

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P0541.22

WARD : Mawney/Hav-atte-B

Date Received: 4th April 2022

ADDRESS: 16 Hog Hill Road
Romford

PROPOSAL: Single storey rear extension and internal alterations

DRAWING NO(S): 2885/11

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 houses a semi-detached residential bungalow in a vacant and derelict state.

The property is not listed, nor is it within a conservation area. No trees will be affected as a result of this proposal.

The surrounding area is residential in nature, containing mainly semi-detached properties. There are various extensions in close proximity. The bungalow is adjacent to a car garage site.

DESCRIPTION OF PROPOSAL

The applicant is seeking planning consent for a single storey rear extension with internal alterations.

RELEVANT HISTORY

P1689.19 - Alterations and extensions to existing bungalow
Withdrawn 09-12-2019

CONSULTATIONS/REPRESENTATIONS

Letters were sent to the immediate neighbouring properties. No responses have been received.

RELEVANT POLICIES

Havering Local Plan Adopted November 2021

- Policy 7 Residential Design and Amenity
- Policy 24 Parking provision and design
- Policy 26 Urban Design

Residential Extensions and Alterations Supplementary Planning Document Adopted 2011

- Section 5 Rear extensions

MAYORAL CIL IMPLICATIONS

This application is not CIL liable because the floor space created does not exceed 100 square metres.

STAFF COMMENTS

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.

The site is within a landfill buffer zone. Environmental Health require a mitigation condition.

DESIGN/IMPACT ON STREET/GARDEN SCENE

The height of the proposed flat roofed extension would be 3m (with a roof lantern 0.4m high). The height complies with the guidance outlined within the 'Residential Extensions and Alterations' SPD, with the height the recommend 3 metres.

Some of the depth of the proposed rear extension would be 6.5 metres from the rear wall of the original dwelling, exceeding the recommended 4 metres in the guidance outlined within the 'Residential Extensions and Alterations' SPD. However there is a similar flat roofed single storey rear extension at the neighbouring property (18 Hog Hill Road). There are other rear extensions nearby. It is considered that the proposed rear extension would not unacceptably impact on the character of the immediate vicinity. It is considered that the proposal is acceptably designed, would integrate well with the existing dwelling and will not unduly impact upon the street scene or the immediate garden scene.

IMPACT ON AMENITY

Consideration has been given to the impact of the proposal on the neighbouring properties, primarily in respect of overshadowing, loss of light and loss of privacy.

It is considered that the proposed extension would not unacceptably impact on the amenity of the adjacent residents as the extension is a similar height and depth to the extension at the neighbouring property (18 Hog Hill Road). There are no concerns of loss of light to the neighbouring houses. The height of the extension is considered to be reasonable and not overbearing. There are no residential neighbours nearby on the east side of the site.

There are no overlooking concerns with no windows in the side elevations. A condition is recommended to ensure that the flat roof of the proposed rear extension is not used as a balcony to protect the amenity of the neighbouring dwellings.

Overall, the development is considered to fall within the guidelines in the Supplementary Planning Guidance (Adopted 2011) for householder extensions and the proposal is not deemed to be unneighbourly.

HIGHWAY/PARKING

The proposal will not impact on the parking within the site and therefore no highway or parking issues would arise. The covering letter from the agent states that the front garden will have hardstanding for off-road parking for 2 cars. Policy 24 of the Havering Local Plan Adopted November 2021 requires at least 1.5 spaces per 3+ bedroom unit; this is met.

KEY ISSUES/CONCLUSIONS

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. 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.

5. 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.

6. SC60 (Contaminated land condition No. 1) (Pre Commencement)

No works shall take place in relation to any of the development hereby approved until a site investigation is undertaken to assess the level and extent of any landfill gas present, together with an assessment of associated risks. The investigation shall be in

accordance with a scheme submitted to and approved in writing by the Local Planning Authority prior to any development commencing.

If during development works any contamination should be encountered which was not previously identified in the Site Investigation then works should halt immediately and the Local Planning Authority consulted to agree appropriate further action.

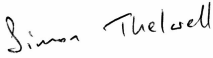
Reason:-

The development is situated on or within 250 metres of a current or historic landfill site or gravel pit. Insufficient information has been supplied with the application to judge the risk arising from landfill gas. Submission of an assessment prior to commencement will protect those redeveloping this site and any future occupants from potential landfill gas.

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		29-04-2022
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