

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: Y0152.22

WARD : Havering-atte-Bower

Date Received: 9th May 2022

ADDRESS: 21 Felstead Road
Romford

PROPOSAL: Single storey rear extension with an overall depth of 8m, a maximum height of 3m, and an eaves height of 3m. (PRIOR APPROVAL)

DRAWING NO(S): Site Location Plan; Block/Site Plan; A.1; A.2; A.3; A.4; A.5; A.6; A.7; A.8; A.9.

RECOMMENDATION : It is recommended that **Prior Approval is Refused**

SITE DESCRIPTION

The application site comprises of a detached bungalow. The application site is not a listed building and is not within a conservation area.

DESCRIPTION OF PROPOSAL

Prior approval is sought for a single storey rear extension.

1. The proposed rear extension would measure 8m deep, 6.53m wide and 3m high excluding the parapet wall.

RELEVANT HISTORY

190/57 - Detached bungalow

1690/75 - Lounge extension - Allowed 23.1.76

1440/83 - Extend existing pitch roof over existing extension - Allowed 14.10.83

P0737.22 - Addition of first floor to existing bungalow, with internal refurbishments to modernise the house.
Awaiting Decision

CONSULTATIONS/REPRESENTATIONS

Following consultation about the proposed development, the comments and objections received can be summarised as follows:

- Loss of outlook
- Loss of light
- 8m extension is already on a 3.5m extension previously built to the original bungalow
- Out of character to all the existing properties in Felstead Road

Officer's Response:

As an objection to the application has been received, prior approval for the proposed rear extension is required. In deciding whether to give or refuse prior approval, only issues relating to the impact of the proposed extension on neighbouring amenity may be taken into consideration.

RELEVANT POLICIES

Schedule 2, Part 1, Class A of the The Town and Country Planning (General Permitted

Development) (England) Order 2015.

Havering Council Local Plan (2016-31):

- Policy 7 (Residential design and amenity)

LDF

SPD04 - Residential Extensions & Alterations SPD

STAFF COMMENTS

It is important to note that the proposal could have been refused during validation stage as it is not permitted development as the eaves of the proposed extension would appear to be higher than the eaves of the existing dwelling house.

Whilst this is not a validation issue, it is worth noting as evidenced on historical planning records, that the application site has developed extensions in the past. In 1976, planning permission was allowed for a lounge extension. Then in 1983, the pitch roof over main house was extended over the approved extension of 1976. Therefore, cumulatively, the proposed extension would be more than 8m.

IMPACT ON AMENITY

Residential Extensions and Alterations SPD states that terraced houses can normally be extended from the rear wall of the original dwelling by up to 3m. Guidelines go on to suggest that if a greater depth is required it should be within an angle of 45 degrees, taken from the 3m dimension on the property boundary. The guidelines also state that the total height of a single storey extension should generally be no more than 3 metres for a single storey extension with a flat roof.

This guidance is reinforced by policy 7 (residential design and amenity) of the local plan, which seeks to ensure any development would have an acceptable impact upon the amenities of the adjoining occupiers.

The depth of the proposed rear extension, at 8m, would not meet the guidelines set out in the Residential Extensions and Alterations SPD.

No. 19 Felstead Road:

In terms of the proposal's impact on the host property's adjoining neighbour, both the application site and this neighbour almost have similar rear building lines. An extension beyond the rear wall of this neighbour of that magnitude would impact on the amenity of this neighbour. There are concerns that the impact of the depth at 8m would have a detrimental impact on the residents at No.19 Felstead Road. It is considered that an overall projection would go beyond the normal parameters acceptable under current guidance and would unacceptably overbear and dominate the outlook and amenity of this neighbour.

No. 23 Felstead Road:

This neighbour is a two storey dwelling that has benefited from a two storey rear extension which is located on the left northern wing of the dwelling and therefore is L-Shaped. The building line closest to the application site is a patio door which serves a lounge. Although there appears to be a separation distance from the front, the separation itself becomes narrower and the extension would be built close to this neighbour's fence line. Therefore, the proposal would be intrusive and overbearing which would also impact on this neighbour's amenity.

The proposal is deemed unneighbourly and therefore fails to comply with guidance set out in the

KEY ISSUES/CONCLUSIONS

It is considered that the proposed development would cause unacceptable level of harm to the residential amenity of both Nos. 19 and 23 Felstead Road.

Prior approval is therefore REFUSED for the single storey rear extension.

RECOMMENDATION

It is recommended that **Prior Approval is Refused**

1. PRA Reason for Refusal 1

The Council consider that the impact of the proposed development, by reason of its depth, would be intrusive and unneighbourly and have an adverse effect on the amenity of adjacent occupiers at Nos. 19 and 23 Felstead Road.

2. PRA Reason for Refusal 2

The application site has previously developed a single storey rear extension with a pitch roof over 4m high. The Proposal is therefore not permitted development as the height exceeds 4m and the depth of the proposed extension is more than 8m for a detached property.

3. Refusal reason - proposal not PD

The eaves height of the proposed extension would appear to be higher than the eaves of the existing dwelling house.

4. PRA Refused Informative 1

This written notice indicates that the proposed development would not comply with condition A.4 of Schedule 2 Part 1 Class A of the Town and Country Planning (General Permitted Development) Order 2015. It is important to note that this written notice does not indicate whether or not the proposed development would comply with any of the other limitations of conditions of Schedule 2 Part 1 Class A.

The applicant has the right to an appeal against this notice to the Planning Inspectorate, see details below.

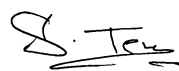
INFORMATIVES

1 PRA Refused Informative 1

This written notice indicates that the proposed development would not comply with condition A.4 of Schedule 2 Part 1 Class A of the Town and Country Planning (General Permitted Development) Order 2015. It is important to note that this written notice does not indicate whether or not the proposed development would comply with any of the other limitations of conditions of Schedule 2 Part 1 Class A.

The applicant has the right to an appeal against this notice to the Planning Inspectorate, see details below.

Authorising Officer: Suzanne Terry

A handwritten signature in black ink, appearing to read 'S. Terry', with a horizontal line underneath.

16-06-2022