Policy Area and would be built 2m from the common boundary with nos. 2 and 4 Tall Trees Close at first floor level.

From a visual standpoint, no objections are raised to the proposal because it is considered to relate well to the host dwelling in terms of its bulk, scale and mass.

In terms of the amenity impacts of the proposal on neighbouring properties, it would be situated on the host dwelling's east side. As no. 8 Tall Trees Close is situated on the opposite side of the subject property (to the west), it is not envisaged that the proposal would be detrimental to the amenity of these neighbouring occupants. All other neighbouring properties are deemed to be sufficiently removed from the proposed extension to have any impact from a neighbourliness point of view. As the proposed first-floor flank window would be obscure glazed, it is not deemed that they would be detrimental to the amenity of neighbouring occupants.

A matching materials condition will be imposed to ensure that the appearance of the host dwelling and the character of the immediate area are safeguarded. In the interests of privacy, staff will impose a condition requiring that the proposed first floor flank window be obscure glazed and non-opening below 1.70m from internal finished floor height. Also, to ensure that the extension would not result in a loss of privacy to or damage the environment of neighbouring occupants, staff consider it prudent to impose a condition which prevents windows or other openings being formed in the flank walls of this proposed development unless permission is sought and obtained from the Council first.

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.

3. 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.

4. Non Standard Condition 31

The proposed first floor flank window shown on the drawing '105' accompanying the application shall be permanently glazed with obscure glass not less than level 3 on the standard scale of obscurity and shall thereafter be maintained, and also be non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.

Reason:-

In the interests of privacy.

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.

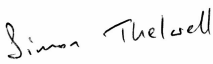
Reason:-

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:	Simon Thelwell		22-04-2022
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