

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P1507.21

WARD : Cranham

Date Received: 29th July 2021

ADDRESS: 4 Cranham Gardens

Upminster

PROPOSAL: Part single storey front extension to include front porch, internal alterations and Part single storey (first floor) rear extension to include a rear dormer.

DRAWING NO(S): Block Plan
1785/21/4

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

SITE DESCRIPTION

The application site is a two storey semi-detached dwelling located on Cranham Gardens. The dwelling is finished in face brick and pebbledash render with a hipped roof.

The application site is located within a predominantly residential area and is not within a Conservation area, nor is it a listed building.

DESCRIPTION OF PROPOSAL

Planning permission is sought for a part single storey front extension to include front porch, internal alterations and part single storey (first floor) rear extension to include a rear dormer

RELEVANT HISTORY

D0531.21 - Certificate of lawfulness for the conversion of roof space to habitable use to include a rear dormer, 2 front roof lights and conversion of roof from hip to gable end
Awaiting Decision

CONSULTATIONS/REPRESENTATIONS

No representations were received in response to the neighbour notification process.

RELEVANT POLICIES

LONDON PLAN 2021:

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

Policy D4 Delivering good design

Policy T6 Car parking

LOCAL PLAN:

Policy 7

Policy 26

LDF

SPD04 - Residential Extensions & Alterations SPD

NPPF - National Planning Policy Framework

LDF

SPD09 - Residential Design SPD

OTHER

NPPF - National Planning Policy Framework

MAYORAL CIL IMPLICATIONS

CIL NOT LIABLE

STAFF COMMENTS

In accordance with the Council's 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 received, Google Street View, aerial view images and submitted drawings were used to assess the site's constraints.

DESIGN/IMPACT ON STREET/GARDEN SCENE

Policy 26 and the Residential Extensions and Alterations SPD would be relevant in this development. It seeks to ensure that new development is of the highest standards of design which respects where possible maintains, enhances or improves the character and appearance of the local area. In particular the form, scale, massing, height of the surrounding neighbouring buildings, public amenity and detailed design.

The SPD also indicates that for semi-detached or terraced houses, it is important to consider the design of the porch in relation to attached houses. If the neighbouring property has an existing well-designed porch, applicants will be encouraged to maintain symmetry and uniformity through a similar design.

The proposal seeks to extend the front porch over the full front width of the dwelling covering the whole of the bay window. The projection is quite small, the same depth as current porch and it appears larger porches exist along the street scene.

It is noted that there are various sizes and designs of porches on Cranham gardens with different characters. The proposed new porch measures at 1m deep, 4.95m wide with a height of 2.4m and would not be of a similar design to the existing porch. Also, the new development would be wider than the existing porch, creating a sense of in-balance with No. 2. However, this is not enough reason to warrant a refusal as similar conditions exist on Cranham Gardens.

Although the adjacent property at Nos. 2 Cranham Gardens do not have front porches, some of the houses in the area have porches with similar design and size. As such, it is considered that the proposed porch would fit in with the existing character, streetscape and visual appearance of the area despite being wider than the existing porch.

The SPD states that "Rear extensions to semi-detached houses should be carefully designed in order to minimise their bulk. Orientation is particularly important and extensions of this kind may be acceptable where they are proposed to the north of the adjoining property. The location and size of existing extensions will also be considered. 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".

The proposed part single storey (first floor) rear extension to include a rear dormer, would

benefit from about 1.8m deep staggered rear extension projecting from the existing rear elevation wall. Based on the location of the rear extension, it would not have any impact on the street scene. The rear extension has been designed in a way that reduces any impact on the host property and the adjacent property.

IMPACT ON AMENITY

The proposed porch would be located from the current boundary line from the adjacent neighbouring properties, as such a reasonable level of amenity would be provided to both the attached and non-attached neighbours. Whilst the proposed porch would be bigger than the existing porch, no significant harm to the character of the area or amenity to neighbours can be demonstrated, as such, the proposal is considered acceptable.

The first floor rear extension has a depth of 1.8m and is separated from the neighbouring detached property by a shared access way. The modest depth combined with the separation distance is judged sufficient to maintain neighbouring amenity.

In terms of the attached neighbour, the first floor rear extension projects only approximately 0.8m and is inset from the shared boundary by approximately 0.6m. The greater depth of the extension is set 2m from the boundary. Having regard to the depth and separation distances, the extension is not considered to result in material harm to the amenity of the adjoining occupier.

HIGHWAY/PARKING

No highway or parking issues would arise from the proposal.

KEY ISSUES/CONCLUSIONS

The proposal would not cause any significant adverse impacts to the amenities of neighbouring properties or the character and appearance of the area. The proposed development is acceptable in terms of its appropriate design, scale and mass.

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. 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:-

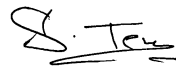
In order to ensure a satisfactory development that will not result in any loss of privacy or damage to the environment of neighbouring properties which exist or may be proposed in the future.

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



26-04-2022